

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2023

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 May 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		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 170,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,733
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		427,587	-	-					427,587
Capitalized Interest		-	70,125	375,881					446,006
Prepayment Account									-
Construction Account					377	9	21,829		22,214
Cost of Issuance Account					-	(0)	(66)		(66)
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
	-	-	-	-	-	-	-	-	-
Other Assets - Current									
	139,197	-	-	-	-	-	-	-	139,197
Assessments Receivable									
	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable									
	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds									
	-	-	-	-	-	-	-	1,894,705	1,894,705
Amount to be Provided by Debt Service Funds									
	-	-	-	-	-	-	-	14,200,295	14,200,295
Total Assets	\$ 309,930	\$ 904,437	\$ 155,215	\$ 835,054	\$ 377	\$ 9	\$ 21,763	\$ 16,095,000	\$ 18,321,784

**LT Ranch Community Development District
Balance Sheet
for the Period Ending May 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		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 332,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,073
Due to Developer					307,756	-	-		307,756
Due to Other Funds	-								
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)		-	-	-	-	-	-	-	-
Bonds Payable									
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	(\$19,747)	(\$61,353)		(27,088)
Total Liabilities	\$ 332,073	\$ -	\$ -	\$ -	\$ 361,768	\$ (19,747)	\$ (61,353)	\$ 16,095,000	\$ 16,707,740
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Audited)	-	848,583	-	-	(361,394)	-	-	-	487,189
Results from Current Operations	-	55,854	155,215	835,054	3	19,756	83,116	-	1,148,997
Unassigned									
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	153,475	-	-	-	-	-	-	-	153,475
Total Fund Equity and Other Credits	\$ (22,142)	\$ 904,437	\$ 155,215	\$ 835,054	\$ (361,391)	\$ 19,756	\$ 83,116	\$ -	\$ 1,614,043
Total Liabilities, Fund Equity and Other Credits	\$ 309,930	\$ 904,437	\$ 155,215	\$ 835,054	\$ 377	\$ 9	\$ 21,763	\$ 16,095,000	\$ 18,321,784

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	6,093	-	\$710,536	674,995	105%
Special Assessments - Off-Roll	-	-	-	138,810	-	-	-	120,860	\$259,670	-	N/A
Note Proceeds	-	-	-	-	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$ 4,866	\$ 6,093	\$ 120,860	\$970,206	\$ 674,995	N/A
Expenditures and Other Uses											
Executive											
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	\$27,333	41,000	67%
Financial and Administrative											
Audit Services	-	-	-	500	-	3,700	-	-	\$4,200	4,300	98%
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$11,333	17,000	67%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$11,333	17,000	67%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	\$500	500	100%
Other Contractual Services											
Legal Advertising	-	575	-	-	-	459	190	-	\$1,224	2,000	61%
Trustee Services	-	-	-	5,214	-	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	-	3,000	\$3,000	5,000	60%
Property Appraiser Fees	-	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	33	33	20	4	12	11	-	115	\$227	250	91%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	-	10	-	-	-	\$10	200	5%
Computer Services - Website Development											
Insurance	-	5,842	-	-	-	2,579	-	-	\$8,421	6,000	140%
Printing & Binding	-	-	-	-	-	-	-	-	\$0	600	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	\$175	175	100%
Legal Services											

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	-	17,013	-	-	-	7,334	\$24,347	7,500	325%
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
Other General Government Services											
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	\$22,261	7,500	297%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	-	\$3,000	-	N/A
NPDES	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services											
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	-	88,325	\$259,670	-	N/A
Stormwater Management Services											
Lake, Lake Bank and Littoral Shelf Maintenance											
Professional Services											
Asset Management	-	-	3,167	1,583	-	3,167	-	3,167	\$11,083	19,000	58%
Repairs and Maintenance											
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	\$50,720	15,500	327%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	-	\$2,600	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	-	\$39,700	22,500	176%
Preserve Services											
Wetland Maintenance	-	-	-	9,450	-	-	-	-	\$9,450	37,800	25%
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
Lorraine Road Maintenance											
Professional Services	-	-	-	-	-	-	-	-	\$0	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Asset Management	-	-	1,667	833	-	1,667	-	1,667	\$5,833	10,000	58%
Utility Services											
Electric - Street Lights	260	340	624	723	645	2,518	679	642	\$6,433	11,200	57%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	\$10,360	10,200	102%
Repairs and Maintenance											
Landscape Maintenance											
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	\$192,756	176,800	109%
Frost Damage	-	-	-	-	-	-	-	1,874	\$1,874	-	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	-	7,280	\$33,426	21,000	159%
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	-	-	-	585	\$2,505	6,800	37%
Irrigation System	-	-	-	-	-	455	-	-	\$455	4,000	11%
Contingencies	-	2,500	2,500	2,500	-	-	-	-	\$7,500	15,080	50%
Operating Supplies	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	500	-	\$500	-	N/A
Community Park											
Professional Services											
Asset Management	-	-	1,000	500	-	1,000	-	1,000	\$3,500	6,000	58%
Utility Services											
Electric	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance											
Landscape Maintenance	-	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	3,902	\$7,803	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	-	\$0	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
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%
Reserves											
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	\$0	30,000	N/A
Other Financing Uses											
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	210,148	54,739	181,844	\$816,731	674,995	121%
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$ 181,844	\$816,731	\$ 674,995	121%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	(60,984)	\$153,475	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$ (22,142)	-\$22,142	\$ -	

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

Description	October	November	December	January	February	March	April	May	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	2	2	2	63	860	1,207	1,448	3,586	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	4,436	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	8,613	-	1,004,492	954,397	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 66,959	\$ 236,409	\$ 12,989	\$ 672,732	\$ 8,396	\$ 10,747	\$ 4,249	\$ 1,012,514	\$ 954,397	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2019	-	-	-	-	-	-	-	335,000	335,000	335,000	100%
Principal Debt Service - Early Redemptions											
Series 2019	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2019	-	310,830	-	-	-	-	-	310,830	621,660	621,660	100%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,830.00	\$ 956,660	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	10,747	(641,581.06)	55,854	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	1,546,018	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 904,437	\$ 904,437	\$ (2,263)	

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

Description	December	January	February	March	April	May	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	-	0	11	153	215	258	639	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	907	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	-	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 370	\$ 521	\$ 626	\$ 207,030	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022-1	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2022-1	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2022-1	-	-	-	-	-	51,815	51,815	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 51,815	\$ 51,815	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	521	(51,189)	155,215	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,215	\$ -	

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

Description	December	January	February	March	April	May	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	-	1	61	828	1,162	1,394	3,446	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	1,973	4,863	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	-	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,991	\$ 2,801	\$ 3,367	\$ 1,112,775	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022-2	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2022-2	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2022-2	-	-	-	-	-	277,721	277,721	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 277,721	\$ 277,721	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	2,801	(274,355)	835,054	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 835,054	\$ -	

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 May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	0	1	1	1	3	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	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	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ (361,391)	\$ -	

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

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

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

Description	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	0	3	40	57	66	166	\$ -	N/A
Debt Proceeds	12,820,828	-	-	-	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107	-	-	-	-	-	1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 57	\$ 66	\$ 13,353,807	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	42,401	-	-	-	-	-	42,401	\$ -	N/A
Other Contractual Services									
Trustee Services	6,075	-	-	-	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	-	-	-	1,484	\$ -	N/A
Capital Outlay									
Water-Sewer Combination	12,811,194	-	-	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance									
Legal - Series 2022-2 Bonds	143,103	-	-	-	834	-	143,938	\$ -	N/A
Underwriter's Discount	265,600	-	-	-	-	-	265,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 834	\$ -	\$ 13,270,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ (777)	\$ 66	\$ 83,116	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ -	\$ -	
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 83,116	\$ -	