

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

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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***The September 30, 2024 Financial Statements are
Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2024**

	Governmental Funds							Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Funds				General Long Term Debt	General Fixed Assets	
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 1,403,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,403,231
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	1,021,113
Revenue Account	-	1,135,187	176,044	938,793	-	-	-	-	-	2,250,024
Capitalized Interest	-	-	7,176	26,351	-	-	-	-	-	33,527
Prepayment Account	-	27,468	-	-	-	-	-	-	-	27,468
Construction Account	-	-	-	-	394	9	22,567	-	-	22,970
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	20,024	3,672	19,326	-	-	-	-	-	43,022
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-
Other Assets - Current										
Other Assets - Non-Current	387	-	-	-	-	-	-	-	-	387
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	19,747	61,353	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,375,154	3,375,154
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	28,044,847	28,044,847
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	13,954,303	13,954,303
Total Assets	\$ 1,403,618	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ 394	\$ 19,756	\$ 83,920	\$ -	\$ 31,420,000	\$ 50,257,145
Liabilities										
Accounts Payable & Payroll Liabilities										
Due to Developer	6,480	-	-	-	-	-	-	-	-	6,480
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	43,022	-	-	-	-	-	-	-	-	43,022
Bonds Payable										
Current Portion										
Series 2019	-	-	-	-	-	-	-	-	370,000	370,000
Series 2022-1	-	-	-	-	-	-	-	-	30,000	30,000
Series 2022-2	-	-	-	-	-	-	-	-	185,000	185,000
Long Term										
Series 2019	-	-	-	-	-	-	-	-	15,390,000	15,390,000
Series 2022-1	-	-	-	-	-	-	-	-	2,350,000	2,350,000
Series 2022-2	-	-	-	-	-	-	-	-	13,095,000	13,095,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	\$ 49,502	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ -	\$ 31,420,000	\$ 31,523,513
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	13,954,303	13,954,303
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)	-	927,893	157,440	847,026	(53,630)	19,756	83,236	-	-	1,981,721
Results from Current Operations	-	731,635	114,542	596,617	12	-	684	-	-	1,443,490
Unassigned										
Beginning: October 1, 2023 (Unaudited)	1	-	-	-	-	-	-	-	-	1
Results from Current Operations	1,354,116	-	-	-	-	-	-	-	-	1,354,116
Total Fund Equity and Other Credits	\$ 1,354,117	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ (53,618)	\$ 19,756	\$ 83,920	\$ -	\$ 31,420,000	\$ 18,733,631
Total Liabilities, Fund Equity and Other Credits	\$ 1,403,618	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ 394	\$ 19,756	\$ 83,920	\$ -	\$ 31,420,000	\$ 50,257,144

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (189,901)	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	356,860	356,603	97,872	830,312	9,591	34,439	1,685,677	2,940,695	57%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources										
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	N/A
Taylor Morrison	162,626	250,000	-	-	-	-	-	412,626	-	N/A
Note Proceeds										
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	-	N/A
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 162,626	\$ 606,860	\$ 356,603	\$ 97,872	\$ 830,312	\$ 9,591	\$ 34,439	\$ 2,098,303	\$ 2,750,794	76%
Expenditures and Other Uses										
Executive										
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	26,250	45,000	58%
Financial and Administrative										
Audit Services	-	-	1,000	4,800	-	-	-	5,800	4,400	132%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	15,750	27,000	58%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	14,875	25,500	58%
Arbitrage Rebate Services	-	-	-	-	500	500	500	1,500	500	300%
Other Contractual Services										
Legal Advertising	-	-	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	-	12,631	-	-	-	12,631	6,695	189%
Dissemination Agent Services	-	-	-	-	-	-	3,000	3,000	5,000	60%
Bond Amortization Schedules	-	-	-	-	-	-	100	100	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	51	95	9	-	104	-	-	259	250	104%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	-	-	11	11	200	5%
Computer Services - Website Development										
Insurance	68,694	-	-	-	-	-	-	68,694	10,000	687%
Printing & Binding										
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Rentals										
Legal Services										
Legal - General Counsel	-	-	4,351	-	1,382	-	-	5,733	7,500	76%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering/ Field Services	-	1,890	-	-	255	4,241	9,206	15,592	7,500	208%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services										
Hurricane Ian	-	-	-	-	-	-	-	-	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT										
Re-Use System										
Utility Services										
Re-Use Water (Sarasota County)	-	2,856	4,072	-	3,046	1,486	3,466	14,927	23,400	64%
Repairs and Maintenance										
Irrigation System (Line Distribution)	-	-	-	370	-	-	-	370	7,000	5%
Irrigation System (Pump Station)	-	2,630	-	1,144	-	-	-	3,774	14,000	27%
Stormwater Management Services										
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										
Asset Management	-	2,333	2,333	2,333	2,333	2,333	2,333	14,000	28,000	50%
Repairs and Maintenance										
Aquatic Weed Control	-	-	12,999	4,333	4,333	5,333	4,333	31,331	54,000	58%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	12,800	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	18,000	0%
Detention Area Maintenance	-	-	-	-	925	-	-	925	4,200	22%
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	2,184	-	-	-	-	2,184	3,000	73%
Control Structures, Catch Basins & Outfalls	-	-	-	-	3,500	-	-	3,500	27,500	13%
Preserve Services										
Shell Path Regrading	-	-	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	-	15,675	-	-	14,750	-	30,425	70,500	43%
Enhancement Area Maintenance	-	10,675	-	10,675	-	8,500	1,875	31,725	55,000	58%
Preserve Maintenance	-	-	-	-	-	-	-	-	-	N/A
Creation Area Maintenance	-	-	-	-	-	-	4,788	4,788	4,000	120%
Green Way Maintenance	-	-	-	-	-	2,175	4,788	6,963	20,000	35%
Contingencies	-	-	-	-	-	-	-	-	28,400	0%
Operating Supplies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Lorraine Road Maintenance										
Professional Services										
Asset Management	-	1,042	1,042	1,042	1,042	1,042	1,042	6,250	12,500	50%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	3,000	0%
Utility Services										
Electric - Street Lights	751	738	776	844	860	733	696	5,397	12,600	43%
Irrigation Water	968	-	-	-	-	-	-	968	16,140	6%
Repairs and Maintenance										
Landscape Maintenance										
Periodic Maintenance	-	54,829	-	13,867	55,219	-	22,899	146,814	290,000	51%
Pressure Cleaning	-	-	-	-	1,125	-	-	1,125	20,000	6%
Frost Damage	-	-	-	-	-	-	-	-	-	N/A
Vehicular Damage	-	272	252	367	340	-	-	1,231	26,000	5%
Tree Trimming	-	-	-	-	15,363	-	-	15,363	13,000	118%
Landscape Replacements	-	-	-	-	5,532	-	-	5,532	24,000	23%
Mulch Installation	-	-	18,495	5,983	-	-	-	24,478	44,000	56%
Annuals	-	-	1,523	3,098	1,523	9,270	-	15,413	19,000	81%
Roadway Lighting	-	-	-	-	-	-	-	-	8,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Fountain Services	-	-	-	-	-	-	-	-	-	N/A
Irrigation Repairs	-	-	1,135	-	-	-	650	1,785	-	N/A
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	N/A
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	N/A
Contingencies	1,250	-	1,480	-	-	-	-	2,730	54,300	5%
Operating Supplies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	1,375	-	-	-	-	300	1,675	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Skye Ranch Rd, Lattimer, Luna Ln Maintenance										
Periodic Maintenance	-	16,419	-	8,209	16,419	-	8,209	49,256	99,000	50%
Community Park										
Professional Services										
Asset Management	-	1,292	1,292	1,292	1,292	1,292	1,292	7,750	15,500	50%
Park Staffing	-	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Utility Services										
Electric	-	-	-	-	-	-	-	-	4,000	0%
Water and Sewer	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance										
Sand Replacement	-	-	-	-	-	400	-	400	9,000	4%
Janitorial	4,120	4,120	4,910	-	4,180	3,980	3,980	25,290	33,000	77%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	N/A
Floritam Grass Areas	-	4,302	-	4,776	14,802	-	4,776	28,657	42,000	68%
Tree Trimming	-	-	-	-	-	-	-	-	-	N/A
Bermuda Grass Area										
Mowing Area	-	-	-	3,150	12,600	-	3,150	18,900	75,600	25%
Agronomic Scope	-	-	-	3,520	14,080	-	3,520	21,120	42,240	50%
Aeration/Venticutting	-	-	-	-	-	-	-	-	22,000	0%
Topdressing	-	-	-	-	-	-	-	-	10,100	0%
Rye Seeding	-	-	-	-	5,200	-	-	5,200	12,000	43%
Bahai Maintenance										
Mowing/Edging and Weedeating	-	3,501	-	1,750	3,501	-	1,750	10,503	9,000	117%
Bed Maintenance Services	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	365	-	-	-	-	365	14,000	3%
Irrigation System - Wet Checks	-	-	-	500	2,000	-	500	3,000	11,400	26%
Snack Shack										
Utility Services										
Electric	-	-	-	-	-	-	-	-	5,000	0%
Water and Sewer	-	201	162	143	141	135	146	929	7,000	13%
Building Maintenance	-	-	-	-	-	-	-	-	2,000	0%
Miscellaneous Repairs	-	3,838	175	-	-	-	-	4,013	3,000	134%
Playground										
Miscellaneous Repairs	-	2,810	-	-	749	141	-	3,700	7,000	53%
Dog Park										
Miscellaneous Repairs	-	-	-	665	-	-	-	665	2,400	28%
Outdoor Sport Courts										
Miscellaneous Repairs	-	-	-	-	-	-	100	100	2,800	4%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	7,400	0%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	66,588	0%
Reserves										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	250,000	N/A
Other Financing Uses										
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	679,147	N/A
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	179,959	N/A
Sub-Total:	83,959	126,851	85,686	96,951	183,803	68,069	98,867	744,187	2,750,794	27%
Total Expenditures and Other Uses:	\$ 83,959	\$ 126,851	\$ 85,686	\$ 96,951	\$ 183,803	\$ 68,069	\$ 98,867	\$ 744,187	\$ 2,750,794	27%
Net Increase/ (Decrease) in Fund Balance	78,667	480,008	270,916	921	646,509	(58,478)	(64,428)	1,354,116	-	
Fund Balance - Beginning	1	78,668	558,677	829,593	830,514	1,477,023	1,418,545	1	-	
Fund Balance - Ending	\$ 78,668	\$ 558,677	\$ 829,593	\$ 830,514	\$ 1,477,023	\$ 1,418,545	\$ 1,354,117	\$ 1,354,117	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,097	2,167	2,082	2,140	2,120	1,984	2,121	14,711	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,968	2,067	684	1,472	2,282	2,605	4,094	15,173	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	207,486	207,336	56,905	482,762	5,576	20,024	980,089	1,021,209	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	27,468	-	27,468	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,065	\$ 211,720	\$ 210,102	\$ 60,517	\$ 487,164	\$ 37,633	\$ 26,239	\$ 1,037,440	\$ 1,021,209	102%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2019	-	-	-	-	-	-	-	-	345,000	0%
Principal Debt Service - Early Redemptions										
Series 2019	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2019	-	305,805	-	-	-	-	-	305,805	611,610	50%
Operating Transfers Out (To Other Funds)										
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts for Early Payment	-	-	-	-	-	-	-	-	66,812	0%
Total Expenditures and Other Uses:	\$ -	\$ 305,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,805	\$ 1,023,422	30%
Net Increase/ (Decrease) in Fund Balance	4,065	(94,085)	210,102	60,517	487,164	37,633	26,239	731,635	(2,213)	
Fund Balance - Beginning	927,893	931,958	837,873	1,047,975	1,108,492	1,595,656	1,633,289	927,893	-	
Fund Balance - Ending	\$ 931,958	\$ 837,873	\$ 1,047,975	\$ 1,108,492	\$ 1,595,656	\$ 1,633,289	\$ 1,659,528	\$ 1,659,528	\$ (2,213)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,579.00	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	374	387	372	382	378	354	379	2,625	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	1	1	-	N/A
Capitalized Interest Account	318	332	22	25	26	27	30	780	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	38,046	38,018	10,434	88,522	1,023	3,672	179,715	183,003	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 692	\$ 38,764	\$ 38,412	\$ 10,841	\$ 88,927	\$ 1,403	\$ 4,081	\$ 183,121	\$ 251,582	73%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022-1	-	-	-	-	-	-	-	-	30,000	0%
Principal Debt Service - Early Redemptions										
Series 2022-1	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2022-1	-	68,579	-	-	-	-	-	68,579	137,158	50%
Operating Transfers Out (To Other Funds)										
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts for Early Payment	-	-	-	-	-	-	-	-	8,078	0%
Total Expenditures and Other Uses:	\$ -	\$ 68,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,579	\$ 175,236	39%
Net Increase/ (Decrease) in Fund Balance	692	(29,815)	38,412	10,841	88,927	1,403	4,081	114,542	76,346	
Fund Balance - Beginning	157,440	158,132	128,317	166,730	177,571	266,497	267,900	157,440	-	
Fund Balance - Ending	\$ 158,132	\$ 128,317	\$ 166,730	\$ 177,571	\$ 266,497	\$ 267,900	\$ 271,982	\$ 271,982	\$ 76,346	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,573	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,019	2,087	2,005	2,060	2,042	1,910	2,043	14,166	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	1	1	2	3	7	-	N/A
Capitalized Interest Account	1,703	1,778	112	116	116	109	117	4,051	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	200,262	200,118	54,924	465,954	5,382	19,326	945,966	987,516	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,722	\$ 204,127	\$ 202,235	\$ 57,101	\$ 468,113	\$ 7,403	\$ 21,489	\$ 964,190	\$ 1,355,089	71%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022-2	-	-	-	-	-	-	-	-	185,000	0%
Principal Debt Service - Early Redemptions										
Series 2022-2	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2022-2	-	367,573	-	-	-	-	-	367,573	735,145	50%
Operating Transfers Out (To Other Funds)										
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts for Early Payment	-	-	-	-	-	-	-	-	65,832	0%
Total Expenditures and Other Uses:	\$ -	\$ 367,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,573	\$ 985,977	37%
Net Increase/ (Decrease) in Fund Balance	3,722	(163,445)	202,235	57,101	468,113	7,403	21,489	596,617	369,112	
Fund Balance - Beginning	847,026	850,749	687,303	889,538	946,639	1,414,752	1,422,155	847,026	-	
Fund Balance - Ending	\$ 850,749	\$ 687,303	\$ 889,538	\$ 946,639	\$ 1,414,752	\$ 1,422,155	\$ 1,443,643	\$ 1,443,643	\$ 369,112	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	2	2	2	2	2	2	2	12	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions										
-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 12	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding										
-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount										
-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 12	\$ -	
Fund Balance - Beginning	\$ (53,630)	\$ (53,628)	\$ 703,572	\$ 703,573	\$ 703,575	\$ 703,577	\$ 703,578	\$ (53,630)	\$ -	
Fund Balance - Ending	\$ (53,628)	\$ (53,626)	\$ 703,573	\$ 703,575	\$ 703,577	\$ 703,578	\$ 703,580	\$ (53,618)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions										
-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding										
-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	-
Fund Balance - Ending	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	-

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	96	100	96	99	99	93	100	684	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions										
-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 96	\$ 100	\$ 96	\$ 99	\$ 99	\$ 93	\$ 100	\$ 684	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding										
-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)										
-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 96	\$ 100	\$ 96	\$ 99	\$ 99	\$ 93	\$ 100	\$ 684	\$ -	
Fund Balance - Beginning	\$ 83,236	\$ 83,332	\$ -	\$ 96	\$ 196	\$ 295	\$ 388	\$ 83,236	\$ -	
Fund Balance - Ending	\$ 83,332	\$ 83,432	\$ 96	\$ 196	\$ 295	\$ 388	\$ 488	\$ 83,920	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Developer Contributions										
TM - Lorraine Rd Widening	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 3,129	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 3,129	\$ -	N/A
Expenditures and Other Uses										
Professional Services										
Legal - Lorraine Rd Widening	786	-	1,513	-	-	-	-	2,299	-	N/A
Repairs & Maintenance										
Contingencies	-	830	-	-	-	-	-	830	-	-
Capital Outlay										
Engineering	-	-	-	-	-	-	-	-	-	N/A
Construction in Progress	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 786	\$ 830	\$ 1,513	\$ -	\$ -	\$ -	\$ -	\$ 3,129	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (786)	\$ (830)	\$ (1,513)	\$ -	\$ -	\$ -	\$ 3,129	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ (786)	\$ -	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ -	\$ -	-
Fund Balance - Ending	\$ (786)	\$ (1,616)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ 1,616	\$ -	\$ -	-