

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2023

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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***The September 30, 2023 Financial Statements are
Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2023**

	Governmental Funds								Account Groups	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	\$ 57,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,250
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	1,021,113
Revenue Account	-	451,043	-	-	-	-	-	-	-	451,043
Capitalized Interest	-	-	72,350	387,854	-	-	-	-	-	460,204
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	-	382	9	21,883	-	-	22,274
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	-	-	-	-	-	19,747	61,353	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	1,932,359	1,932,359
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	29,487,641	29,487,641
Total Assets	\$ 57,637	\$ 927,893	\$ 157,440	\$ 847,026	\$ 382	\$ 19,756	\$ 83,236	\$ -	\$ 31,420,000	\$ 33,513,370

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 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	Lorraine Road		
Liabilities										
Accounts Payable & Payroll Liabilities	\$ 51,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,156
Due to Developer	6,480	-	-	-	307,756	-	-	-	-	314,236
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion	-	-	-	-	-	-	-	-	-	-
Series 2019	-	-	-	-	-	-	-	-	-	-
Series 2022-1	-	-	-	-	-	-	-	-	-	-
Series 2022-2	-	-	-	-	-	-	-	-	-	-
Long Term										
Series 2019	-	-	-	-	-	-	-	-	\$15,760,000	15,760,000
Series 2022-1	-	-	-	-	-	-	-	-	\$2,380,000	2,380,000
Series 2022-2	-	-	-	-	-	-	-	-	\$13,280,000	13,280,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	\$54,012	-	-	-	-	54,012
Total Liabilities	\$ 57,636	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ -	\$ 31,420,000	\$ 31,839,404
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	-	79,310	157,440	847,026	8	19,756	83,236	-	-	1,186,776
Unassigned										
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	175,619	-	-	-	-	-	-	-	-	175,619
Total Fund Equity and Other Credits	\$ 1	\$ 927,893	\$ 157,440	\$ 847,026	\$ (361,386)	\$ 19,756	\$ 83,236	\$ -	\$ -	\$ 1,673,966
Total Liabilities, Fund Equity and Other Credits	\$ 57,637	\$ 927,893	\$ 157,440	\$ 847,026	\$ 382	\$ 19,756	\$ 83,236	\$ -	\$ 31,420,000	\$ 33,513,370

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	-	3,604	\$717,940	674,995	106%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	120,860	-	-	(120,860)	-	\$0	-	N/A
Contributions Private Sources															
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	-	(120,000)	\$0	-	N/A
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	737,753	\$737,753	-	N/A
Note Proceeds	-	-	-	138,810	-	-	-	-	-	-	(138,810)	-	\$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	\$ (259,670)	\$ 621,357	\$1,455,693	\$ 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	3,417	\$41,000	41,000	100%
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	1,417	\$17,000	17,000	100%
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	1,417	\$17,000	17,000	100%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	-	\$500	500	100%
Other Contractual Services															
Legal Advertising	-	575	-	-	-	459	190	-	190	-	-	2,582	\$3,995	2,000	200%
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	54	\$374	250	150%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	10	-	-	-	21	18	28	-	\$77	200	38%
Computer Services - Website Development															
Insurance	-	5,842	-	-	-	2,579	-	-	-	-	-	-	\$8,421	6,000	140%
Printing & Binding	-	-	-	-	-	-	-	-	1,368	-	-	232	\$1,600	600	267%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	\$175	175	100%
Rentals	-	-	-	-	-	-	-	-	-	-	-	492	\$492	-	N/A
Legal Services															
Legal - General Counsel	-	-	-	17,013	-	-	-	7,334	-	883	-	10,297	\$35,526	7,500	474%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	-	-	(125)	-	-	\$0	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	-	-	(709)	-	-	\$0	-	N/A
Other General Government Services															

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	-	3,000	2,914	22,720	\$50,895	7,500	679%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	-	-	(3,000)	-	-	\$0	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	-	(120,000)	\$0	-	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	3,166	\$18,999	19,000	100%
Repairs and Maintenance															
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	25,330	25,455	3,975	12,625	\$118,105	15,500	762%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	-	-	-	-	18,400	\$21,000	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	-	-	-	-	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	13,225	\$13,225	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	-	-	-	-	-	\$39,700	22,500	176%
Preserve Services															N/A
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	1,667	\$10,000	10,000	100%
Utility Services															
Electric - Street Lights	260	340	624	723	645	2,518	679	642	612	625	2,555	691	\$10,915	11,200	97%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	-	1,410	1,094	3,395	\$16,259	10,200	159%
Repairs and Maintenance															
Landscape Maintenance															
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	175	38,410	66,940	27,415	\$325,696	176,800	184%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	9,580	-	\$9,580	-	N/A
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	-	-	-	11,145	\$44,571	21,000	212%

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
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	910	\$1,945	4,000	49%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	1,358	620	\$1,978	-	N/A
Re-Use System - Other	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	2,500	2,500	2,500	-	-	500	-	-	-	2,500	6,875	\$17,375	15,080	115%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maitenance															
Periodic Maitenance	-	-	-	-	-	-	-	-	-	32,837	8,209	9,538	\$50,585	-	N/A
Community Park															
Professional Services															
Asset Management	-	-	1,000	500	-	1,000	-	1,000	500	-	1,000	1,000	\$6,000	6,000	100%
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	3,902	\$23,410	-	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															
Miscellaneous Repairs	-	-	-	-	-	250	-	-	-	-	573	5,265	\$6,088	2,500	244%
Dog Park															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	10,745	-	-	\$10,745	1,000	1074%
Outdoor Sport Courts															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	4,797	-	\$4,797	2,000	240%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	400	\$400	-	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	43,463	\$1,280,074	674,995	190%
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	\$ 43,463	\$1,280,074	\$ 674,995	190%
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)	577,894	\$175,619	-	
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)	(577,893)	(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)	\$ 1	\$1	\$	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	2,167	10,388	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	1,344	1,501	2,007	10,624	-	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	-	5,095	1,014,959	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	\$ 9,269	\$ 1,035,970	\$ 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	9,269	79,310	(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	918,624	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	\$ 927,893	\$ 927,893	\$ (2,263)	

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

Description	December	January	February	March	April	May	June	July	August	September	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	387	1,852	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	220	245	325	1,919	-	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	\$ 712	\$ 209,255	\$ -	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	539	712	157,440	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	155,702	156,189	156,728	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 156,189	\$ 156,728	\$ 157,440	\$ 157,440	\$ -	

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

Description	December	January	February	March	April	May	June	July	August	September	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	2,086	9,996	-	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	1,745	10,285	-	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	\$ 3,831	\$ 1,124,748	\$ -	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	2,616	2,902	3,831	847,026	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	837,677	840,293	843,195	-	-	
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	\$ 847,026	\$ 847,026	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	2	8	\$ -	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	\$ 1	\$ 1	\$ 2	\$ 8	\$ -	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	\$ 1	\$ 1	\$ 2	\$ 8	\$ -	
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	\$ 703,578	\$ (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	\$ 703,580	\$ (361,386)	\$ -	

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

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	0	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	\$ 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	\$ 0	\$ 19,756	\$ -	-
Fund Balance - Beginning	\$ -	\$ 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 September 30, 2023

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	2	0	19	99	120	\$ -	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	\$ 99	\$ 13,353,927	\$ -	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	\$ 99	\$ 83,236	\$ -	-
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ -	\$ -	-
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ 728,530	\$ 83,236	\$ -	-

**LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023**

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Developer Contributions	-	-	-	-	\$ -	N/A
TM - Lorraine Rd Widening	-	-	240,000	240,000	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ -	N/A
Expenditures and Other Uses						
Capital Outlay	-	-	-	-	\$ -	N/A
Engineering	-	-	240,000	240,000	\$ -	N/A
Construction in Progress	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	-