

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

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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***The September 30, 2024 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 December 31, 2023**

	Governmental Funds								Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				General Long Term Debt		
	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	\$ 1,278,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278,030
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	-	1,021,113
Revenue Account	-	363,788	38,046	204,353	-	-	-	-	-	-	606,188
Capitalized Interest	-	-	5,576	25,894	-	-	-	-	-	-	31,470
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	-	387	9	22,175	-	-	-	22,571
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	207,336	38,018	200,118	-	-	-	-	-	-	445,473
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	2,299	-	-	-	-	-	-	-	-	-	2,299
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										2,104,243	2,104,243
Amount to be Provided by Debt Service Funds										29,315,757	29,315,757
Total Assets	\$ 1,280,716	\$ 1,047,975	\$ 166,730	\$ 889,538	\$ 387	\$ 19,756	\$ 83,528	\$ -	\$ -	\$ 31,420,000	\$ 34,908,630
Liabilities											
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	6,480	-	-	-	307,756	-	-	-	-	-	314,236
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	2,299	-	-	2,299
Debt Service Fund(s)	445,473	-	-	-	-	-	-	-	-	-	445,473
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	\$ 451,953	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ 2,299	\$ 31,420,000	\$ -	\$ 32,236,019
Fund Equity and Other Credits											
Investment in General Fixed Assets											
Fund Balance											
Restricted											
Beginning: October 1, 2023 (Unaudited)	-	927,893	157,440	847,026	(361,386)	19,756	83,236	-	-	-	1,673,965
Results from Current Operations	-	120,082	9,290	42,512	5	0	292	(2,299)	-	-	169,882
Unassigned											
Beginning: October 1, 2023 (Unaudited)	1	-	-	-	-	-	-	-	-	-	1
Results from Current Operations	828,762	-	-	-	-	-	-	-	-	-	828,762
Total Fund Equity and Other Credits	\$ 828,763	\$ 1,047,975	\$ 166,730	\$ 889,538	\$ (361,381)	\$ 19,756	\$ 83,528	\$ (2,299)	\$ -	\$ -	\$ 2,672,611
Total Liabilities, Fund Equity and Other Credits	\$ 1,280,716	\$ 1,047,975	\$ 166,730	\$ 889,538	\$ 387	\$ 19,756	\$ 83,528	\$ -	\$ 31,420,000	\$ -	\$ 34,908,630

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$0	\$ (162,626)	0%
Interest						
Interest - General Checking	-	-	-	\$0	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	356,860	356,603	\$713,462	1,774,106	40%
Special Assessments - Off-Roll	-	-	-	\$0	-	N/A
Contributions Private Sources						
TM - Lorraine Rd Widening	-	-	-	\$0	-	N/A
Taylor Morrison	162,626	250,000	-	\$412,626	-	N/A
Note Proceeds	-	-	-	\$0	-	N/A
Developer Funding for Carryforward	-			\$0	162,626	0%
Developer Funding - Initial Reserve	-			\$0	250,000	0%
Intragovernmental Transfer In	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 162,626	\$ 606,860	\$ 356,603	\$1,126,088	\$ 2,024,106	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,750	3,750	3,750	\$11,250	45,000	25%
Financial and Administrative						
Audit Services	-	-	1,000	\$1,000	4,400	23%
Accounting Services	2,250	2,250	2,250	\$6,750	27,000	25%
Assessment Roll Services	2,125	2,125	2,125	\$6,375	25,500	25%
Arbitrage Rebate Services	-	-	-	\$0	500	0%
Other Contractual Services						
Legal Advertising	-	-	-	\$0	2,000	0%
Trustee Services	-	-	-	\$0	6,695	0%
Dissemination Agent Services	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	\$0	-	N/A
Bank Service Fees	51	95	9	\$155	250	62%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	\$0	200	0%
Computer Services - Website Development	-	-	-	\$0	2,000	0%
Insurance	68,694	-	-	\$68,694	10,000	687%
Printing & Binding	-	-	-	\$0	600	0%
Subscription & Memberships	-	175	-	\$175	175	100%
Rentals	-	-	-	\$0	-	N/A
Legal Services						
Legal - General Counsel	-	-	4,351	\$4,351	7,500	58%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2019 Bonds	-	-	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	\$0	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	\$0	-	N/A
Other General Government Services						
Engineering/ Field Services	-	1,890	-	\$1,890	7,500	25%
Stormwater Needs Analysis	-	-	-	\$0	-	N/A
TM - Lorraine Rd Widening	-	-	-	\$0	-	N/A
NPDES	-	-	-	\$0	-	N/A
Contingencies	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services						
Hurricane Ian	-	-	-	\$0	-	N/A
Conservation and Resource MGMT						
Re-Use System						
Utility Services						
Re-Use Water (Sarasota County)	-			\$0	23,400	0%
Repairs and Maintenance						
Irrigation System (Line Distribution)	-			\$0	7,000	0%
Irrigation System (Pump Station)	-			\$0	14,000	0%
Stormwater Management Services						
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Asset Management	-	2,333	2,333	\$4,667	28,000	17%
Repairs and Maintenance						
Aquatic Weed Control	-	-	15,183	\$15,183	54,000	28%
Littoral Shelf - Invasive Plant Control	-	-	-	\$0	12,800	0%
Lake Bank Maintenance	-	-	-	\$0	18,000	0%
Detention Area Maintenance	-	-	-	\$0	4,200	0%
Water Quality Testing	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	\$0	3,000	0%
Control Structures, Catch Basins & Outfalls	-	-	-	\$0	27,500	0%
Preserve Services						
Shell Path Regrading	-	-	-	\$0	15,000	0%
Wetland Maintenance	-	-	15,675	\$15,675	70,500	22%
Enhancement Area Maintenance	-	10,675	-	\$10,675	55,000	19%
Creation Area Maintenance	-	-	-	\$0	4,000	0%
Green Way Maintenance	-	-	-	\$0	20,000	0%
Contingencies	-	-	-	\$0	28,400	0%
Operating Supplies	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	\$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 December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Lorraine Road Maintenance						
Professional Services						
Asset Management	-	1,042	1,042	\$2,083	12,500	17%
SWFWMD Reporting Re-use System	-			\$0	3,000	0%
Utility Services						
Electric - Street Lights	751	738	776	\$2,265	12,600	18%
Irrigation Water	968	2,856	4,072	\$7,895	16,140	49%
Repairs and Maintenance						
Landscape Maintenance						
Periodic Maintenance	-	79,051	-	\$79,051	290,000	27%
Pressure Cleaning	-	-	-	\$0	20,000	0%
Frost Damage	-	-	-	\$0	-	N/A
Vehicular Damage	-	272	252	\$524	26,000	2%
Tree Trimming	-	-	-	\$0	13,000	0%
Landscape Replacements	-	-	-	\$0	24,000	0%
Mulch Installation	-	-	18,495	\$18,495	44,000	42%
Annuals	-	-	1,523	\$1,523	19,000	8%
Roadway Lighting	-	-	-	\$0	8,000	0%
Landscape Lighting	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	\$0	-	N/A
Irrigation System - Line Distrib	-	-	1,135	\$1,135	-	N/A
Irrigation System - Pump Station	-	2,630	-	\$2,630	-	N/A
Re-Use System - Other	-	-	-	\$0	-	N/A
Contingencies	1,250	2,205	1,480	\$4,935	54,300	9%
Operating Supplies	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	\$0	-	N/A
Contingencies	-	-	-	\$0	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maitenance						
Periodic Maitenance	-	-	-	\$0	99,000	0%
Community Park						
Professional Services						
Asset Management	-	1,292	1,292	\$2,583	15,500	17%
Park Staffing	-	3,333	3,333	\$6,667	40,000	17%
Utility Services						
Electric	-		-	\$0	4,000	0%
Water and Sewer	-	-	-	\$0	-	N/A
Repairs and Maintenance						
Sand Replacement	-			\$0	9,000	0%
Janitorial	4,120	4,120	4,910	\$13,150	33,000	40%
Landscape Maintenance	-	-	-	\$0	-	N/A

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Unaudited

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Floritam Grass Areas	-	-	-	\$0	42,000	0%
Tree Trimming	-	-	-	\$0	-	N/A
Bermuda Grass Area						
Mowing Area	-			\$0	75,600	0%
Agronomic Scope	-			\$0	42,240	0%
Aeration/Venticutting	-			\$0	22,000	0%
Topdressing	-			\$0	10,100	0%
Rye Seeding	-			\$0	12,000	0%
Bahai Maintenance						
Mowing/Edging and Weedeating	-			\$0	9,000	0%
Bed Maitenance Services	-			\$0	8,000	0%
Landscape Replacements	-	-	-	\$0	8,000	0%
Maitenance Amenity Center				\$0	12,000	0%
Mulch Installation	-	-	365	\$365	14,000	3%
Irrigation System	-	-	-	\$0	11,400	0%
Snack Shack						
Utility Services						
Electric	-		-	\$0	5,000	0%
Water and Sewer	-	201	162	\$363	7,000	5%
Building Maintenance	-	-	-	\$0	2,000	0%
Miscellaneous Repairs	-	3,838	175	\$4,013	3,000	134%
Playground						
Miscellaneous Repairs	-	2,810	-	\$2,810	7,000	40%
Dog Park						
Miscellaneous Repairs	-	-	-	\$0	2,400	0%
Outdoor Sport Courts						
Miscellaneous Repairs	-	-	-	\$0	2,800	0%
Outdoor Sports Fields - Other	-	-	-	\$0	7,400	0%
Hurricane Repairs	-	-	-	\$0	-	N/A
Contingencies	-	-	-	\$0	66,588	0%
Reserves						
Operational Reserve (Future Years)	-	-	-	\$0	250,000	N/A
Other Financing Uses						
Note Payable-TM to Fund FY 2022 Operations	-	-	-	\$0	-	N/A
Other Fees and Charges	-	-	-	\$0	-	N/A
Discounts/Collection Fees	-	-	-	\$0	132,418	N/A
Sub-Total:	83,959	127,681	85,686	\$297,326	2,024,106	15%
Total Expenditures and Other Uses:	\$ 83,959	\$ 127,681	\$ 85,686	\$297,326	\$ 2,024,106	15%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	78,667	479,178	270,916	\$828,762	-	
Fund Balance - Beginning	1	78,668	557,847	1	-	
Fund Balance - Ending	\$ 78,668	\$ 557,847	\$ 828,763	\$828,763	\$	-

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

Description	October	November	December	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	6,346	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,968	2,067	684	4,719	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	207,486	207,336	414,822	1,021,209	41%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,065	\$ 211,720	\$ 210,102	\$ 425,887	\$ 1,021,209	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2019	-	-	-	-	345,000	0%
Principal Debt Service - Early Redemptions						
Series 2019	-	-	-	-	-	N/A
Interest Expense						
Series 2019	-	305,805	-	305,805	611,610	50%
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 305,805	\$ -	\$ 305,805	\$ 956,610	N/A
Net Increase/ (Decrease) in Fund Balance	4,065	(94,085)	210,102	120,082	64,599	
Fund Balance - Beginning	927,893	931,958	837,873	927,893	-	
Fund Balance - Ending	\$ 931,958	\$ 837,873	\$ 1,047,975	\$ 1,047,975	\$ 64,599	

Prepared by:

JWARD and Associates, LLC

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ 68,579.00	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	374	387	372	1,132	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	318	332	22	672	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	38,046	38,018	76,064	183,003	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Debt Proceeds	-	-	-	-	-	N/A
Intragovernmental Transfer In						
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 692	\$ 38,764	\$ 38,412	\$ 77,868	\$ 251,582	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2022-1	-	-	-	-	30,000	N/A
Principal Debt Service - Early Redemptions						
Series 2022-1	-	-	-	-	-	N/A
Interest Expense						
Series 2022-1	-	68,579	-	68,579	137,158	N/A
Operating Transfers Out (To Other Funds)						
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 68,579	\$ -	\$ 68,579	\$ 167,158	N/A
Net Increase/ (Decrease) in Fund Balance	692	(29,815)	38,412	9,290	84,424	
Fund Balance - Beginning	157,440	158,132	128,317	157,440	-	
Fund Balance - Ending	\$ 158,132	\$ 128,317	\$ 166,730	\$ 166,730	\$ 84,424	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ 367,573.00	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	2,019	2,087	2,005	6,110	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	0	0	-	N/A
Capitalized Interest Account	1,703	1,778	112	3,594	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	200,262	200,118	400,380	987,516	N/A
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	\$ 410,084	\$ 1,355,089	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2022-2	-	-	-	-	185,000	N/A
Principal Debt Service - Early Redemptions						
Series 2022-2	-	-	-	-	-	N/A
Interest Expense						
Series 2022-2	-	367,573	-	367,573	735,145	N/A
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 367,573	\$ -	\$ 367,573	\$ 920,145	N/A
Net Increase/ (Decrease) in Fund Balance	3,722	(163,445)	202,235	42,512	434,944	
Fund Balance - Beginning	847,026	850,749	687,303	847,026	-	
Fund Balance - Ending	\$ 850,749	\$ 687,303	\$ 889,538	\$ 889,538	\$ 434,944	

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 December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	2	2	2	5	\$ -	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	\$ 5	\$ -	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	\$ 5	\$ -	
Fund Balance - Beginning	\$ (361,386)	\$ (361,384)	\$ 703,572	\$ (361,386)	\$ -	
Fund Balance - Ending	\$ (361,384)	\$ (361,382)	\$ 703,573	\$ (361,381)	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	0	0	0	0	\$ -	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:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
Fund Balance - Beginning	\$ 19,756	\$ 19,756	\$ -	\$ 19,756	\$ -	
Fund Balance - Ending	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 0</u>	<u>\$ 19,756</u>	<u>\$ -</u>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	96	100	96	292	\$ -	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	\$ 292	\$ -	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 2022-2 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	\$ 96	\$ 100	\$ 96	\$ 292	\$ -	
Fund Balance - Beginning	\$ 83,236	\$ 83,332	\$ -	\$ 83,236	\$ -	
Fund Balance - Ending	\$ 83,332	\$ 83,432	\$ 96	\$ 83,528	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Developer Contributions	-	-	-	-	\$ -	N/A
TM - Lorraine Rd Widening	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses						
Professional Services						
Legal - Lorraine Rd Widening	786	-	1,513	2,299	\$ -	N/A
Capital Outlay						
Engineering	-	-	-	-	\$ -	N/A
Construction in Progress	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 786	\$ -	\$ 1,513	\$ 2,299	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (786)	\$ -	\$ (1,513)	\$ (2,299)	\$ -	
Fund Balance - Beginning	\$ -	\$ (786)	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ (786)	\$ (786)	\$ (1,513)	\$ (2,299)	\$ -	