
LT Ranch Community Development District

Financial Statements

February 29, 2020

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

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LT Ranch Community Development District

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 29, 2020**

	Governmental Funds				
	Debt Service Funds		Capital Project Fund	Account Groups	Totals
	General Fund	Series 2019	Series 2019	General Long Term Debt	(Memorandum Only)
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 5,939	\$ -	\$ -	\$ -	\$ 5,939
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,911			\$ 476,911
Revenue Account					\$ -
Capitalized Interest		553,753			\$ 553,753
Prepayment Account					\$ -
Construction Account			686,956		\$ 686,956
Cost of Issuance Account			16,486		\$ 16,486
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Assessments Receivable					
	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,030,664	1,030,664
Amount to be Provided by Debt Service Funds	-	-	-	15,704,336	15,704,336
Total Assets	\$ 5,939	\$ 1,030,664	\$ 703,443	\$ 16,735,000	\$ 18,475,045

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 29, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt		
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Bonds Payable						
Current Portion						
Long Term						
Series 2019				\$16,735,000		16,735,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 16,735,000		\$ 16,735,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-		-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Unaudited)	-	-	-	-		-
Results from Current Operations	-	1,030,664	703,443	-		1,734,106
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-		18,649
Results from Current Operations	(12,710)	-	-	-		(12,710)
Total Fund Equity and Other Credits	\$ 5,939	\$ 1,030,664	\$ 703,443	\$ -		\$ 1,740,045
Total Liabilities, Fund Equity and Other Credits	\$ 5,939	\$ 1,030,664	\$ 703,443	\$ 16,735,000		\$ 18,475,045

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution			35,000			35,000	95,850	37%
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 35,000	\$ -	\$ -	35,000	\$ 95,850	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	3,333	8,000	42%
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Legal Advertising	204	-	7,783	-	-	7,986	3,000	266%
Trustee Services	-	-	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	5,000	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	23	23	25	23	24	118	250	47%
Communications & Freight Services								
Postage, Freight & Messenger	9	45	83	-	-	137	500	27%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	50	250	2,000	13%
Insurance	-	5,000	-	-	-	5,000	5,200	96%
Printing & Binding		225	279	-	-	504	1,500	34%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	3,151	-	5,389	8,540	15,000	57%
Legal -	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	4,461	9,344	15,370	9,073	9,462	47,710	95,850	50%
Total Expenditures and Other Uses:	\$ 4,461	\$ 9,344	\$ 15,370	\$ 9,073	\$ 9,462	\$ 47,710	\$ 95,850	50%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(9,462)	(12,710)	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	18,649	-	
Fund Balance - Ending	\$ 14,188	\$ 4,845	\$ 24,474	\$ 15,402	\$ 5,939	5,939	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	December	January	February	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	-	24	61	84	-	N/A
Prepayment Account	-			-	-	N/A
Revenue Account	-			-	-	N/A
Capitalized Interest Account	-	27	70	98	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-			-	-	N/A
Special Assessments - Off Roll	-			-	-	N/A
Special Assessments - Prepayments	-			-	-	N/A
Debt Proceeds	1,030,482		-	1,030,482	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,030,482	\$ 51	\$ 131	\$ 1,030,664	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2019	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2019	-	-	-	-	-	N/A
Interest Expense						
Series 2019	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	131	1,030,664	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	-	-	
Fund Balance - Ending	\$ 1,030,482	\$ 1,030,533	\$ 1,030,664	1,030,664	\$ -	

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**LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020**

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	-	213	87	300	\$ -	N/A
Cost of Issuance	-	1	2	3	\$ -	N/A
Debt Proceeds	15,423,830	-	-	15,423,830	\$ -	N/A
Developer Contributions				-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 15,423,830	\$ 214	\$ 90	\$ 15,424,133	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	N/A
Other Contractual Services						
Trustee Services	\$ 7,025	\$ -	\$ -	\$ 7,025	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ -	N/A
Capital Outlay						
Water-Sewer Combination	\$ 5,662,918	\$ -	\$ -	\$ 5,662,918	\$ -	N/A
Stormwater Management	\$ 6,752,433	\$ -	\$ -	\$ 6,752,433	\$ -	N/A
Landscaping	\$ 120,577	\$ -	\$ -	\$ 120,577	\$ -	N/A
Roadway Improvement	\$ 1,965,721	\$ -	\$ -	\$ 1,965,721	\$ -	N/A
Cost of Issuance						
Legal - Series 2019 Bonds	\$ 159,750	\$ -	\$ 517	\$ 160,267	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 14,718,424	\$ -	\$ 2,267	\$ 14,720,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ (2,177)	\$ 703,443	-	
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ -	\$ -	
Fund Balance - Ending	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,443	\$ -	

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