

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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 August 31, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2019	Debt Service Funds			Capital Project Funds				
			Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2			
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 165,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,953
Debt Service Fund										
Interest Account		-	-	-						-
Sinking Account		-	-	-						-
Reserve Account		476,850	85,090	459,173						1,021,113
Revenue Account		441,774	-	-						441,774
Capitalized Interest		-	71,638	384,023						455,661
Prepayment Account										-
Construction Account					380	9	21,784			22,173
Cost of Issuance Account										-
Due from Other Funds										
General Fund	-		-	-	-	-	-			-
Debt Service Fund(s)	-	-	-	-	-	-	-			-
Accounts Receivable										
	-	-	-	-	-	-	-			-
Other Assets - Current										
	-	-	-	-	-	-	-			-
Other Assets - Non-Current										
	387	-	-	-	-	-	-			387
Prepaid Expenses										
	-	-	-	-	-	-	-			-
Unamortized Prem/Discount on Bonds Payable										
	-	-	-	-	-	-	-		1,918,547	1,918,547
Amount Available in Debt Service Funds										
	-	-	-	-	-	-	-		14,176,453	14,176,453
Amount to be Provided by Debt Service Funds										
	-	-	-	-	-	-	-		14,176,453	14,176,453
Total Assets	\$ 166,340	\$ 918,624	\$ 156,728	\$ 843,195	\$ 380	\$ 9	\$ 21,784	\$ -	\$ 16,095,000	\$ 18,202,060

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 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	\$ 744,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744,233
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	<u>\$ 744,233</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>\$ 17,119,900</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	-	70,041	156,728	843,195	6	19,756	83,137	-	-	1,172,864
Unassigned										
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	(402,275)	-	-	-	-	-	-	-	-	(402,275)
Total Fund Equity and Other Credits	<u>\$ (577,893)</u>	<u>\$ 918,624</u>	<u>\$ 156,728</u>	<u>\$ 843,195</u>	<u>\$ (361,387)</u>	<u>\$ 19,756</u>	<u>\$ 83,137</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,082,160</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 166,340</u>	<u>\$ 918,624</u>	<u>\$ 156,728</u>	<u>\$ 843,195</u>	<u>\$ 380</u>	<u>\$ 9</u>	<u>\$ 21,784</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 18,202,060</u>

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	-	(120,860)	\$ 138,810	-	N/A
Contributions Private Sources														
TM - Lorraine Rd Widening										120,000		\$ 120,000	-	N/A
Note Proceeds														
											(138,810)	-\$ 138,810	-	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	\$ (259,670)	\$ 834,336	\$ 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	3,417	\$ 37,583	41,000	92%
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	1,417	\$ 15,583	17,000	92%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$ 15,583	17,000	92%
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	-	-	94	\$ 320	250	128%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	10	-	-	-	21	18	28	\$ 77	200	38%
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
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	-	-	(709)	-	-\$ 584	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	-	-	-	-	\$ 709	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other General Government Services														
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	-	3,000	2,914	\$28,175	7,500	376%
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	-	3,167	\$15,833	19,000	83%
Repairs and Maintenance														
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	25,330	25,455	3,975	\$105,480	15,500	681%
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	-	-	-	-	-	-	2,125	\$11,575	37,800	31%
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	-	1,667	\$8,333	10,000	83%
Utility Services														
Electric - Street Lights	260	340	624	723	645	2,518	679	642	612	625	2,555	\$10,225	11,200	91%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	-	1,410	1,094	\$12,864	10,200	126%
Repairs and Maintenance														
Landscape Maintenance														
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	175	38,410	75,150	\$306,491	176,800	173%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	9,580	\$9,580	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	-	-	3,513	\$5,983	6,000	100%
Roadway Lighting	-	-	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	-	585	-	-	2,156	\$4,661	6,800	69%
Irrigation System - Line Distrib	-	-	-	-	-	455	-	-	-	-	580	\$1,035	4,000	26%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	225	\$225	-	N/A
Re-Use System - Other	-	-	-	-	-	-	-	-	-	-	1,133	\$1,133	-	N/A
Contingencies	-	2,500	2,500	2,500	-	-	-	-	-	-	2,500	\$10,000	15,080	66%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	500	-	-	-	-	\$500	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maintenance														
Periodic Maintenance	-	-	-	-	-	-	-	-	-	32,837	-	\$32,837	-	N/A
Community Park														
Professional Services														
Asset Management	-	-	1,000	500	-	1,000	-	1,000	500	-	1,000	\$5,000	6,000	83%
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance														
Janitorial	-	-	-	-	-	-	-	-	-	-	7,000	\$7,000	-	N/A
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	3,902	-	7,803	3,902	\$19,508	-	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
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Playground														

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Miscellaneous Repairs	-	-	-	-	-	250	-	-	-	-	573	\$823	2,500	33%
Dog Park														
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	10,745	-	\$10,745	1,000	1074%
Outdoor Sport Courts														
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	2,700	\$2,700	2,000	135%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	-	-	2,097	\$2,097	-	N/A
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	135,975	\$1,236,611	674,995	183%
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	\$ 135,975	\$1,236,611	\$ 674,995	183%
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)	(395,645)	-\$402,275	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(21,271)	(55,624)	(182,248)	(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)	\$ (577,893)	-\$577,893	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,647	8,221	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	1,344	1,501	8,617	-	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	\$ 3,148	\$ 1,026,701	\$ 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	3,148	70,041	(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	915,476	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	\$ 918,624	\$ 918,624	\$ (2,263)	

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

Description	December	January	February	March	April	May	June	July	August	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	294	1,466	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	220	245	1,593	-	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	\$ 539	\$ 208,543	\$ -	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)												
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	539	156,728	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	155,702	156,189	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 156,189	\$ 156,728	\$ 156,728	\$ -	

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

Description	December	January	February	March	April	May	June	July	August	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	1,586	7,909	-	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	1,316	8,541	-	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	\$ 2,902	\$ 1,120,917	\$ -	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	2,902	843,195	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	837,677	840,293	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 837,677	\$ 840,293	\$ 843,195	\$ 843,195	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1	6	\$ -	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	\$ 1	\$ 6	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding														
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
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														
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	\$ 1	\$ 6	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ (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	\$ 703,578	\$ (361,387)	\$ -	

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

Description	December	January	February	March	April	May	June	July	August	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	-	-	-	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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 0	\$ 19,756	\$ -	
Fund Balance - Beginning	\$ -	\$ 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	\$ -	

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

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	-	2	0	19	21	\$ -	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	\$ 19	\$ 13,353,828	\$ -	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	\$ 19	\$ 83,137	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ -	\$ -	
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ 83,137	\$ -	