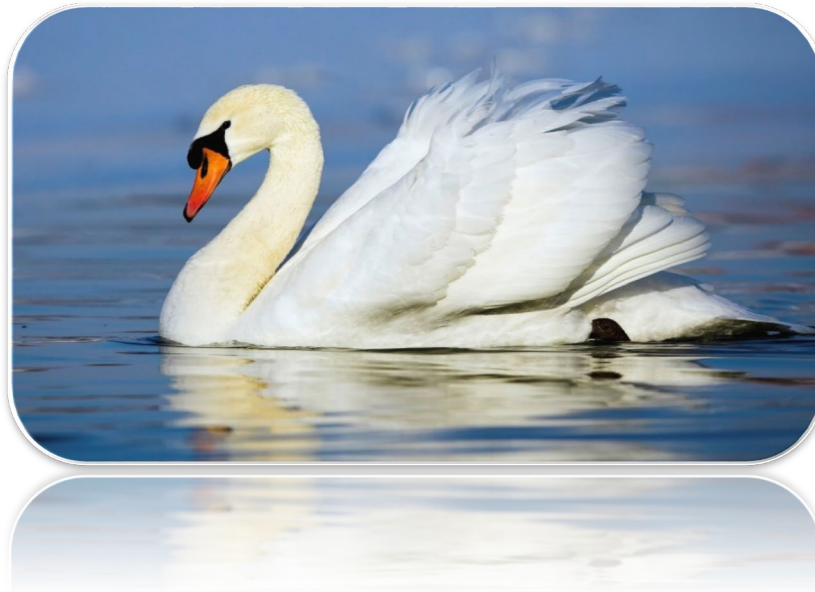


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 2020**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 11,856	\$ -	\$ -	\$ -	\$ 11,856
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account					\$ -
Capitalized Interest		320,784			\$ 320,784
Prepayment Account					\$ -
Construction Account			703,562		\$ 703,562
Cost of Issuance Account			-		\$ -
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds	-	-	-	797,634	797,634
Amount to be Provided by Debt Service Funds	-	-	-	15,937,366	15,937,366
Total Assets	\$ 11,856	\$ 797,634	\$ 703,562	\$ 16,735,000	\$ 18,248,052

**LT Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 2020**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2019	Series 2019			
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	-	797,634	703,562	-		1,501,196
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-		18,649
Results from Current Operations	(6,794)	-	-	-		(6,794)
Total Fund Equity and Other Credits	\$ 11,856	\$ 797,634	\$ 703,562	\$ -		\$ 1,513,052
Total Liabilities, Fund Equity and Other Credits	\$ 11,856	\$ 797,634	\$ 703,562	\$ 16,735,000		\$ 18,248,052

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	October	November	December	January	February	March	April	May	June	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			30,000	-	-	-	65,000	95,850	68%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	65,000	\$ 95,850	N/A
Expenditures and Other Uses												
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
Financial and Administrative												
Audit Services	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	667	667	667	6,000	8,000	75%
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Legal Advertising	204	-	7,783	-	-	-	-	-	5,299	13,285	3,000	443%
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	24	24	22	24	212	250	85%
Communications & Freight Services												
Postage, Freight & Messenger	9	45	83	-	-	-	34	32	40	244	500	49%
Computer Services - Website Development												
Insurance	-	5,000	-	-	-	-	-	-	-	5,000	5,200	96%
Printing & Binding	-	225	279	-	-	-	-	74	194	772	1,500	51%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal Services												
Legal - General Counsel	-	-	3,151	-	5,389	333	69	986	211	10,138	15,000	68%
Legal - Series 2019 Bonds	-	-	-	-	-	517	-	-	-	517	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,461	9,344	15,370	9,073	9,462	4,924	4,177	5,164	9,818	71,794	95,850	75%
Total Expenditures and Other Uses:	\$ 4,461	\$ 9,344	\$ 15,370	\$ 9,073	\$ 9,462	\$ 4,924	\$ 4,177	\$ 5,164	\$ 9,818	\$ 71,794	\$ 95,850	75%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(9,462)	25,076	(4,177)	(5,164)	(9,818)	(6,794)	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	5,939	31,015	26,838	21,674	18,649	-	
Fund Balance - Ending	\$ 14,188	\$ 4,845	\$ 24,474	\$ 15,402	\$ 5,939	\$ 31,015	\$ 26,838	\$ 21,674	\$ 11,856	11,856	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	December	January	February	March	April	May	June	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	50	23	4	4	165	-	N/A
Prepayment Account	-							-	-	N/A
Revenue Account	-							-	-	N/A
Capitalized Interest Account	-	27	70	58	26	5	3	189	-	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	\$ 108	\$ 49	\$ 8	\$ 7	\$ 1,030,836	\$ -	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	-	-	-	-	-	233,202	-	233,202	-	N/A
Operating Transfers Out (To Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,202	\$ -	233,202	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	131	108	49	(233,193)	7	797,634	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	1,030,664	1,030,772	1,030,821	797,627	-	-	
Fund Balance - Ending	\$ 1,030,482	\$ 1,030,533	\$ 1,030,664	\$ 1,030,772	1,030,821	797,627	\$ 797,634	797,634	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	-	213	87	72	33	6	6	416	\$ -	N/A
Cost of Issuance	-	1	2	2	1	0	0	6	\$ -	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	\$ 74	\$ 33	\$ 6	\$ 6	\$ 15,424,252	\$ -	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)	\$ 74	\$ 33	\$ 6	\$ 6	\$ 703,562	-	
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ 703,550	\$ 703,556	\$ -	\$ -	
Fund Balance - Ending	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ 703,550	\$ 703,556	\$ 703,562	\$ 703,562	\$ -	