

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 June 30, 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	\$ 142,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,582
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		430,421	-	-					430,421
Capitalized Interest		-	70,612	378,505					449,117
Prepayment Account									-
Construction Account					378	9	21,765		22,152
Cost of Issuance Account					-				-
Due from Other Funds									
General Fund	-	5,331	-	-	-	-	-	-	5,331
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									
	-	-	-	-	-	-	-	1,905,982	1,905,982
Amount to be Provided by Debt Service Funds									
	-	-	-	-	-	-	-	14,189,018	14,189,018
Total Assets	\$ 281,779	\$ 912,602	\$ 155,702	\$ 837,677	\$ 378	\$ 9	\$ 21,765	\$ 16,095,000	\$ 18,304,913

**LT Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 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)	5,331	-	-	-	-	-	-	-	5,331
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	\$ 337,404	\$ -	\$ -	\$ -	\$ 361,768	\$ (19,747)	\$ (61,353)	\$ 16,095,000	\$ 16,713,071
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	-	64,019	155,702	837,677	4	19,756	83,118	-	1,160,277
Unassigned									
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	119,994	-	-	-	-	-	-	-	119,994
Total Fund Equity and Other Credits	\$ (55,624)	\$ 912,602	\$ 155,702	\$ 837,677	\$ (361,390)	\$ 19,756	\$ 83,118	\$ -	\$ 1,591,842
Total Liabilities, Fund Equity and Other Credits	\$ 281,779	\$ 912,602	\$ 155,702	\$ 837,677	\$ 378	\$ 9	\$ 21,765	\$ 16,095,000	\$ 18,304,913

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	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	871	2,900	\$ 714,307	674,995	106%
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	\$ 121,731	\$ 2,900	\$ 973,977	\$ 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	3,417	\$ 30,750	41,000	75%
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	1,417	\$ 12,750	17,000	75%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$ 12,750	17,000	75%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	\$ 500	500	100%
Other Contractual Services												
Legal Advertising	-	575	-	-	-	459	190	-	190	\$ 1,414	2,000	71%
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	-	-	-	21	\$ 31	200	15%
Computer Services - Website Development												
Insurance	-	5,842	-	-	-	2,579	-	-	-	\$ 8,421	6,000	140%
Printing & Binding	-	-	-	-	-	-	-	-	1,368	\$ 1,368	600	228%
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 June 30, 2023

Description	October	November	December	January	February	March	April	May	June	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	1,583	\$12,667	19,000	67%
Repairs and Maintenance												
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	25,330	\$76,050	15,500	491%
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 June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Asset Management	-	-	1,667	833	-	1,667	-	1,667	833	\$6,667	10,000	67%
Utility Services												
Electric - Street Lights	260	340	624	723	645	2,518	679	642	612	\$7,045	11,200	63%
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	175	\$192,931	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	500	\$4,000	6,000	67%
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
Mulch Installation	-	-	-	-	-	-	-	-	-	\$0	1,600	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Irrigation System	-	-	-	-	-	-	-	-	390	\$390	2,200	18%
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	37,252	\$853,984	674,995	127%
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$ 181,844	\$ 37,252	\$853,984	\$ 674,995	127%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	(60,113)	(34,353)	\$119,994	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(21,271)	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$ (21,271)	\$ (55,624)	-\$55,624	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	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	1,498	5,084	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	5,772	-	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	1,231	4,099	1,009,823	954,397	106%
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	\$ 5,480	\$ 6,934	\$ 1,020,679	\$ 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	(640,349.62)	6,934	64,019	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	1,546,018	905,668	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 905,668	\$ 912,602	\$ 912,602	\$ (2,263)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	December	January	February	March	April	May	June	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	267	906	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	1,128	-	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	\$ 488	\$ 207,517	\$ -	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)	488	155,702	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 155,702	\$ -	

Prepared by:

JWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	December	January	February	March	April	May	June	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	1,443	4,889	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	1,973	1,181	6,043	-	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	\$ 2,624	\$ 1,115,399	\$ -	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)	2,624	837,677	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 837,677	\$ 837,677	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	0	1	1	1	1	4	\$ -	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	\$ 1	\$ 4	\$ -	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	\$ 1	\$ 4	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ (361,390)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2023

Description	December	January	February	March	April	May	June	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	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	\$ 19,756	\$ -	\$ -	-
Fund Balance - Ending	\$ 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 June 30, 2023

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	-	-	-	-	-	2	2	\$ -	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	\$ 2	\$ 13,353,810	\$ -	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	\$ 2	\$ 83,118	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ -	\$ -	
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 83,118	\$ -	