

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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LT Ranch Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i> <i>Series 2019</i>	<i>6</i>
<i>Capital Project Fund</i> <i>Series 2019</i>	<i>7</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 651,458	\$ -	\$ -	\$ -	\$ 651,458
Debt Service Fund					
Interest Account		-			-
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		672,005			672,005
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	297,120	-	-	297,120
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,445,975	1,445,975
Amount to be Provided by Debt Service Funds	-	-	-	14,974,025	14,974,025
Total Assets	\$ 651,458	\$ 1,445,975	\$ 374	\$ 16,420,000	\$ 18,517,807

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	307,756	-	307,756
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	297,120	-	-	-	297,120
Bonds Payable					
Current Portion	-	-	-	\$325,000	325,000
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
Total Liabilities	\$ 297,120	\$ -	\$ 361,768	\$ 16,420,000	\$ 17,078,887
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	615,666	-	-	615,666
Unassigned					
Beginning: October 1, 2021 (Unaudited)	78,230	-	-	-	78,230
Results from Current Operations	276,108	-	-	-	276,108
Total Fund Equity and Other Credits	\$ 354,338	\$ 1,445,975	\$ (361,394)	\$ -	\$ 1,438,919
Total Liabilities, Fund Equity and Other Credits	\$ 651,458	\$ 1,445,975	\$ 374	\$ 16,420,000	\$ 18,517,807

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	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	-	195,919	38,810	107,827	\$342,556	351,095	98%
Special Assessments - Off-Roll	-	-	-	-	\$0	-	N/A
Developer Contribution	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 195,919	\$ 38,810	\$ 107,827	\$342,556	\$ 351,095	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,333	3,333	3,333	3,333	\$13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	\$0	4,200	0%
Accounting Services	1,333	1,333	1,333	1,333	\$5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	\$5,333	16,000	33%
Arbitrage Rebate Services	-	-	-	-	\$0	500	0%
Other Contractual Services							
Legal Advertising	223	393	-	-	\$616	2,000	31%
Trustee Services	-	-	-	-	\$0	6,695	0%
Dissemination Agent Services	-	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	\$48	250	19%
Communications & Freight Services							
Postage, Freight & Messenger	9	-	52	-	\$61	750	8%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	\$0	2,000	0%
Insurance	5,435	-	-	-	\$5,435	6,000	91%
Printing & Binding		-	194	-	\$194	1,500	13%
Subscription & Memberships	175	-	-	-	\$175	175	100%
Legal Services							
Legal - General Counsel	901	-	-	-	\$901	15,000	6%
Legal - Series 2019 Bonds	-	-	-	-	\$0	-	N/A
Other General Government Services							
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	\$7,108	35,000	20%
NPDES	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	\$0	-	N/A
Stormwater Management Services							
Wetland Lake Maintenance						-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	\$12,810	58,000	22%
Lake Maintenance	-	1,125	2,250	-	\$3,375	32,000	11%
Detention Area Maintenance	-	-	-	-	\$0	5,000	0%
Path Mowing/Path Shell	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	\$10,375	-	N/A
Creation Preserve Maintenance							
Enhancement Areas	-	-	-	-	\$0	30,000	0%
Littoral Shelf Maintenance	-	-	-	-	\$0	4,500	0%
Ditch Maintance							
Stormwater Inspections/Maintenance	-	-	-	-	\$0	15,500	0%
Fountain Service/Maintenance	-	-	-	-	\$0	6,500	0%
Roadway Lighting/Maintenance	-	-	-	-	\$0	6,000	0%
Parks and Recreation							
Amenities Maintenance							

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Snack Shack/Maintenance Building	-	-	-	-	\$0	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	\$0	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	\$0	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	\$0	3,000	0%
Water/Sewer Park	-	-	-	-	\$0	2,000	0%
Landscaping Services							
Professional Services							
Grounds Contract	450	450	450	-	\$1,350	-	N/A
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	\$0	-	N/A
Grounds - Mulch	-	-	-	-	\$0	-	N/A
Replanting Materials/Supplies	-	-	-	-	\$0	-	N/A
Grounds - Community Park Mow	-	-	-	-	\$0	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	\$0	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	\$0	9,525	0%
Reserves							
Operational Reserve (Future Years)	-	-	-	-	\$0	-	N/A
Other Fees and Charges	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees					\$0	-	
Sub-Total:	13,203	19,039	28,205	6,000	\$66,448	351,095	19%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$66,448	\$ 351,095	19%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	\$276,108	-	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$354,338	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	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	8	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	4	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	532,676	105,519	293,165	931,360	954,397	98%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 532,679	\$ 105,521	\$ 293,167	\$ 931,371	\$ 954,397	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2019	-	-	-	-	-	325,000	0%
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	315,705	-	-	315,705	631,410	50%
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 315,705	\$ -	\$ -	\$ 315,705	\$ 956,410	N/A
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	615,666	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	830,309	-	
Fund Balance - Ending	\$ 830,312	\$ 1,047,287	\$ 1,152,808	\$ 1,445,975	\$ 1,445,975	\$ (2,013)	

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 January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-

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