

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2023

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 July 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	Lorraine Road		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 10,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,668
Debt Service Fund										
Interest Account		-	-	-						-
Sinking Account		-	-	-						-
Reserve Account		476,850	85,090	459,173						1,021,113
Revenue Account		438,586	-	-						438,586
Capitalized Interest		-	71,099	381,121						452,219
Prepayment Account										-
Construction Account					379	9	21,765			22,153
Cost of Issuance Account					-					-
Due from Other Funds										
General Fund	-	40	-	-	-	-	-	-	-	40
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
	-	-	-	-	-	-	-	-	-	-
Other Assets - Current										
	138,810	-	-	-	-	-	-	-	-	138,810
Other Assets - Non-Current										
	387	-	-	-	-	-	-	-	-	387
Prepaid Expenses										
	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable										
	-	-	-	-	-	-	-	-	1,911,958	1,911,958
Amount Available in Debt Service Funds										
	-	-	-	-	-	-	-	-	14,183,042	14,183,042
Amount to be Provided by Debt Service Funds										
	-	-	-	-	-	-	-	-	14,183,042	14,183,042
Total Assets	\$ 149,865	\$ 915,476	\$ 156,189	\$ 840,293	\$ 379	\$ 9	\$ 21,765	\$ -	\$ 16,095,000	\$ 18,178,976

**LT Ranch Community Development District
Balance Sheet
for the Period Ending July 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	Lorraine Road		
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)	40									40
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	<u>\$ 332,113</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 361,768</u>	<u>\$ (19,747)</u>	<u>\$ (61,353)</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 16,707,780</u>
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	-	66,893	156,189	840,293	5	19,756	83,118	-	-	1,166,254
Unassigned										
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	(6,630)	-	-	-	-	-	-	-	-	(6,630)
Total Fund Equity and Other Credits	<u>\$ (182,248)</u>	<u>\$ 915,476</u>	<u>\$ 156,189</u>	<u>\$ 840,293</u>	<u>\$ (361,389)</u>	<u>\$ 19,756</u>	<u>\$ 83,118</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,471,195</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 149,865</u>	<u>\$ 915,476</u>	<u>\$ 156,189</u>	<u>\$ 840,293</u>	<u>\$ 379</u>	<u>\$ 9</u>	<u>\$ 21,765</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 18,178,976</u>

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

Description	October	November	December	January	February	March	April	May	June	July	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	28	\$714,336	674,995	106%
Special Assessments - Off-Roll	-	-	-	138,810	-	-	-	120,860	-	-	\$259,670	-	N/A
Contributions Private Sources													
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	\$120,000	-	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	\$ 120,028	\$1,094,006	\$ 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	3,417	\$34,167	41,000	83%
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	1,417	\$14,167	17,000	83%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$14,167	17,000	83%
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	18	\$49	200	25%
Computer Services - Website Development													
	-	-	-	-	-	-	-	-	-	-	\$ 0	2,000	0%
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													
Legal - General Counsel	-	-	-	17,013	-	-	-	7,334	-	883	\$25,230	7,500	336%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	(125)	-\$125	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	-	-	(709)	-\$584	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	-	-	-	\$709	-	N/A
Other General Government Services													
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	-	3,000	\$25,261	7,500	337%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	-	-	(3,000)	\$0	-	N/A
TM - Lorraine Rd Widening										120,000	\$120,000	-	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	25,455	\$101,505	15,500	655%
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													N/A
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													
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	625	\$7,669	11,200	68%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	-	1,410	\$11,770	10,200	115%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance													
Landscape Maintenance													
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	175	38,410	\$231,341	176,800	131%
Frost Damage	-	-	-	-	-	-	-	1,874	-	-	\$1,874	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	-	-	-	-	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	-	-	-	3,050	\$6,927	11,000	63%
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
Skye Ranch Rd, Lattimer, Luna Ln Maitenance													
Periodic Maitenance	-	-	-	-	-	-	-	-	-	32,837	\$32,837		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%
Floratam Grass Areas	-	-	-	-	-	-	3,902	3,902	-	7,803	\$15,607	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	\$0	1,600	0%
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

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Playground													
Miscellaneous Repairs	-	-	-	-	-	250	-	-	-	-	\$250	2,500	10%
Dog Park													
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	10,745	\$10,745	1,000	1074%
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	246,652	\$1,100,636	674,995	163%
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$ 181,844	\$ 37,252	\$ 246,652	\$1,100,636	\$ 674,995	163%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	(60,113)	(34,353)	(126,624)	-\$6,630	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(21,271)	(55,624)	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$ (21,271)	\$ (55,624)	\$ (182,248)	-\$182,248	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	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	1,489	6,573	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	1,344	7,116	-	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	40	1,009,863	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	\$ 2,874	\$ 1,023,553	\$ 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	2,874	66,893	(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	912,602	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	\$ 915,476	\$ 915,476	\$ (2,263)	

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

Description	December	January	February	March	April	May	June	July	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	266	1,172	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	220	1,348	-	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	\$ 486	\$ 208,004	\$ -	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	486	156,189	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	155,702	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 156,189	\$ 156,189	\$ -	

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

Description	December	January	February	March	April	May	June	July	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	1,434	6,323	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	1,973	1,181	1,182	7,225	-	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	\$ 2,616	\$ 1,118,015	\$ -	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)											
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	2,616	840,293	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	837,677	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 837,677	\$ 840,293	\$ 840,293	\$ -	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	0	1	1	1	1	1	5	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding													
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													
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	\$ 1	\$ 5	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ (361,389)	\$ -	

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

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

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

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	2	0	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	\$ 0	\$ 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	\$ 0	\$ 83,118	\$ -	-
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ -	\$ -	-
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 83,118	\$ -	-