

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MARCH 2022

FISCAL YEAR 2023

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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*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-7</i>
<i>Debt Service Fund</i>	
<i>Series 2019</i>	<i>8</i>
<i>Series 2022-1</i>	<i>9</i>
<i>Series 2022-2</i>	<i>10</i>
<i>Capital Project Fund</i>	
<i>Series 2019</i>	<i>11</i>
<i>Series 2022-1</i>	<i>12</i>
<i>Series 2022-2</i>	<i>13</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending March 31, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 972,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 972,881
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		365,933	-	-					365,933
Capitalized Interest		-	120,792	647,434					768,227
Prepayment Account									-
Construction Account					374	-	-		374
Cost of Issuance Account					-	9	22,474		22,483
<b>Due from Other Funds</b>									
General Fund	-	692,488	-	-	-	-	-	-	692,488
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>									
	-	-	-	-	-	-	-	-	-
<b>Other Assets - Current</b>									
	580	-	-	-	-	-	-	-	580
<b>Assessments Receivable</b>									
	193,263	-	-	-	-	-	-	-	193,263
<b>Unamortized Prem/Discount on Bonds Payable</b>									
	-	-	-	-	-	19,747	61,353	-	81,100
<b>Amount Available in Debt Service Funds</b>									
	-	-	-	-	-	-	-	2,847,760	2,847,760
<b>Amount to be Provided by Debt Service Funds</b>									
	-	-	-	-	-	-	-	13,247,240	13,247,240
<b>Total Assets</b>	<b>\$ 1,166,724</b>	<b>\$ 1,535,271</b>	<b>\$ 205,882</b>	<b>\$ 1,106,607</b>	<b>\$ 374</b>	<b>\$ 19,756</b>	<b>\$ 83,827</b>	<b>\$ 16,095,000</b>	<b>\$ 20,213,442</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending March 31, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	193,263				307,756				501,019
<b>Due to Other Funds</b>	-								
General Fund	-								
Debt Service Fund(s)	692,488								692,488
<b>Bonds Payable</b>									
Current Portion								\$335,000	335,000
Long Term									
Series 2019								\$15,760,000	15,760,000
Series 2022-1								\$0	
Series 2022-2									
Unamortized Prem/Disc on Bds Pybl					\$54,012				54,012
<b>Total Liabilities</b>	<b>\$ 885,751</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,095,000</b>	<b>\$ 17,342,518</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2022 (Unaudited)	-	848,583	-	-	(361,394)	-	-	-	487,189
Results from Current Operations	-	686,688	205,882	1,106,607	1	19,756	83,827	-	2,102,761
<b>Unassigned</b>									
Beginning: October 1, 2022 (Unaudited)	17,645	-	-	-	-	-	-	-	17,645
Results from Current Operations	263,328	-	-	-	-	-	-	-	263,328
<b>Total Fund Equity and Other Credits</b>	<b>\$ 280,973</b>	<b>\$ 1,535,271</b>	<b>\$ 205,882</b>	<b>\$ 1,106,607</b>	<b>\$ (361,393)</b>	<b>\$ 19,756</b>	<b>\$ 83,827</b>	<b>\$ -</b>	<b>\$ 2,870,923</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,166,724</b>	<b>\$ 1,535,271</b>	<b>\$ 205,882</b>	<b>\$ 1,106,607</b>	<b>\$ 374</b>	<b>\$ 19,756</b>	<b>\$ 83,827</b>	<b>\$ 16,095,000</b>	<b>\$ 20,213,442</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	\$0	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	\$704,444	674,995	104%
Special Assessments - Off-Roll	-	-	-	138,810	-	-	\$138,810	-	N/A
Note Proceeds	-	-	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	\$0	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 20</b>	<b>\$ 47,362</b>	<b>\$ 167,225</b>	<b>\$ 147,996</b>	<b>\$ 475,785</b>	<b>\$ 4,866</b>	<b>\$843,254</b>	<b>\$ 674,995</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Executive</b>									
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	\$20,500	41,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	500	-	3,700	\$4,200	4,300	98%
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	\$8,500	17,000	50%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	\$8,500	17,000	50%
Arbitrage Rebate Services	-	-	-	-	-	500	\$500	500	100%
<b>Other Contractual Services</b>									
Legal Advertising	-	575	-	-	-	459	\$1,034	2,000	52%
Trustee Services	-	-	-	5,214	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	33	33	20	4	12	11	\$112	250	45%
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	-	-	-	-	10	-	\$10	200	5%

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	\$0	2,000	0%
<b>Insurance</b>	-	5,842	-	-	-	2,579	\$8,421	6,000	140%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	\$0	600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	\$175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	-	17,013	-	-	\$17,013	7,500	227%
Legal - Series 2019 Bonds	-	-	-	-	-	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	\$125	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	\$709	-	N/A
<b>Other General Government Services</b>									
Engineering/ Field Services	-	-	-	19,391	-	-	\$19,391	7,500	259%
Stormwater Needs Analysis	-	-	-	3,000	-	-	\$3,000	-	N/A
NPDES	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	\$0	-	N/A
<b>Emergency &amp; Disaster Relief Services</b>									
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	\$171,345	-	N/A
<b>Stormwater Management Services</b>									
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	-	-	3,167	1,583	-	3,167	\$7,917	19,000	42%
Repairs and Maintenance									
Aquatic Weed Control	-	-	-	-	-	17,905	\$17,905	15,500	116%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	2,250	-	-	2,600	\$4,850	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	\$0	-	N/A

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Control Structures, Catch Basins & Outfalls	-	-	-	2,000		37,700	\$39,700	22,500	176%
Preserve Services									N/A
Wetland Maintenance	-	-	13,735	9,450	-	-	\$23,185	37,800	61%
Enhancement Area Maintenance	-	-	-	800			\$800	33,400	2%
Creation Area Maintenance	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	\$0	11,240	0%
Operating Supplies	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	\$0	-	N/A
<b>Lorraine Road Maintenance</b>									
Professional Services									
Asset Management	-	-	1,667	833	-	1,667	\$4,167	10,000	42%
Utility Services									
Electric - Street Lights	260	340	624	723	645	2,296	\$4,888	11,200	44%
Irrigation Water	-	-	-	-	-	1,386	\$1,386	10,200	14%
Repairs and Maintenance									
Landscape Maintenance									
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	\$121,508	176,800	69%
Frost Damage	-	-	-	-	-	-	\$0	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	\$3,877	11,000	35%
Landscape Replacements	-	-	-	-	-	26,146	\$26,146	21,000	125%
Mulch Installation	-	-	24,496	-	-	11,243	\$35,739	34,000	105%
Annuals	-	-	-	-	2,471	-	\$2,471	6,000	41%
Roadway Lighting	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	\$1,920	6,800	28%
Irrigation System	-	-	-	-	-	455	\$455	4,000	11%
Contingencies	-	2,500	2,500	2,500	-	-	\$7,500	15,080	50%

Unaudited

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

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Operating Supplies	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	\$0	-	N/A
<b>Community Park</b>									
Professional Services									
Asset Management	-	-	1,000	500	-	1,000	\$2,500	6,000	42%
Utility Services									
Electric	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance									
Landscape Maintenance	-	-	-	-	-	-	\$0	19,800	0%
Tree Trimming	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	\$0	1,600	0%
Irrigation System	-	-	-	-	-	-	\$0	2,200	0%
Snack Shack									
Utility Services									
Electric	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	\$0	-	N/A
Building Maintenance	-	-	-	-	-	-	\$0	-	N/A
Miscellaneous Repairs	-	-	-	-	-	-	\$0	-	N/A
Playground									
Miscellaneous Repairs	-	-	-	-	-	250	\$250	2,500	10%
Dog Park									
Miscellaneous Repairs	-	-	-	-	-	-	\$0	1,000	0%
Outdoor Sport Courts									
Miscellaneous Repairs	-	-	-	-	-	-	\$0	2,000	0%
Contingencies	-	-	-	-	-	-	\$0	1,455	0%



**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>									
Operational Reserve (Future Years)	-	-	-	-	-	-	\$0	30,000	N/A
<b>Other Financing Uses</b>									
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	\$0	-	N/A
<b>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	\$0	-	N/A
<b>Sub-Total:</b>	<b>6,543</b>	<b>24,455</b>	<b>92,949</b>	<b>227,066</b>	<b>18,987</b>	<b>209,925</b>	<b>\$579,925</b>	<b>674,995</b>	<b>86%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,543</b>	<b>\$ 24,455</b>	<b>\$ 92,949</b>	<b>\$ 227,066</b>	<b>\$ 18,987</b>	<b>\$ 209,925</b>	<b>\$579,925</b>	<b>\$ 674,995</b>	<b>86%</b>
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,059)	\$263,328	-	
Fund Balance - Beginning	17,645	11,122	34,028	108,304	29,234	486,032	\$17,645	-	
<b>Fund Balance - Ending</b>	<b>\$ 11,122</b>	<b>\$ 34,028</b>	<b>\$ 108,304</b>	<b>\$ 29,234</b>	<b>\$ 486,032</b>	<b>\$ 280,973</b>	<b>\$280,973</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	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	2	2	2	2	63	860	931	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	708	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>									
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	995,879	954,397	104%
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>\$ 32</b>	<b>\$ 66,959</b>	<b>\$ 236,409</b>	<b>\$ 12,989</b>	<b>\$ 672,732</b>	<b>\$ 8,396</b>	<b>\$ 997,518</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2019	-	-	-	-	-	-	-	335,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2019	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>									
Series 2019	-	310,830	-	-	-	-	310,830	621,660	50%
<b>Operating Transfers Out (To Other Funds)</b>									
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 310,830</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,830</b>	<b>\$ 956,660</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	686,688	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	848,583	-	
<b>Fund Balance - Ending</b>	<b>\$ 848,614</b>	<b>\$ 604,744</b>	<b>\$ 841,153</b>	<b>\$ 854,142</b>	<b>\$ 1,526,875</b>	<b>\$ 1,535,271</b>	<b>\$ 1,535,271</b>	<b>\$ (2,263)</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	0	11	153	165	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	233	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	205,484	-	-	-	205,484	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 205,484</b>	<b>\$ 0</b>	<b>\$ 27</b>	<b>\$ 370</b>	<b>\$ 205,882</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2022-1	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2022-1	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2022-1	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	205,882	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 205,484</b>	<b>\$ 205,484</b>	<b>\$ 205,512</b>	<b>\$ 205,882</b>	<b>\$ 205,882</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	1	61	828	890	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,251	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	1,104,466	-	-	-	1,104,466	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,104,466</b>	<b>\$ 3</b>	<b>\$ 147</b>	<b>\$ 1,991</b>	<b>\$ 1,106,607</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2022-2	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2022-2	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2022-2	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	1,106,607	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,104,466</b>	<b>\$ 1,104,469</b>	<b>\$ 1,104,616</b>	<b>\$ 1,106,607</b>	<b>\$ 1,106,607</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>									
Construction Account	-	-	-	-	0	1	1	\$ -	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>\$ 0</u>	<u>\$ 1</u>	<u>\$ 1</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 2019 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>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ (361,394)</u>	<u>\$ (361,394)</u>	<u>\$ 703,572</u>	<u>\$ 703,572</u>	<u>\$ 703,572</u>	<u>\$ 703,572</u>	<u>\$ (361,393)</u>	<u>\$ -</u>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	0	0	\$ -	N/A
<b>Debt Proceeds</b>	2,174,516	-	-	-	2,174,516	\$ -	N/A
<b>Developer Contributions</b>	2,458				2,458	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,176,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 2,176,974</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	7,599	-	-	-	7,599	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	5,075	-	-	-	5,075	\$ -	N/A
<b>Printing &amp; Binding</b>	266	-	-	-	266	\$ -	N/A
<b>Capital Outlay</b>							
Water-Sewer Combination	2,071,032	-	-	-	2,071,032	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2022-1 Bonds	25,647	-	-	-	25,647	\$ -	N/A
<b>Underwriter's Discount</b>	47,600	-	-	-	47,600	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 2,157,218</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,157,218</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 19,756	\$ -	\$ -	\$ 0	\$ 19,756	\$ -	
Fund Balance - Beginning	\$ -	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 19,756</b>	<b>\$ 19,756</b>	<b>\$ 19,756</b>	<b>\$ 19,756</b>	<b>\$ 19,756</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	0	3	40	43	\$ -	N/A
<b>Debt Proceeds</b>	12,820,828	-	-	-	12,175,534	\$ -	N/A
<b>Developer Contributions</b>	1,178,107				1,178,107	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 13,353,684	\$ -	N/A
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	42,401	-	-	-	42,401	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	6,075	-	-	-	6,075	\$ -	N/A
<b>Printing &amp; Binding</b>	1,484	-	-	-	1,484	\$ -	N/A
<b>Capital Outlay</b>							
Water-Sewer Combination	12,811,194	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2022-2 Bonds	143,103	-	-	-	143,103	\$ -	N/A
<b>Underwriter's Discount</b>	265,600	-	-	-	265,600	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 13,269,857	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ 83,827	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ -	\$ -	
<b>Fund Balance - Ending</b>	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 83,827	\$ -	

Prepared by:

**JPWARD and Associates, LLC**