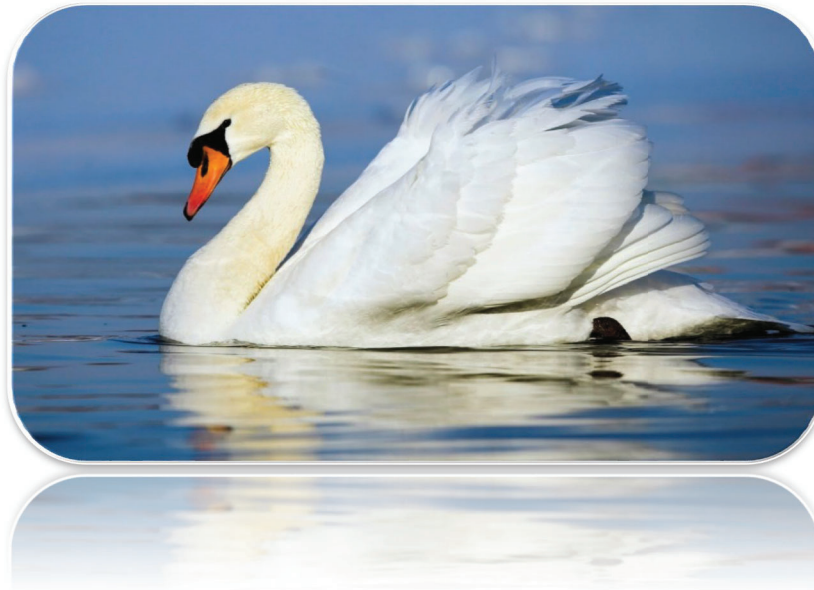


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 March 31, 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							
Assets																
Cash and Investments																
General Fund - Invested Cash	\$ 3,395,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,395,612
Debt Service Fund																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	-	-	1,288,873
Revenue Account	-	703,075	106,062	527,413	253,590	-	-	-	-	-	-	-	-	-	-	1,590,139
Capitalized Interest	-	-	1,582	1	-	-	-	-	-	-	-	-	-	-	-	1,583
Prepayment Account	-	500	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Construction Account	-	-	-	-	-	412	10	-	-	13,515	-	-	-	-	-	13,936
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds																
General Fund	-	522,438	95,727	503,490	294,318	-	-	-	-	-	-	-	-	-	-	1,415,972
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	224	-	-	-	-	-	-	-	-	-	-	-	-	-	-	224
Other Assets - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,346	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,346
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	-	-	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	3,480,200	-	-	3,480,200
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	-	35,054,800	-	-	35,054,800
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	19,159,086
Total Assets	\$ 3,401,182	\$ 1,701,663	\$ 288,461	\$ 1,490,076	\$ 816,868	\$ 412	\$ 19,757	\$ 61,353	\$ 13,515	\$ -	\$ -	\$ 38,535,000	\$ 19,159,086	\$ 65,487,372		

**LT Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2025**

	Governmental Funds										Account Groups		Totals (Memorandum Only)			
	Debt Service Funds					Capital Project Funds					Lorraine Road	General Long		General Fixed		
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Term Debt		Assets				
Liabilities																
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Advances	-	-	-	-	-	-	-	-	1,293,146	-	-	-	-	-	-	1,293,146
Due to Other Funds																
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,415,972	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,415,972
Bonds Payable																
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
Total Liabilities	\$ 1,415,972	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ -	\$ -	\$ 38,535,000	\$ -	\$ -	\$ -	\$ 41,298,131
Fund Equity and Other Credits																
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	19,159,086
Fund Balance																
Restricted																
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	-	685,122	110,687	575,920	335,648	9	-	-	11,922	-	-	-	-	-	-	1,719,309
Unassigned																
Beginning: October 1, 2024 (Unaudited)	589,056	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance																
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
Results of Current Operations	1,396,153	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,396,153
Total Fund Equity and Other Credits	\$ 1,985,209	\$ 1,701,663	\$ 288,461	\$ 1,490,076	\$ 816,868	\$ (53,600)	\$ 19,757	\$ 61,353	\$ (1,279,631)	\$ -	\$ -	\$ 19,159,086	\$ -	\$ -	\$ 19,159,086	\$ 24,189,241
Total Liabilities, Fund Equity and Other Credits	\$ 3,401,182	\$ 1,701,663	\$ 288,461	\$ 1,490,076	\$ 816,868	\$ 412	\$ 19,757	\$ 61,353	\$ 13,515	\$ -	\$ -	\$ 38,535,000	\$ 19,159,086	\$ -	\$ 65,487,372	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	0%
Cash Available Fund FY 2025 Operations	-	-	-	-	-	-	-	65,419	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	5	133,405	572,251	144,601	31,827	1,044,876	1,926,965	2,067,227	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Contributions Private Sources									
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	0%
Taylor Morrison	-	-	-	-	412,626	-	412,626	-	0%
Note Proceeds									
Note Proceeds	-	-	-	-	-	-	-	-	0%
Developer Funding for Carryforward									
Developer Funding for Carryforward	-	-	-	-	-	-	-	162,626	0%
Developer Funding - Initial Reserve									
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	250,000	0%
Intragovernmental Transfer In									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5	\$ 133,405	\$ 572,251	\$ 144,601	\$ 444,453	\$ 1,044,876	\$ 2,339,591	\$ 2,382,646	98%
Expenditures and Other Uses									
Executive									
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	25,000	50,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	7,400	-	7,400	5,900	125%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	13,500	27,000	50%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	12,750	25,500	50%
Arbitrage Rebate Services	-	-	-	-	-	1,500	1,500	1,500	100%
Other Current Charges & Obligations									
Sarasota County RE Tax	-	29	-	-	-	-	29	-	0%
Other Contractual Services									
Legal Advertising	-	-	552	-	-	200	752	2,000	38%
Trustee Services	-	-	-	12,631	-	-	12,631	17,600	72%
Dissemination Agent Services	-	-	-	-	-	3,000	3,000	8,000	38%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	600	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	-	-	11	11	200	5%
Computer Services - Website Development	-	-	-	300	-	-	300	2,000	15%
Insurance	27,316	-	946	-	-	-	28,262	70,000	40%
Printing & Binding	-	-	-	-	373	-	373	400	93%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Rentals	-	-	-	-	-	-	-	-	0%
Legal Services									
Legal - General Counsel	-	-	3,466	675	972	617	5,729	10,000	57%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering/ Field Services	-	-	424	-	106	-	530	7,500	7%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	0%
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	0%
NPDES	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services									
Hurricane Milton	3,465	48,917	29,474	40,133	22,133	34,769	178,891	-	0%
Conservation and Resource MGMT									
Re-Use System									
Utility Services									
Electric Service	55	2,157	2,763	2,892	2,704	2,837	13,408	-	0%
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	4,245	17,667	36,450	48%
Repairs and Maintenance									
Irrigation System (Line Distribution)	-	-	-	-	-	-	-	12,000	0%
Irrigation System (Pump Station)	-	-	-	5,480	-	-	5,480	16,000	34%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services									
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	-	4,767	4,767	-	9,533	4,767	23,833	57,200	42%
Repairs and Maintenance									
Aquatic Weed Control	-	14,934	7,467	-	14,934	14,487	51,822	94,000	55%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	0%
Detention Area Maintenance	-	-	925	-	-	925	1,850	4,200	44%
Water Quality Testing	-	-	-	-	-	-	-	-	0%
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	15,400	16,570	158,900	10%
Enhancement Area Maintenance	-	-	8,150	8,150	-	8,150	24,450	86,400	28%
Preserve Maitenance	-	-	-	-	-	-	-	-	0%
Creation Area Maintenance	-	-	1,075	1,075	-	1,075	3,225	60,900	5%
Green Way Maitenance	-	-	1,100	1,100	-	1,100	3,300	27,600	12%
Contingencies	-	-	-	-	-	-	-	9,520	0%
Operating Supplies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Lorraine Road Maintenance									
Professional Services									
Asset Management	-	2,383	2,383	-	4,767	2,383	11,917	28,600	42%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	3,000	0%
Utility Services									
Electric - Street Lights	580	562	708	934	744	600	4,129	10,000	41%
Irrigation Water	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance									
Landscape Maintenance									
Periodic Maintenance	-	22,899	14,231	93,183	45,645	45,645	221,602	396,000	56%
Pressure Cleaning	-	-	-	-	675	-	675	15,000	5%
Frost Damage	-	-	-	-	-	-	-	-	0%
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	-	-	7,936	15,721	25,000	63%
Roadway Lighting	-	-	-	-	-	6,350	6,350	5,000	127%
Landscape Lighting	-	-	-	-	-	-	-	-	0%
Fountain Services	-	-	-	-	-	-	-	-	0%
Irrigation Repairs	-	721	1,576	2,075	-	-	4,372	5,000	87%
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	0%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	997	659	1,656	12,860	13%
Operating Supplies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
Skye Ranch Rd, Lattimer, Luna Ln Maintenance									
Periodic Maintenance	-	8,209	-	26,099	11,087	11,087	56,482	100,000	56%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Community Park									
Professional Services									
Asset Management	-	2,150	2,150	-	4,300	2,150	10,750	25,800	42%
Park Staffing	-	-	-	-	-	-	-	43,120	0%
Utility Services									
Electric	-	-	-	-	-	-	-	-	0%
Water and Sewer	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance									
Sand Replacement	-	-	-	-	-	-	-	2,000	0%
Janitorial	-	3,980	3,980	7,960	4,065	-	19,985	51,000	39%
Landscape Maintenance	-	-	-	-	-	-	-	-	0%
Floritam Grass Areas	-	23,027	-	46,616	19,094	19,094	107,832	49,000	220%
Tree Trimming	-	-	-	-	-	-	-	-	0%
Bermuda Grass Area									
Mowing Area	-	4,900	-	-	-	-	4,900	156,000	3%
Agronomic Scope	-	-	-	-	-	-	-	-	0%
Aeration/Venticutting	-	-	-	-	-	-	-	22,000	0%
Topdressing	-	-	-	-	-	-	-	10,100	0%
Rye Seeding	-	-	-	-	-	-	-	5,500	0%
Bahai Maintenance									
Mowing/Edging and Weedeating	-	-	-	-	-	-	-	-	0%
Bed Maintenance Services	-	-	-	-	-	-	-	-	0%
Landscape Replacements	-	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	-	-	-	-	7,500	0%
Irrigation System - Wet Checks	-	-	-	-	-	-	-	-	0%
Irrigation - Line Distribution System	-	1,335	-	-	-	-	1,335	2,000	67%
Snack Shack									
Utility Services									
Electric	103	72	60	62	56	51	404	5,000	8%
Water and Sewer	150	-	359	146	162	159	976	4,000	24%
Building Maintenance	-	-	-	-	600	-	600	2,000	30%
Miscellaneous Repairs	-	-	-	100	-	-	100	5,000	2%
Playground									
Miscellaneous Repairs	-	400	700	-	-	1,115	2,215	8,000	28%
Dog Park									
Miscellaneous Repairs	-	-	-	-	-	-	-	5,000	0%
Outdoor Sport Courts									
Miscellaneous Repairs	-	-	-	-	400	-	400	3,500	11%
Outdoor Sports Fields - Other	-	2,300	-	950	-	623	3,873	6,000	65%
Hurricane Repairs	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	525	160	-	-	685	23,247	3%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Reserves									
Extraordinary Capital/Operations	-	-	-	-	-	-	-	250,000	0%
Other Financing Uses									
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	155,874	0%
Sub-Total:	42,312	153,955	122,788	264,968	159,939	199,477	943,439	2,382,646	40%
Total Expenditures and Other Uses:	\$ 42,312	\$ 153,955	\$ 122,788	\$ 264,968	\$ 159,939	\$ 199,477	\$ 943,439	\$ 2,382,646	40%
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	845,400	1,396,153	-	
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	1,139,810	589,056	589,056	
Fund Balance - Ending	\$ 546,749	\$ 526,199	\$ 975,663	\$ 855,295	\$ 1,139,810	\$ 1,985,209	\$ 1,985,209	\$ 589,056	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,969	1,912	1,776	1,769	1,715	1,549	10,692	22,697	47%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	2,231	2,189	927	1,650	1,854	2,141	10,992	23,410	47%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	522,438	963,483	1,022,652	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In									
-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,202	\$ 70,804	\$ 288,830	\$ 75,720	\$ 19,484	\$ 526,129	\$ 985,167	\$ 1,068,759	92%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2019	-	-	-	-	-	-	-	355,000	0%
Principal Debt Service - Early Redemptions									
Series 2019	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2019	-	300,045	-	-	-	-	300,045	601,260	50%
Operating Transfers Out (To Other Funds)									
-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	66,906	0%
Total Expenditures and Other Uses:	\$ -	\$ 300,045	\$ -	\$ -	\$ -	\$ -	\$ 300,045	\$ 1,023,166	29%
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	526,129	685,122	45,593	
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,175,534	1,016,541	1,016,541	
Fund Balance - Ending	\$ 1,020,743	\$ 791,501	\$ 1,080,331	\$ 1,156,051	\$ 1,175,534	\$ 1,701,663	\$ 1,701,663	\$ 1,062,134	

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 March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	352	342	318	317	307	277	1,913	4,050	47%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	-	1	-	-	-	-	1	-	0%
Capitalized Interest Account	9	11	1	3	4	4	32	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	95,727	176,540	183,003	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 361	\$ 12,576	\$ 52,746	\$ 13,567	\$ 3,227	\$ 96,009	\$ 178,486	\$ 187,053	95%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022-1	-	-	-	-	-	-	-	35,000	0%
Principal Debt Service - Early Redemptions									
Series 2022-1	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2022-1	-	67,799	-	-	-	-	67,799	135,598	50%
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	8,007	0%
Total Expenditures and Other Uses:	\$ -	\$ 67,799	\$ -	\$ -	\$ -	\$ -	\$ 67,799	\$ 178,605	38%
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	96,009	110,687	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	192,453	177,774	177,774	
Fund Balance - Ending	\$ 178,136	\$ 122,913	\$ 175,659	\$ 189,226	\$ 192,453	\$ 288,461	\$ 288,461	\$ 186,222	

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, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,899	1,846	1,715	1,708	1,656	1,496	10,321	21,855	47%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	2	2	-	1	1	2	8	-	0%
Capitalized Interest Account	1	1	-	-	-	-	2	6,250	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	2	64,283	275,748	69,678	15,336	503,490	928,538	986,847	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,905	\$ 66,132	\$ 277,463	\$ 71,387	\$ 16,994	\$ 504,987	\$ 938,868	\$ 1,014,952	93%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022-2	-	-	-	-	-	-	-	195,000	0%
Principal Debt Service - Early Redemptions									
Series 2022-2	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2022-2	-	362,948	-	-	-	-	362,948	725,895	50%
Operating Transfers Out (To Other Funds)									
Other Fees and Charges	-	-	-	-	-	-	-	-	0%
Discounts for Early Payment	-	-	-	-	-	-	-	65,785	0%
Total Expenditures and Other Uses:	\$ -	\$ 362,948	\$ -	\$ -	\$ -	\$ -	\$ 362,948	\$ 986,680	37%
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	504,987	575,920	28,272	
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	985,089	914,156	914,156	
Fund Balance - Ending	\$ 916,060	\$ 619,245	\$ 896,708	\$ 968,095	\$ 985,089	\$ 1,490,076	\$ 1,490,076	\$ 942,428	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,473	0%
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	1,113	1,081	1,004	1,002	970	876	6,046	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	118	412	744	1,274	-	0%
Capitalized Interest Account	877	865	-	-	-	-	1,742	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	1	37,577	161,190	40,731	8,965	294,318	542,782	575,619	94%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,991	\$ 39,524	\$ 162,194	\$ 41,850	\$ 10,347	\$ 295,937	\$ 551,844	\$ 780,092	71%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022-2	-	-	-	-	-	-	-	110,000	0%
Principal Debt Service - Early Redemptions									
Series 2022-2	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2022-2	-	204,473	-	-	-	-	204,473	419,708	49%
Operating Transfers Out (To Other Funds)									
	-	11,722	-	-	-	-	11,722	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	37,080	0%
Total Expenditures and Other Uses:	\$ -	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 566,788	38%
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	295,937	335,648	213,304	
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	520,931	481,220	481,220	
Fund Balance - Ending	\$ 483,211	\$ 306,539	\$ 468,733	\$ 510,584	\$ 520,931	\$ 816,868	\$ 816,868	\$ 694,524	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	2	2	2	2	1	1	9	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
Developer Contributions	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)									
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 9	\$ -	0%
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	0%
Printing & Binding									
Printing & Binding	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Water-Sewer Combination	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	0%
Cost of Issuance									
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	0%
Underwriter's Discount									
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)									
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 9	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,609)	\$ -	
Fund Balance - Ending	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,600)	\$ -	

LT Ranch Community Development District
 Capital Projects Fund - Series 2022-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
Developer Contributions	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	0%
Printing & Binding									
Printing & Binding	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Water-Sewer Combination	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	0%
Cost of Issuance									
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	0%
Underwriter's Discount									
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-
Fund Balance - Ending	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-

LT Ranch Community Development District
 Capital Projects Fund - Series 2022-2
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	0%
Debt Proceeds									
Developer Contributions	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	0%
Printing & Binding									
Printing & Binding	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Water-Sewer Combination	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	0%
Cost of Issuance									
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	0%
Underwriter's Discount									
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-
Fund Balance - Ending	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	-	6	45	50	48	44	193	-	0%
Cost of Issuance	7	-	-	-	-	-	7	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	11,722	-	-	-	-	11,722	-	0%
Total Revenue and Other Sources:	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 11,922	\$ -	0%
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	-	0%
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	0%
Capital Outlay									
Water-Sewer Combination	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	0%
Cost of Issuance									
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 11,922	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,291,554)	\$ -	
Fund Balance - Ending	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,631)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Developer Contributions									
TM - Lorraine Rd Widening	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 80,884	\$ -	0%
Total Revenue and Other Sources:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 80,884	\$ -	0%
Expenditures and Other Uses									
Professional Services									
Legal - Lorraine Rd Widening	-	224	480	-	224	-	928	-	0%
Legal - General Counsel	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance									
Contingencies	-	-	-	-	-	-	-	-	-
Capital Outlay									
Engineering	-	-	-	-	-	-	-	-	0%
Construction in Progress	-	-	10,799	-	69,157	-	79,956	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 80,884	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-