

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*LT Ranch Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)	
	Debt Service Funds					Capital Project Funds					Lorraine Road	General Long Term Debt		General Fixed Assets
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024					
<b>Assets</b>														
<b>Cash and Investments</b>														
General Fund - Invested Cash	\$ 1,177,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,177,370
<b>Debt Service Fund</b>														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	1,288,873
Revenue Account	-	683,471	103,145	510,579	243,005	-	-	-	-	-	-	-	-	1,540,200
Capitalized Interest	-	-	1,301	1	-	-	-	-	-	-	-	-	-	1,302
Prepayment Account	-	500	-	-	-	-	-	-	-	-	-	-	-	500
Construction Account	-	-	-	-	-	410	10	-	13,471	-	-	-	-	13,891
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>														
General Fund	-	15,914	2,916	15,336	8,965	-	-	-	-	-	-	-	-	43,131
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	224	-	-	-	-	-	-	-	-	-	-	-	-	224
<b>Other Assets - Current</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other Assets - Non-Current</b>	5,346	-	-	-	-	-	-	-	-	-	-	-	-	5,346
<b>Prepaid Expenses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unamortized Prem/Discount on Bonds Payable</b>	-	-	-	-	-	-	19,747	61,353	-	-	-	-	-	81,100
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	-	-	-	-	-	-	2,353,075	-	2,353,075
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	-	-	-	-	-	-	36,181,925	-	36,181,925
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086
<b>Total Assets</b>	<b>\$ 1,182,940</b>	<b>\$ 1,175,534</b>	<b>\$ 192,453</b>	<b>\$ 985,089</b>	<b>\$ 520,931</b>	<b>\$ 410</b>	<b>\$ 19,757</b>	<b>\$ 61,353</b>	<b>\$ 13,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,535,000</b>	<b>\$ 19,159,086</b>	<b>\$ 61,846,023</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)	
	Debt Service Funds					Capital Project Funds					Lorraine Road	General Long Term Debt		General Fixed Assets
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024					
<b>Liabilities</b>														
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Developer Advances</b>	-	-	-	-	-	-	-	-	1,293,146	-	-	-	-	1,293,146
<b>Due to Other Funds</b>														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	43,131	-	-	-	-	-	-	-	-	-	-	-	-	43,131
<b>Bonds Payable</b>														
Current Portion (Due within 12 months)														
Series 2019	-	-	-	-	-	-	-	-	-	-	-	355,000	-	355,000
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	35,000	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	195,000	-	195,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	110,000	-	110,000
Long Term														
Series 2019	-	-	-	-	-	-	-	-	-	-	-	15,030,000	-	15,030,000
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	2,315,000	-	2,315,000
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	12,900,000	-	12,900,000
Series 2024	-	-	-	-	-	-	-	-	-	-	-	\$7,595,000	-	7,595,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	-	54,012	-	-	-	-	-	-	-	54,012
<b>Total Liabilities</b>	<b>\$ 43,131</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,012</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,293,146</b>	<b>\$ -</b>	<b>\$ 38,535,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,925,289</b>
<b>Fund Equity and Other Credits</b>														
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086
<b>Fund Balance</b>														
<b>Restricted</b>														
Beginning: October 1, 2024 (Unaudited)	-	1,016,541	177,774	914,156	481,220	(53,609)	19,757	61,353	(1,291,554)	-	-	-	-	1,325,637
Results from Current Operations	-	158,993	14,678	70,933	39,711	8	-	-	11,878	-	-	-	-	296,201
<b>Unassigned</b>														
Beginning: October 1, 2024 (Unaudited)	589,056	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>														
Funds Un-Allocated at September 30, 2024	176,430	-	-	-	-	-	-	-	-	-	-	-	-	176,430
System-Wide Reserves	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000
Reserve for First Two Months Operations	162,626	-	-	-	-	-	-	-	-	-	-	-	-	162,626
<b>Results of Current Operations</b>	550,753	-	-	-	-	-	-	-	-	-	-	-	-	550,753
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,139,810</b>	<b>\$ 1,175,534</b>	<b>\$ 192,453</b>	<b>\$ 985,089</b>	<b>\$ 520,931</b>	<b>\$ (53,601)</b>	<b>\$ 19,757</b>	<b>\$ 61,353</b>	<b>\$ (1,279,675)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,159,086</b>	<b>\$ -</b>	<b>\$ 21,920,734</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,182,940</b>	<b>\$ 1,175,534</b>	<b>\$ 192,453</b>	<b>\$ 985,089</b>	<b>\$ 520,931</b>	<b>\$ 410</b>	<b>\$ 19,757</b>	<b>\$ 61,353</b>	<b>\$ 13,471</b>	<b>\$ -</b>	<b>\$ 38,535,000</b>	<b>\$ 19,159,086</b>	<b>\$ -</b>	<b>\$ 61,846,023</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	0%
Cash Available Fund FY 2025 Operations	-	-	-	-	-	-	65,419	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	5	133,405	572,251	144,601	31,827	882,089	2,067,227	43%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>								
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	N/A
Taylor Morrison	-	-	-	-	412,626	412,626	-	N/A
<b>Note Proceeds</b>								
Note Proceeds	-	-	-	-	-	-	-	N/A
<b>Developer Funding for Carryforward</b>								
Developer Funding for Carryforward	-	-	-	-	-	-	162,626	0%
<b>Developer Funding - Initial Reserve</b>								
Developer Funding - Initial Reserve	-	-	-	-	-	-	250,000	0%
<b>Intragovernmental Transfer In</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5</b>	<b>\$ 133,405</b>	<b>\$ 572,251</b>	<b>\$ 144,601</b>	<b>\$ 444,453</b>	<b>\$ 1,294,715</b>	<b>\$ 2,382,646</b>	<b>54%</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	4,167	4,167	4,167	4,167	4,167	20,833	50,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	7,400	7,400	5,900	125%
Accounting Services	2,250	2,250	2,250	2,250	2,250	11,250	27,000	42%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	10,625	25,500	42%
Arbitrage Rebate Services	-	-	-	-	-	-	1,500	0%
<b>Other Current Charges &amp; Obligations</b>								
Sarasota County RE Tax	-	29	-	-	-	29	-	N/A
<b>Other Contractual Services</b>								
Legal Advertising	-	-	552	-	-	552	2,000	28%
Trustee Services	-	-	-	12,631	-	12,631	17,600	72%
Dissemination Agent Services	-	-	-	-	-	-	8,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	-	600	0%

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	-	-	-	-	200	0%
<b>Computer Services - Website Development</b>	-	-	-	300	-	300	2,000	15%
<b>Insurance</b>	27,316	-	946	-	-	28,262	70,000	40%
<b>Printing &amp; Binding</b>	-	-	-	-	373	373	400	93%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Rentals</b>	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>								
Legal - General Counsel	-	-	3,466	675	972	5,112	10,000	51%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering/ Field Services	-	-	424	-	106	530	7,500	7%
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	N/A
NPDES	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
<b>Emergency &amp; Disaster Relief Services</b>								
Hurricane Milton	3,465	48,917	29,474	40,133	22,133	144,122	-	N/A
<b>Conservation and Resource MGMT</b>								
Re-Use System								
Utility Services								
Electric Service	55	2,157	2,763	2,892	2,704	10,571	-	N/A
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	13,421	36,450	37%
Repairs and Maintenance								
Irrigation System (Line Distribution)	-	-	-	-	-	-	12,000	0%
Irrigation System (Pump Station)	-	-	-	5,480	-	5,480	16,000	34%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>								
Lake, Lake Bank and Littoral Shelf Maintenance								
Professional Services								
Asset Management	-	4,767	4,767	-	9,533	19,067	57,200	33%
Repairs and Maintenance								
Aquatic Weed Control	-	14,934	7,467	-	14,934	37,335	94,000	40%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	N/A
Lake Bank Maintenance	-	-	-	-	-	-	-	N/A
Detention Area Maintenance	-	-	925	-	-	925	4,200	22%
Water Quality Testing	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	2,100	-	-	-	-	2,100	25,000	8%
Preserve Services								
Shell Path Regrading	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	130	390	-	650	1,170	158,900	1%
Enhancement Area Maintenance	-	-	8,150	8,150	-	16,300	86,400	19%
Preserve Maitenance	-	-	-	-	-	-	-	N/A
Creation Area Maintenance	-	-	1,075	1,075	-	2,150	60,900	4%
Green Way Maitenance	-	-	1,100	1,100	-	2,200	27,600	8%
Contingencies	-	-	-	-	-	-	9,520	0%
Operating Supplies	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Lorraine Road Maintenance</b>								
Professional Services								
Asset Management	-	2,383	2,383	-	4,767	9,533	28,600	33%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	3,000	0%
Utility Services								
Electric - Street Lights	580	562	708	934	744	3,528	10,000	35%
Irrigation Water	-	-	-	-	-	-	-	N/A
Repairs and Maintenance								
Landscape Maintenance								
Periodic Maintenance	-	22,899	14,231	93,183	45,645	175,957	396,000	44%
Pressure Cleaning	-	-	-	-	675	675	15,000	5%
Frost Damage	-	-	-	-	-	-	-	N/A
Vehicular Damage	-	-	-	-	-	-	8,000	0%
Tree Trimming	-	-	-	-	-	-	25,000	0%
Landscape Replacements	-	-	-	938	-	938	24,000	4%
Mulch Installation	-	-	11,005	-	-	11,005	40,000	28%
Annuals	-	-	7,785	-	-	7,785	25,000	31%
Roadway Lighting	-	-	-	-	-	-	5,000	0%
Landscape Lighting	-	-	-	-	-	-	-	N/A
Fountain Services	-	-	-	-	-	-	-	N/A
Irrigation Repairs	-	721	1,576	2,075	-	4,372	5,000	87%
Irrigation System - Line Distrib	-	-	-	-	-	-	-	N/A
Irrigation System - Pump Station	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	997	997	12,860	8%
Operating Supplies	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
<b>Skye Ranch Rd, Lattimer, Luna Ln Maitenance</b>								
Periodic Maitenance	-	8,209	-	26,099	11,087	45,395	100,000	45%



**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Community Park</b>								
Professional Services								
Asset Management	-	2,150	2,150	-	4,300	8,600	25,800	33%
Park Staffing	-	-	-	-	-	-	43,120	0%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Water and Sewer	-	-	-	-	-	-	-	N/A
Repairs and Maintenance								
Sand Replacement	-	-	-	-	-	-	2,000	0%
Janitorial	-	3,980	3,980	7,960	4,065	19,985	51,000	39%
Landscape Maintenance	-	-	-	-	-	-	-	N/A
Floritam Grass Areas	-	23,027	-	46,616	19,094	88,738	49,000	181%
Tree Trimming	-	-	-	-	-	-	-	N/A
Bermuda Grass Area								
Mowing Area	-	4,900	-	-	-	4,900	156,000	3%
Agronomic Scope	-	-	-	-	-	-	-	N/A
Aeration/Venticutting	-	-	-	-	-	-	22,000	0%
Topdressing	-	-	-	-	-	-	10,100	0%
Rye Seeding	-	-	-	-	-	-	5,500	0%
Bahai Maintenance								
Mowing/Edging and Weedeating	-	-	-	-	-	-	-	N/A
Bed Maintenance Services	-	-	-	-	-	-	-	N/A
Landscape Replacements	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	7,500	0%
Irrigation System - Wet Checks	-	-	-	-	-	-	-	N/A
Irrigation - Line Distribution System	-	1,335	-	-	-	1,335	2,000	67%
Snack Shack								
Utility Services								
Electric	103	72	60	62	56	353	5,000	7%
Water and Sewer	150	-	359	146	162	817	4,000	20%
Building Maintenance	-	-	-	-	600	600	2,000	30%
Miscellaneous Repairs	-	-	-	100	-	100	5,000	2%
Playground								
Miscellaneous Repairs	-	400	700	-	-	1,100	8,000	14%
Dog Park								
Miscellaneous Repairs	-	-	-	-	-	-	5,000	0%
Outdoor Sport Courts								
Miscellaneous Repairs	-	-	-	-	400	400	3,500	11%
Outdoor Sports Fields - Other	-	2,300	-	950	-	3,250	6,000	54%
Hurricane Repairs	-	-	-	-	-	-	-	N/A
Contingencies	-	-	525	160	-	685	23,247	3%

Prepared by:  
**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>								
Extraordinary Capital/Operations	-	-	-	-	-	-	250,000	N/A
<b>Other Financing Uses</b>								
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	155,874	N/A
<b>Sub-Total:</b>	<b>42,312</b>	<b>153,955</b>	<b>122,788</b>	<b>264,968</b>	<b>159,939</b>	<b>743,962</b>	<b>2,382,646</b>	<b>31%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 42,312</b>	<b>\$ 153,955</b>	<b>\$ 122,788</b>	<b>\$ 264,968</b>	<b>\$ 159,939</b>	<b>\$ 743,962</b>	<b>\$ 2,382,646</b>	<b>31%</b>
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	550,753	-	
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	589,056	589,056	
<b>Fund Balance - Ending</b>	<b>\$ 546,749</b>	<b>\$ 526,199</b>	<b>\$ 975,663</b>	<b>\$ 855,295</b>	<b>\$ 1,139,810</b>	<b>\$ 1,139,810</b>	<b>\$ 589,056</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1,969	1,912	1,776	1,769	1,715	9,142	22,697	40%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2,231	2,189	927	1,650	1,854	8,851	23,410	38%
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	441,044	1,022,652	43%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,202</b>	<b>\$ 70,804</b>	<b>\$ 288,830</b>	<b>\$ 75,720</b>	<b>\$ 19,484</b>	<b>\$ 459,038</b>	<b>\$ 1,068,759</b>	<b>43%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2019	-	-	-	-	-	-	355,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2019	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2019	-	300,045	-	-	-	300,045	601,260	50%
<b>Operating Transfers Out (To Other Funds)</b>								
-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	66,906	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 300,045</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,045</b>	<b>\$ 1,023,166</b>	<b>29%</b>
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	158,993	45,593	
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,016,541	1,016,541	
<b>Fund Balance - Ending</b>	<b>\$ 1,020,743</b>	<b>\$ 791,501</b>	<b>\$ 1,080,331</b>	<b>\$ 1,156,051</b>	<b>\$ 1,175,534</b>	<b>\$ 1,175,534</b>	<b>\$ 1,062,134</b>	

Prepared by:

**JWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	352	342	318	317	307	1,635	4,050	40%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	1	-	-	-	1	-	N/A
Capitalized Interest Account	9	11	1	3	4	28	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	80,813	183,003	44%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 361</b>	<b>\$ 12,576</b>	<b>\$ 52,746</b>	<b>\$ 13,567</b>	<b>\$ 3,227</b>	<b>\$ 82,477</b>	<b>\$ 187,053</b>	<b>44%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2022-1	-	-	-	-	-	-	35,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2022-1	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2022-1	-	67,799	-	-	-	67,799	135,598	50%
<b>Operating Transfers Out (To Other Funds)</b>								
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts for Early Payment	-	-	-	-	-	-	8,007	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 67,799</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,799</b>	<b>\$ 178,605</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	14,678	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	177,774	177,774	
<b>Fund Balance - Ending</b>	<b>\$ 178,136</b>	<b>\$ 122,913</b>	<b>\$ 175,659</b>	<b>\$ 189,226</b>	<b>\$ 192,453</b>	<b>\$ 192,453</b>	<b>\$ 186,222</b>	

Prepared by:

**JWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1,899	1,846	1,715	1,708	1,656	8,825	21,855	40%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	-	1	1	6	-	N/A
Capitalized Interest Account	1	1	-	-	-	2	6,250	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	2	64,283	275,748	69,678	15,336	425,048	986,847	43%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,905</b>	<b>\$ 66,132</b>	<b>\$ 277,463</b>	<b>\$ 71,387</b>	<b>\$ 16,994</b>	<b>\$ 433,880</b>	<b>\$ 1,014,952</b>	<b>43%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2022-2	-	-	-	-	-	-	195,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2022-2	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2022-2	-	362,948	-	-	-	362,948	725,895	50%
<b>Operating Transfers Out (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	65,785	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 362,948</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 362,948</b>	<b>\$ 986,680</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	70,933	28,272	
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	914,156	914,156	
<b>Fund Balance - Ending</b>	<b>\$ 916,060</b>	<b>\$ 619,245</b>	<b>\$ 896,708</b>	<b>\$ 968,095</b>	<b>\$ 985,089</b>	<b>\$ 985,089</b>	<b>\$ 942,428</b>	

Prepared by:

**JWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,473	0%
<b>Interest Income</b>								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1,113	1,081	1,004	1,002	970	5,170	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	118	412	530	-	N/A
Capitalized Interest Account	877	865	-	-	-	1,742	-	N/A
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	1	37,577	161,190	40,731	8,965	248,464	575,619	43%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,991</b>	<b>\$ 39,524</b>	<b>\$ 162,194</b>	<b>\$ 41,850</b>	<b>\$ 10,347</b>	<b>\$ 255,906</b>	<b>\$ 780,092</b>	<b>33%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2022-2	-	-	-	-	-	-	110,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2022-2	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2022-2	-	204,473	-	-	-	204,473	419,708	49%
<b>Operating Transfers Out (To Other Funds)</b>								
	-	11,722	-	-	-	11,722	-	N/A
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	37,080	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 216,195</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 216,195</b>	<b>\$ 566,788</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	39,711	213,304	
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	481,220	481,220	
<b>Fund Balance - Ending</b>	<b>\$ 483,211</b>	<b>\$ 306,539</b>	<b>\$ 468,733</b>	<b>\$ 510,584</b>	<b>\$ 520,931</b>	<b>\$ 520,931</b>	<b>\$ 694,524</b>	

Prepared by:

**JWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Construction Account	2	2	2	2	1	8	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>								
Developer Contributions	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 8</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>								
Capital Outlay	-	-	-	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>								
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 8	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,609)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (53,607)</b>	<b>\$ (53,606)</b>	<b>\$ (53,604)</b>	<b>\$ (53,603)</b>	<b>\$ (53,601)</b>	<b>\$ (53,601)</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Construction Account	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>								
Water-Sewer Combination	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>								
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-
<b>Fund Balance - Ending</b>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>-</u>



**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Construction Account	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>								
Water-Sewer Combination	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>								
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-
<b>Fund Balance - Ending</b>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>\$ 61,353</u>	<u>-</u>

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>								
Construction Account	-	6	45	50	48	150	-	N/A
Cost of Issuance	7	-	-	-	-	7	-	N/A
<b>Debt Proceeds</b>								
Developer Contributions	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	11,722	-	-	-	11,722	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7</b>	<b>\$ 11,728</b>	<b>\$ 45</b>	<b>\$ 50</b>	<b>\$ 48</b>	<b>\$ 11,878</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>								
Printing & Binding	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>								
Water-Sewer Combination	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>								
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>								
Underwriter's Discount	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 11,878	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,291,554)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (1,291,547)</b>	<b>\$ (1,279,819)</b>	<b>\$ (1,279,773)</b>	<b>\$ (1,279,724)</b>	<b>\$ (1,279,675)</b>	<b>\$ (1,279,675)</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Lorraine Road**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Developer Contributions</b>								
TM - Lorraine Rd Widening	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ 80,884	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 224</b>	<b>\$ 11,279</b>	<b>\$ -</b>	<b>\$ 69,381</b>	<b>\$ 80,884</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Professional Services</b>								
Legal - Lorraine Rd Widening	-	224	480	-	224	928	-	N/A
Legal - General Counsel	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>								
Contingencies	-	-	-	-	-	-	-	-
<b>Capital Outlay</b>								
Engineering	-	-	-	-	-	-	-	N/A
Construction in Progress	-	-	10,799	-	69,157	79,956	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 224</b>	<b>\$ 11,279</b>	<b>\$ -</b>	<b>\$ 69,381</b>	<b>\$ 80,884</b>	<b>-</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>