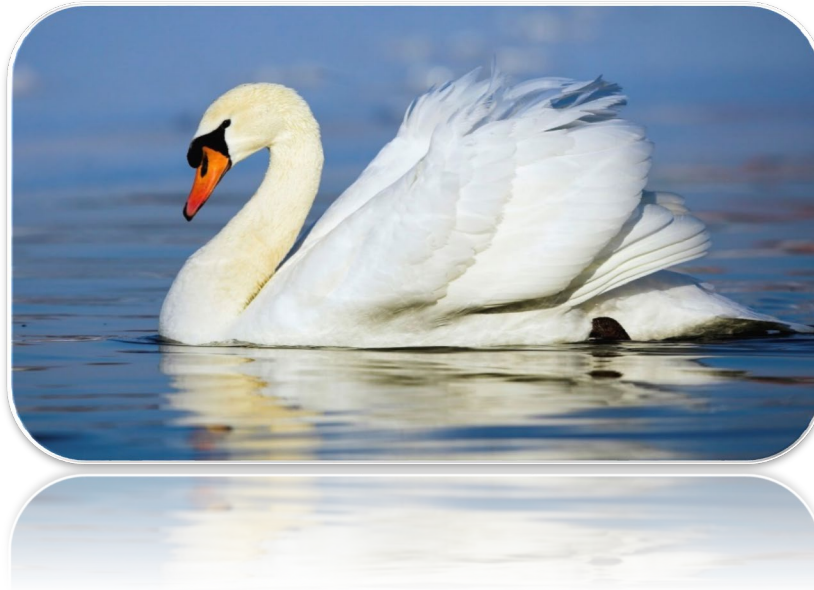


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 2025**

	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 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road						
Assets																
Cash and Investments																
General Fund - Invested Cash	\$ 1,907,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,907,780	
Debt Service Fund																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	-	1,288,873	
Revenue Account	-	1,229,728	201,789	1,032,561	549,772	-	-	-	-	-	-	-	-	-	3,013,849	
Capitalized Interest	-	-	1,895	1	-	-	-	-	-	-	-	-	-	-	1,896	
Prepayment Account	-	500	-	-	-	-	-	-	-	-	-	-	-	-	500	
Construction Account	-	-	-	-	-	413	10	-	13,564	-	-	-	-	-	13,987	
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds																
General Fund	-	15,719	2,880	15,149	8,855	-	-	-	-	-	-	-	-	-	42,603	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	-	-	-	-	-	3,520,133	-	-	-	3,520,133	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	35,014,867	-	-	-	35,014,867	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	-	19,159,086	
Total Assets	\$ 1,913,126	\$ 1,721,596	\$ 291,654	\$ 1,506,883	\$ 827,587	\$ 413	\$ 19,757	\$ 61,353	\$ 13,564	\$ -	\$ 38,535,000	\$ 19,159,086	-	-	\$ 64,050,019	

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2025**

	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 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road						
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)	42,603	-	-	-	-	-	-	-	-	-	-	-	-	-	42,603	
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	\$ 42,603	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ -	\$ 38,535,000	\$ -	\$ -	\$ 39,924,761		
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	-	705,055	113,880	592,727	346,368	11	-	-	11,971	-	-	-	-	-	1,770,012	
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	1,281,467	-	-	-	-	-	-	-	-	-	-	-	-	-	1,281,467	
Total Fund Equity and Other Credits	\$ 1,870,523	\$ 1,721,596	\$ 291,654	\$ 1,506,883	\$ 827,587	\$ (53,599)	\$ 19,757	\$ 61,353	\$ (1,279,583)	\$ -	\$ -	\$ 19,159,086	\$ -	\$ 24,125,258		
Total Liabilities, Fund Equity and Other Credits	\$ 1,913,126	\$ 1,721,596	\$ 291,654	\$ 1,506,883	\$ 827,587	\$ 413	\$ 19,757	\$ 61,353	\$ 13,564	\$ -	\$ 38,535,000	\$ 19,159,086	\$ -	\$ 64,050,019		

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	31,437	1,958,403	2,067,227	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(155,874)	0%
Contributions Private Sources										
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	0%
Taylor Morrison	-	-	-	-	412,626	-	-	412,626	-	0%
Note Proceeds	-	-	-	-	-	-	-	-	-	0%
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	162,626	0%
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	250,000	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5	\$ 133,405	\$ 572,251	\$ 144,601	\$ 444,453	\$ 1,044,876	\$ 31,437	\$ 2,371,029	\$ 2,226,772	106%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	-	-	-	-	800	800	-	0%
Executive										
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	29,167	50,000	58%
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	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	-	-	-	-	-	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 April 30, 2025

Description	October	November	December	January	February	March	April	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	526	6,255	10,000	63%
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	-	110	640	7,500	9%
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	1,911	15,319	-	0%
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	4,245	4,913	22,579	36,450	62%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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	7,467	59,289	94,000	63%
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	64,275	80,845	158,900	51%
Enhancement Area Maintenance	-	-	8,150	8,150	-	8,150	-	24,450	86,400	28%
Preserve Maintenance	-	-	-	-	-	-	-	-	-	0%
Creation Area Maintenance	-	-	1,075	1,075	-	1,075	28,050	31,275	60,900	51%
Green Way Maintenance	-	-	1,100	1,100	-	1,100	10,250	13,550	27,600	49%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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	684	4,813	10,000	48%
Irrigation Water	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance										
Landscape Maintenance										
Periodic Maintenance	-	22,899	14,231	93,183	45,645	45,645	2,112	223,714	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	-	-	837	5,208	5,000	104%
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	0%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	997	659	3,770	5,426	12,860	42%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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	-	3,980	23,965	51,000	47%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	0%
Floratam 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	-	-	-	-	-	-	7,686	7,686	7,500	102%
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	63	467	5,000	9%
Water and Sewer	150	-	359	146	162	159	148	1,125	4,000	28%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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%
Sub-Total:	42,312	153,955	122,788	264,968	159,939	199,477	146,123	1,089,562	2,226,772	49%
Total Expenditures and Other Uses:	\$ 42,312	\$ 153,955	\$ 122,788	\$ 264,968	\$ 159,939	\$ 199,477	\$ 146,123	\$ 1,089,562	\$ 2,226,772	49%
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	845,400	(114,686)	1,281,467	-	
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	1,139,810	1,985,209	589,056	589,056	
Fund Balance - Ending	\$ 546,749	\$ 526,199	\$ 975,663	\$ 855,295	\$ 1,139,810	\$ 1,985,209	\$ 1,870,523	\$ 1,870,523	\$ 589,056	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	1,715	12,407	22,697	55%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,231	2,189	927	1,650	1,854	2,141	2,499	13,492	23,410	58%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	522,438	15,719	979,201	1,022,652	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(66,906)	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	\$ 19,933	\$ 1,005,100	\$ 1,001,853	100%
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%
Total Expenditures and Other Uses:	\$ -	\$ 300,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,045	\$ 956,260	31%
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	526,129	19,933	705,055	45,593	
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,175,534	1,701,663	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	\$ 1,721,596	\$ 1,721,596	\$ 1,062,134	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	307	2,220	4,050	55%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	1	-	-	-	-	-	1	-	0%
Capitalized Interest Account	9	11	1	3	4	4	6	38	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	95,727	2,880	179,420	183,003	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(8,007)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 361	\$ 12,576	\$ 52,746	\$ 13,567	\$ 3,227	\$ 96,009	\$ 3,193	\$ 181,679	\$ 179,046	101%
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%
Total Expenditures and Other Uses:	\$ -	\$ 67,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,799	\$ 170,598	40%
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	96,009	3,193	113,880	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	192,453	288,461	177,774	177,774	
Fund Balance - Ending	\$ 178,136	\$ 122,913	\$ 175,659	\$ 189,226	\$ 192,453	\$ 288,461	\$ 291,654	\$ 291,654	\$ 186,222	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	1,656	11,977	21,855	55%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2	2	-	1	1	2	2	10	-	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	15,149	943,686	986,847	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(65,785)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,905	\$ 66,132	\$ 277,463	\$ 71,387	\$ 16,994	\$ 504,987	\$ 16,807	\$ 955,675	\$ 949,167	101%
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)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 362,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362,948	\$ 920,895	39%
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	504,987	16,807	592,727	28,272	
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	985,089	1,490,076	914,156	914,156	
Fund Balance - Ending	\$ 916,060	\$ 619,245	\$ 896,708	\$ 968,095	\$ 985,089	\$ 1,490,076	\$ 1,506,883	\$ 1,506,883	\$ 942,428	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	970	7,016	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	118	412	744	894	2,168	-	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	8,855	551,637	575,619	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(37,080)	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	\$ 10,719	\$ 562,563	\$ 743,012	76%
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%
Total Expenditures and Other Uses:	\$ -	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 529,708	41%
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	295,937	10,719	346,368	213,304	
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	520,931	816,868	481,220	481,220	
Fund Balance - Ending	\$ 483,211	\$ 306,539	\$ 468,733	\$ 510,584	\$ 520,931	\$ 816,868	\$ 827,587	\$ 827,587	\$ 694,524	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Construction Account	2	2	2	2	1	1	1	11	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 11	\$ -	0%
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	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 2019 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	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 11	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,609)	\$ -	
Fund Balance - Ending	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,599)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	-	-	-	-	-	-	-	-	-	0%
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	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	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	\$ 19,757	
Fund Balance - Ending	\$ 19,757	\$ 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 April 30, 2025

Description	October	November	December	January	February	March	April	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	-	-	-	-	-	-	-	-	-	0%
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	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	0%
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	\$ 61,353	
Fund Balance - Ending	\$ 61,353	\$ 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 April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Construction Account	-	6	45	50	48	44	49	242	-	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	\$ 49	\$ 11,971	\$ -	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	\$ 49	\$ 11,971	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,291,554)	\$ -	
Fund Balance - Ending	<u>\$ (1,291,547)</u>	<u>\$ (1,279,819)</u>	<u>\$ (1,279,773)</u>	<u>\$ (1,279,724)</u>	<u>\$ (1,279,675)</u>	<u>\$ (1,279,631)</u>	<u>\$ (1,279,583)</u>	<u>\$ (1,279,583)</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

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	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ 864,486	\$ -	0%
Total Revenue and Other Sources:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ 864,486	\$ -	0%
Expenditures and Other Uses										
Professional Services										
Legal - Lorraine Rd Widening	-	224	480	-	224	-	99	1,027	-	0%
Legal - General Counsel	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance										
Contingencies	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Engineering	-	-	-	-	-	-	-	-	-	0%
Construction in Progress	-	-	10,799	-	69,157	-	783,503	863,459	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ 864,486	-	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-