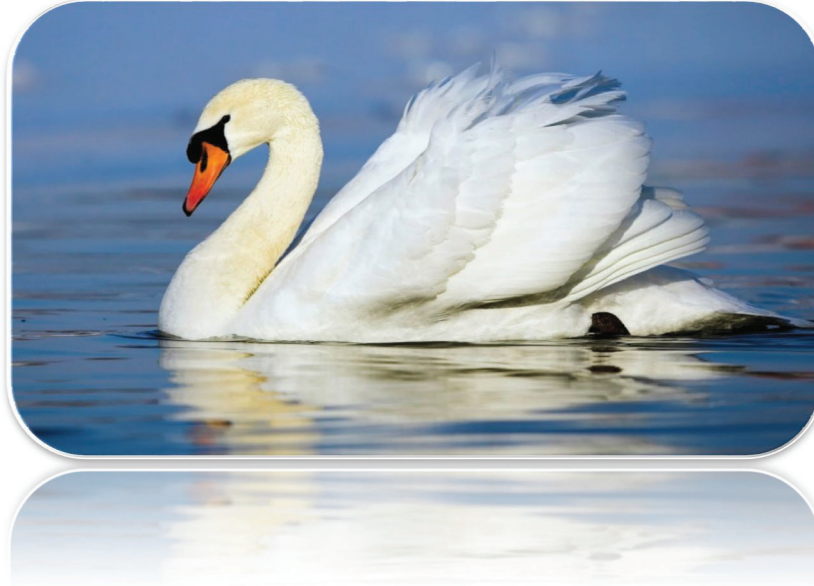


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds					General Long Term Debt	General Fixed Assets	
		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	\$ 1,014,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014,241
Debt Service Fund													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,150	85,090	459,173	268,961	-	-	-	-	-	-	-	1,289,373
Revenue Account	-	522,401	89,134	442,269	-	-	-	-	-	-	-	-	1,053,803
Capitalized Interest	-	-	1,187	231	205,967	-	-	-	-	-	-	-	207,386
Prepayment Account	-	3,168	-	-	-	-	-	-	-	-	-	-	3,168
Construction Account	-	-	-	-	-	397	9	-	-	-	-	-	407
Cost of Issuance Account	-	-	-	-	-	-	-	-	1,572	-	-	-	1,572
Due from Other Funds													
General Fund	-	1,612	296	1,556	-	-	-	-	-	-	-	-	3,464
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	36,971	-	-	-	-	-	-	-	-	-	-	-	36,971
Other Assets - Current													
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	-	-	-	-	-	-	-	-	-	-	2,082,265	-	2,082,265
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	36,457,735	-	36,457,735
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	13,954,303	13,954,303
Total Assets	\$ 1,051,598	\$ 1,003,330	\$ 175,707	\$ 903,228	\$ 474,928	\$ 397	\$ 19,756	\$ 61,353	\$ 1,572	\$ -	\$ 38,540,000	\$ 13,954,303	\$ 56,186,172
Liabilities													
Accounts Payable & Payroll Liabilities													
Due to Developer	6,480	-	-	-	-	-	-	-	-	1,293,146	-	-	1,299,626
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	36,971	-	-	36,971
Debt Service Fund(s)	3,464	-	-	-	-	-	-	-	-	-	-	-	3,464
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	-	-	-	-	-	-	-	-	-	15,035,000	-	-	15,035,000
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 Paybl	-	-	-	-	-	54,012	-	-	-	-	-	-	54,012
Total Liabilities	\$ 9,943	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ 36,971	\$ 38,540,000	\$ -	\$ 39,934,072
Fund Equity and Other Credits													
Investment in General Fixed Assets													
Fund Balance	-	-	-	-	-	-	-	-	-	-	-	13,954,303	13,954,303
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	-	75,437	18,267	56,202	474,928	15	-	(21,883)	(1,291,574)	(36,971)	-	-	(725,579)
Unassigned													
Beginning: October 1, 2023 (Unaudited)	1	-	-	-	-	-	-	-	-	-	-	-	1
Results from Current Operations	1,041,654	-	-	-	-	-	-	-	-	-	-	-	1,041,654
Total Fund Equity and Other Credits	\$ 1,041,655	\$ 1,003,330	\$ 175,707	\$ 903,228	\$ 474,928	\$ (53,614)	\$ 19,756	\$ 61,353	\$ (1,291,574)	\$ (36,971)	\$ -	\$ 13,954,303	\$ 16,252,100
Total Liabilities, Fund Equity and Other Credits	\$ 1,051,598	\$ 1,003,330	\$ 175,707	\$ 903,228	\$ 474,928	\$ 397	\$ 19,756	\$ 61,353	\$ 1,572	\$ -	\$ 38,540,000	\$ 13,954,303	\$ 56,186,172

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	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	11,516	2,773	1,699,966	1,774,106	96%
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	-	-	-	-	-	-	-	-	-	-	162,626	N/A
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	-	250,000	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	\$ 11,516	\$ 2,773	\$ 2,112,592	\$ 2,024,106	104%
Expenditures and Other Uses												
Executive												
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	33,750	45,000	75%
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	2,250	2,250	20,250	27,000	75%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	19,125	25,500	75%
Arbitrage Rebate Services	-	-	-	-	500	500	500	-	-	1,500	500	300%
Other Contractual Services												
Legal Advertising	-	-	-	-	-	-	-	-	159	159	2,000	8%
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	-	3	13	200	7%
Computer Services - Website Development												
Computer Services - Website Development	-	-	-	-	-	300	-	-	-	300	2,000	15%
Insurance												
Insurance	68,694	-	-	-	-	-	-	-	-	68,694	10,000	687%
Printing & Binding												
Printing & Binding	-	-	-	-	-	-	-	-	-	-	600	0%
Subscription & Memberships												
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Rentals												
Rentals	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services												
Legal - General Counsel	-	-	4,351	-	1,382	-	-	-	1,448	7,181	7,500	96%
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	-	5,963	21,554	7,500	287%
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 June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT												
Re-Use System												
Utility Services												
Re-Use Water (Sarasota County)	968	2,856	4,072	-	3,046	1,486	3,466	-	8,614	24,508	23,400	105%
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	2,333	2,333	18,667	28,000	67%
Repairs and Maintenance												
Aquatic Weed Control	-	-	12,999	4,333	4,333	5,333	4,333	3,466	-	34,797	54,000	64%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	867	866	1,733	12,800	14%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	3,467	3,467	18,000	19%
Detention Area Maintenance	-	-	-	-	925	-	-	925	-	1,850	4,200	44%
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	-	-	-	-	-	-	-	-	4,875	4,875	15,000	33%
Wetland Maintenance	-	-	15,675	-	-	14,750	-	-	-	30,425	70,500	43%
Enhancement Area Maintenance	-	10,675	-	10,675	-	8,500	1,875	8,500	-	40,225	55,000	73%
Preserve Maintenance	-	-	-	-	-	-	-	-	14,750	14,750	-	N/A
Creation Area Maintenance	-	-	-	-	-	-	4,788	1,075	-	5,863	4,000	147%
Green Way Maintenance	-	-	-	-	-	2,175	4,788	1,100	-	8,063	20,000	40%
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	1,042	1,042	8,333	12,500	67%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	-	-	3,000	0%
Utility Services												
Electric - Street Lights	751	738	776	844	860	733	696	612	554	6,563	12,600	52%
Irrigation Water	-	-	-	-	-	-	-	-	-	-	16,140	0%
Repairs and Maintenance												
Landscape Maintenance												
Periodic Maintenance	-	54,829	-	13,867	55,219	-	22,899	4,796	68,696	220,306	290,000	76%
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	-	-	-	40,582	46,114	24,000	192%
Mulch Installation	-	-	18,495	5,983	-	-	-	-	11,005	35,483	44,000	81%
Annuals	-	-	1,523	3,098	1,523	9,270	-	-	5,765	21,178	19,000	111%
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 June 30, 2024

Description	October	November	December	January	February	March	April	May	June	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	-	24,628	73,884	99,000	75%
Community Park												
Professional Services												
Asset Management	-	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	10,333	15,500	67%
Park Staffing	-	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
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	-	8,100	33,390	33,000	101%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Floritam Grass Areas	-	4,302	-	4,776	14,802	-	4,776	-	14,329	42,986	42,000	102%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	N/A
Bermuda Grass Area												
Mowing Area	-	-	-	3,150	12,600	-	3,150	-	9,450	28,350	75,600	38%
Agronomic Scope	-	-	-	3,520	14,080	-	3,520	-	10,560	31,680	42,240	75%
Aeration/Ventcutting	-	-	-	-	-	-	-	-	-	-	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	-	5,251	15,754	9,000	175%
Bed Maintenance Services	-	-	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	15,264	15,264	8,000	191%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	365	-	-	-	-	-	-	365	14,000	3%
Irrigation System - Wet Checks	-	-	-	500	2,000	-	500	-	1,500	4,500	11,400	39%
Snack Shack												
Utility Services												
Electric	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water and Sewer	-	201	162	143	141	135	146	173	158	1,259	7,000	18%
Building Maintenance	-	-	-	-	-	-	-	-	200	200	2,000	10%
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	-	1,005	1,105	2,800	39%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	-	-	7,400	0%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	15,795	15,795	66,588	24%
Reserves												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	250,000	N/A
Other Financing Uses												
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	132,418	N/A
Sub-Total:	83,959	126,851	85,686	96,951	183,803	68,069	95,767	37,639	292,212	1,070,938	2,024,106	53%
Total Expenditures and Other Uses:	\$ 83,959	\$ 126,851	\$ 85,686	\$ 96,951	\$ 183,803	\$ 68,069	\$ 95,767	\$ 37,639	\$ 292,212	\$ 1,070,938	\$ 2,024,106	53%
Net Increase/ (Decrease) in Fund Balance	78,667	480,008	270,916	921	646,509	(58,478)	(61,328)	(26,123)	(289,439)	1,041,654	-	
Fund Balance - Beginning	1	78,668	558,677	829,593	830,514	1,477,023	1,418,545	1,357,217	1,331,094	1	-	
Fund Balance - Ending	\$ 78,668	\$ 558,677	\$ 829,593	\$ 830,514	\$ 1,477,023	\$ 1,418,545	\$ 1,357,217	\$ 1,331,094	\$ 1,041,655	\$ 1,041,655	\$ -	

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

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	2,097	2,167	2,082	2,140	2,120	1,984	2,121	2,052	2,121	18,884	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,968	2,067	684	1,472	2,282	2,605	4,094	4,878	2,248	22,299	-	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	6,696	1,612	988,397	1,021,209	97%
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	\$ 13,627	\$ 5,980	\$ 1,057,047	\$ 1,021,209	104%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2019	-	-	-	-	-	-	-	345,000	-	345,000	345,000	100%
Principal Debt Service - Early Redemptions												
Series 2019	-	-	-	-	-	-	-	25,000	-	25,000	-	N/A
Interest Expense												
Series 2019	-	305,805	-	-	-	-	-	305,805	-	611,610	611,610	100%
Operating Transfers Out (To Other Funds)												
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	66,812	0%
Total Expenditures and Other Uses:	\$ -	\$ 305,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,805	\$ -	\$ 981,610	\$ 1,023,422	96%
Net Increase/ (Decrease) in Fund Balance	4,065	(94,085)	210,102	60,517	487,164	37,633	26,239	(662,178)	5,980	75,437	(2,213)	
Fund Balance - Beginning	927,893	931,958	837,873	1,047,975	1,108,492	1,595,656	1,633,289	1,659,528	997,350	927,893	-	
Fund Balance - Ending	\$ 931,958	\$ 837,873	\$ 1,047,975	\$ 1,108,492	\$ 1,595,656	\$ 1,633,289	\$ 1,659,528	\$ 997,350	\$ 1,003,330	\$ 1,003,330	\$ (2,213)	

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

Description	October	November	December	January	February	March	April	May	June	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	366	378	3,370	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	1	1	-	2	-	N/A
Capitalized Interest Account	318	332	22	25	26	27	30	31	4	814	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	38,046	38,018	10,434	88,522	1,023	3,672	1,228	296	181,238	183,003	99%
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	\$ 4,082	\$ 1,626	\$ 678	\$ 185,424	\$ 251,582	74%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2022-1	-	-	-	-	-	-	-	30,000	-	30,000	30,000	100%
Principal Debt Service - Early Redemptions												
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2022-1	-	68,579	-	-	-	-	-	68,579	-	137,158	137,158	100%
Operating Transfers Out (To Other Funds)												
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	8,078	0%
Total Expenditures and Other Uses:	\$ -	\$ 68,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,579	\$ -	\$ 167,158	\$ 175,236	95%
Net Increase/ (Decrease) in Fund Balance	692	(29,815)	38,412	10,841	88,927	1,403	4,082	(96,953)	678	18,267	76,346	
Fund Balance - Beginning	157,440	158,132	128,317	166,730	177,571	266,497	267,900	271,982	175,029	157,440	-	
Fund Balance - Ending	\$ 158,132	\$ 128,317	\$ 166,730	\$ 177,571	\$ 266,497	\$ 267,900	\$ 271,982	\$ 175,029	\$ 175,707	\$ 175,707	\$ 76,346	

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

Description	October	November	December	January	February	March	April	May	June	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	1,976	2,042	18,184	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	1	1	2	3	4	2	13	-	N/A
Capitalized Interest Account	1,703	1,778	112	116	116	109	117	113	1	4,165	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	200,262	200,118	54,924	465,954	5,382	19,326	6,463	1,556	953,985	987,516	97%
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	\$ 8,556	\$ 3,601	\$ 976,347	\$ 1,355,089	72%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2022-2	-	-	-	-	-	-	-	185,000	-	185,000	185,000	100%
Principal Debt Service - Early Redemptions												
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2022-2	-	367,573	-	-	-	-	-	367,573	-	735,145	735,145	100%
Operating Transfers Out (To Other Funds)												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	65,832	0%
Total Expenditures and Other Uses:	\$ -	\$ 367,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552,573	\$ -	\$ 920,145	\$ 985,977	93%
Net Increase/ (Decrease) in Fund Balance	3,722	(163,445)	202,235	57,101	468,113	7,403	21,489	(544,016)	3,601	56,202	369,112	
Fund Balance - Beginning	847,026	850,749	687,303	889,538	946,639	1,414,752	1,422,155	1,443,643	899,627	847,026	-	
Fund Balance - Ending	\$ 850,749	\$ 687,303	\$ 889,538	\$ 946,639	\$ 1,414,752	\$ 1,422,155	\$ 1,443,643	\$ 899,627	\$ 903,228	\$ 903,228	\$ 369,112	

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

Description	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	-	849	849	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	-	645	645	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds	473,434	-	473,434	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 473,434	\$ 1,494	\$ 474,928	\$ -	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	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Other Fees and Charges					
Discounts for Early Payment	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	473,434	1,494	474,928	-	
Fund Balance - Beginning	-	473,434	-	-	
Fund Balance - Ending	\$ 473,434	\$ 474,928	\$ 474,928	\$ -	

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 June 30, 2024

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	2	2	2	2	2	2	2	2	2	15	-	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	\$ 2	\$ 2	\$ 15	\$ -	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	\$ 2	\$ 2	\$ 15	\$ -	
Fund Balance - Beginning	\$ (53,630)	\$ (53,628)	\$ 703,572	\$ 703,573	\$ 703,575	\$ 703,577	\$ 703,578	\$ 703,580	\$ 703,582	\$ (53,630)	\$ -	
Fund Balance - Ending	\$ (53,628)	\$ (53,626)	\$ 703,573	\$ 703,575	\$ 703,577	\$ 703,578	\$ 703,580	\$ 703,582	\$ 703,583	\$ (53,614)	\$ -	

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

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	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
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	\$ 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	\$ 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, 2024

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	96	100	96	99	99	93	100	97	-	781	-	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	\$ 97	\$ -	\$ 781	\$ -	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	-	-	-	-	-	-	-	22,664	-	22,664	-	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,664	\$ -	\$ 22,664	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 96	\$ 100	\$ 96	\$ 99	\$ 99	\$ 93	\$ 100	\$ (22,567)	\$ -	\$ (21,883)	\$ -	
Fund Balance - Beginning	\$ 83,236	\$ 83,332	\$ -	\$ 96	\$ 196	\$ 295	\$ 388	\$ 488	\$ (22,079)	\$ 83,236	\$ -	
Fund Balance - Ending	\$ 83,332	\$ 83,432	\$ 96	\$ 196	\$ 295	\$ 388	\$ 488	\$ (22,079)	\$ (22,079)	\$ 61,353	\$ -	

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

Description	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	-	10	10	-	N/A
Debt Proceeds	7,231,566	-	7,231,566	-	N/A
Developer Contributions	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,231,566	\$ 10	\$ 7,231,576	\$ -	N/A
Expenditures and Other Uses					
Executive					
Professional Management	50,000	-	50,000	-	N/A
Other General Government Services					
Engineering Services	20,000	-	20,000	-	N/A
Other Contractual Services					
Trustee Services	6,075	-	6,075	-	N/A
Printing & Binding	2,250	-	2,250	-	N/A
Capital Outlay					
Water-Sewer Combination	2,409,772	-	2,409,772	-	N/A
Stormwater Management	5,721,369	-	5,721,369	-	N/A
Landscaping	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	N/A
Cost of Issuance					
Legal - Series 2024 Bonds	159,585	-	159,585	-	N/A
Underwriter's Discount	154,100	-	154,100	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,523,151	\$ -	\$ 8,523,151	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,291,585)	\$ 10	\$ (1,291,574)	\$ -	
Fund Balance - Beginning	\$ -	\$ (1,291,585)	\$ -	\$ -	
Fund Balance - Ending	\$ (1,291,585)	\$ (1,291,574)	\$ (1,291,574)	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Developer Contributions												
TM - Lorraine Rd Widening	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 160,000	\$ -	\$ 163,129	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 160,000	\$ -	\$ 163,129	\$ -	N/A
Expenditures and Other Uses												
Professional Services												
Legal - Lorraine Rd Widening	786	-	1,513	-	-	-	-	160,000	34,628	196,927	-	N/A
Legal - General Counsel	-	-	-	-	-	-	-	1,825	518	2,343	-	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	\$ -	\$ -	\$ -	\$ -	\$ 161,825	\$ 35,146	\$ 200,099	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (786)	\$ (830)	\$ (1,513)	\$ -	\$ -	\$ -	\$ 3,129	\$ (1,825)	\$ (35,146)	\$ (36,971)	\$ -	-
Fund Balance - Beginning	\$ -	\$ (786)	\$ -	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ 1,616	\$ (209)	\$ -	\$ -	-
Fund Balance - Ending	\$ (786)	\$ (1,616)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ 1,616	\$ (209)	\$ (35,355)	\$ (36,971)	\$ -	-