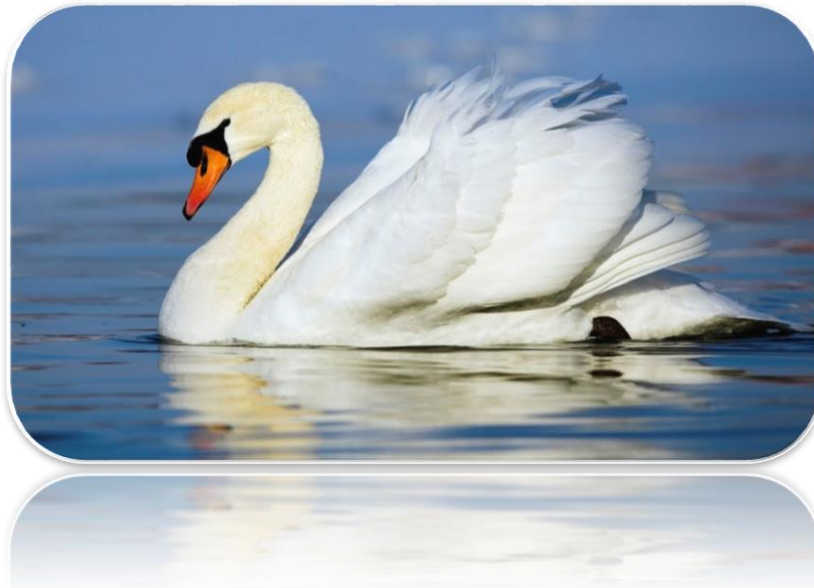


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

APRIL 14, 2021

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

April 7, 2021

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Wednesday, April 14, 2021 at 11:00 A.M.** at the offices of **Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

The venue for this meeting is the offices of Taylor Morrison and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e5694cd23b37feb00a5ec42e67194d5ed>

Access Code: **179 900 7106**

Event password: Jpward

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **179 900 7106** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.LTRanchcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. December 9, 2020 – Regular Meeting
3. Consideration of **Resolution 2021-3** Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing on Wednesday, **June 9, 2021 at 11:00 A.M.** at the office of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) February 1, 2021 Report
 - b) March 1, 2021 Report
 - IV. District Manager
 - a. Financial Statements for period ending November 30, 2020 (unaudited)
 - b. Financial Statements for period ending December 31, 2020 (unaudited)
 - c. Financial Statements for period ending January 31, 2020 (unaudited)
 - d. Financial Statements for period ending February 28, 2021 (unaudited)
 - e. Financial Statements for period ending March 31, 2021 (unaudited)
5. Supervisor’s Requests and Audience Comments
6. Adjournment

The Second Item is the Consideration of the Minutes from the December 9, 2020 Regular Meeting.

The Third Order of Business is the Consideration of Resolution 2021-3 which approves the proposed budget for Fiscal Year 2022 and set the public hearing date, time, and location.

The District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the Wednesday, June 9, 2021, 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

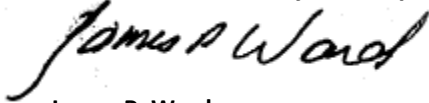
The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The public hearing is scheduled for Wednesday, June 9, 2021, 11:00A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

LT Ranch Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Wednesday, December 9, 2020 at 11:00 a.m. at the offices of Taylor Morrison, 551 Cattlemen
12 Road, Suite 200, Sarasota, Florida 34232.

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Present and constituting a quorum:

17 John Wollard	Chairperson
18 Blake Murphy	Vice Chairperson
19 Karen Goldstein	Assistant Secretary
20 Jim Turner	Assistant Secretary
21 Scott Turner	Assistant Secretary

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Also present were:

26 James P. Ward	District Manager
27 Jeremy Arnold	District Engineer

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Audience:

32 All resident's names were not included with the minutes. If a resident did not identify
33 themselves or the audio file did not pick up the name, the name was not recorded in these
34 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

43 District Manager James P. Ward called the meeting to order at approximately 11:06 a.m. He conducted
44 roll call; all Members of the Board were present constituting a quorum.

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SECOND ORDER OF BUSINESS

Administration of Oath of Office

**Administration of Oath of Office for Ms. Karen Goldstein, Mr. Jim Turner, and Mr. Scott Turner who
were elected to the Board of Supervisor's during the Landowner's Meeting held November 11, 2020.**

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- a) **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - b) **Form 1 – Statement of Financial Interests**

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*Mr. Ward: I am joining you by video call today, so I had asked those who were elected at the
Landowner's Meeting in November, Mr. Jim Turner, Mr. Scott Turner and Ms. Karen Goldstein, to
please have Oaths signed and notarized and returned to my office. For the record I will notate that I
do have Oaths of Office from all three individuals, all of which are notarized, and these Oaths will be*

49 *placed on record for you. Since all three of you are current members of the Board, there is no need*
 50 *for you to file a new Form 1 Statement of Financial Interests. The one that you have in place which*
 51 *will be good through the early part of the summer next year, and you will receive new ones from the*
 52 *Supervisor of Elections in the County in which you reside at that point.*

53
54

55 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2021-1**

56

57 **Consideration of Resolution 2021-1 Canvassing and Certifying the Results of the November 11, 2020**
 58 **Landowners Election**

59

60 *Mr. Ward: In the Resolution section 1, Ms. Goldstein will serve in Seat 3 with 481 votes, Mr. Jim Turner*
 61 *will serve in Seat 4 with 481 votes and Mr. Scott Turner will serve in Seat 5 with 480 votes. Mr. Jim*
 62 *Turner and Ms. Goldstein will serve four-year terms by virtue of the number of votes they received, and*
 63 *Mr. Scott Turner will serve a two-year term. He indicated this Resolution was recommended for*
 64 *consideration and called for a motion.*

65

66 **On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner,**
 67 **and with all in favor, Resolution 2021-1 was adopted, and the**
 68 **Chairperson was authorized to sign.**

69

70

71 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-2**

72

73 **Consideration of Resolution 2021-2 Re-Designating the Officers of the LT Ranch Community**
 74 **Development District**

75

76 *Mr. Ward: You may keep the Officers you have, which are Mr. Wollard as Chairperson, Mr. Murphy as*
 77 *your Vice Chair, the balance of the Board serves as Assistant Secretaries, and I serve as your Secretary*
 78 *and Treasurer. You may keep them the same or you may change at your discretion. If you would like to*
 79 *keep them the same a simple motion and second to approve the Resolution as noted in the record would*
 80 *be in order.*

81

82 **On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard,**
 83 **and with all in favor, Resolution 2021-2 was adopted as noted, and the**
 84 **Chairperson was authorized to sign.**

85

86

87 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes**

88

89 **a) July 8, 2020 – Public Hearing**

90

91 *Mr. Ward asked if there were any additions, corrections, or deletions for the July 8, 2020 Regular*
 92 *Minutes. Hearing none, he called for a motion.*

93

94

On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the July 8, 2020 Regular Minutes were approved.

b) November 11, 2020 Landowners Meeting

Mr. Ward asked for a motion to accept the November 11, 2020 Landowners Meeting Minutes for purposes of inclusion in the record only.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the November 11, 2020 Landowners Meeting Minutes were accepted for purposes of inclusion in the record only.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement between the LT Ranch Community Development District and Calvin, Giordano & Associates, Inc. for field maintenance oversight services

Mr. Ward: As you will recall, Fiscal Year 2021 which is what we were in, the District has now added all of the operations and maintenance services to this District based on the infrastructure that we have purchased from the recent series of bonds that we did. The Firm that I am recommending is the Firm that I use on many of my Districts. They handle the day-to-day field operations. We are in the process now of transitioning all of those services over to the District from Taylor Morrison or its ancillary homeowner's association. The fee that is provided for in the Agreement is consistent with what I had budgeted for which the amount escapes me at the moment -- \$35,000 dollars a year for these services, which I said is consistent with what we have in our Budget for this coming year. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Agreement between the LT Ranch Community Development District and Calvin, Giordano & Associates, Inc. for field maintenance oversight services was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

No report.

b) District Engineer

No report.

c) District Manager

- 142 I. Financial Statements for period ending June 30, 2020 (unaudited)
- 143 II. Financial Statements for period ending July 31, 2020 (unaudited)
- 144 III. Financial Statements for period ending August 31, 2020 (unaudited)
- 145 IV. Financial Statements for period ending September 30, 2020 (unaudited)
- 146 V. Financial Statements for Period ending October 31, 2020 (unaudited)

147
 148 Mr. Ward stated he had no report. He asked if there were any questions; there were none.

149
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 151 **EIGHTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

152
 153 Mr. Ward asked if there were any Supervisor’s requests.

154
 155 *Mr. Scott Turner: The only thing I’d mention. I’m just flipping through this contractor agreement with*
 156 *Giordano. I note on Exhibit A there is a reference in paragraph 1B “has established base contract*
 157 *tailored for Wentworth Estates.” I suspect they slipped in the wrong community name.*

158
 159 Mr. Ward indicated he would make the necessary changes to the Agreement. He asked if there were
 160 any other Board questions or comments; there were none. He asked if there were any audience
 161 comments; there were none. He noted no audience members were present.

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 163
 164 **NINTH ORDER OF BUSINESS** **Adjournment**

165
 166 Mr. Ward adjourned the meeting at approximately 11:17 a.m.

168 **On MOTION made by Mr. Jim Turner, seconded by Mr. Blake Murphy,**
 169 **and with all in favor, the meeting was adjourned.**

170
 171
 172 **LT Ranch Community Development District**

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 176 _____
 177 **James P. Ward, Secretary**

John Wollard, Chairperson

RESOLUTION 2021-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the LT Ranch Community Development District (the "Board"), a proposed Budget for Fiscal Year 2022; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGETS. The proposed Budgets submitted by the District Manager for Fiscal Year 2022 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Wednesday, June 9, 2021
HOUR: 11:00 A.M.
LOCATION: Taylor Morrison
551 Cattlemen Road, Suite 200
Sarasota, Florida 34232

SECTION 4. SUBMITTAL OF BUDGET TO SARASOTA COUNTY. The District Manager is hereby directed to submit a copy of the proposed budget to Sarasota County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof., That all Sections or parts of Sections of any Resolutions,

RESOLUTION 2021-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of April 2021.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Chairperson

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2022

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2021 Budget	01/31/2021	Year End 09/30/2021	2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 465,680	\$ 11,604	\$ 465,680	\$ 610,590
Assessments - Off-Roll	\$ -	\$ 30,000	\$ (30,000)	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 465,681	\$ 41,604	\$ 435,680	\$ 610,590
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000
Financial and Administrative				
Audit Services	\$ 4,500	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000
Assessment Roll Preparation	\$ 8,000	\$ 5,333	\$ 16,000	\$ 16,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,000	\$ 1,020	\$ 2,500	\$ 2,000
Trustee Services	\$ 6,695	\$ -	\$ 7,025	\$ 6,695
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 250	\$ 94	\$ 350	\$ 250
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 80	\$ 200	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000
Insurance	\$ 6,000	\$ 5,251	\$ 5,251	\$ 6,000
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 1,500	\$ 343	\$ 600	\$ 1,500
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 15,000	\$ 1,121	\$ 5,500	\$ 15,000
Series 2018 bonds	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering/Field Services	\$ 35,000	\$ 5,392	\$ 20,000	\$ 35,000
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
FIELD OPERATIONS				
Grounds Contract	\$ 161,352	\$ -	\$ 220,000	\$ 230,000
Grounds - Sod/Seed/Plant/Shrub	\$ 5,000	\$ -	\$ 15,000	\$ 10,000
Grounds - Mulch	\$ 5,000	\$ -	\$ 5,000	\$ 30,000
Supplies/Tools	\$ 2,500	\$ -	\$ 2,500	\$ -
Wetland Preservation Maintenance	\$ 39,000	\$ -	\$ 39,000	\$ 58,000
Lake Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 32,000
Path Mowing	\$ 12,000	\$ -	\$ 12,000	\$ 6,000
Path Shell	\$ 2,000	\$ -	\$ 2,000	\$ 1,000
Grounds - Community Park Mow	\$ 24,000	\$ -	\$ 24,000	\$ 24,000
Irrigation Maint and Repair	\$ 1,000	\$ -	\$ 1,000	\$ 2,500
Snack Shack/Maint Bldg	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Playground/Dog Park/Shelter Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Outdoor Sport Courts Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Electric (Irrigation,Snack/Maint. Bldg	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Water/Sewer Park	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Contingencies (5% of Field Operations)	\$ 13,993	\$ -	\$ 13,993	\$ 20,075
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 28,465	\$ -	\$ -	\$ 37,945
Total Appropriations	\$ 465,680	\$ 37,576	\$ 487,694	\$ 610,590
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 4,029	\$ (52,014)	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 25,789	\$ 25,789	\$ 25,789	\$ 25,789
Total Fund Balance	\$ 25,789	\$ 29,817	\$ 25,789	\$ 25,789

Assessment Rate Product Type	EAU Factor	# of Units	Total EAU	FY 2022 Rate
Single Family 30' - 39'	0.80	136	108.80	\$ 682.32
Single Family 40' - 49'	0.85	152	129.20	\$ 724.96
Single Family 50' - 59'	0.90	241	216.90	\$ 767.61
Single Family 60' - 69'	1.00	147	147.00	\$ 852.90
Single Family 70' - 79'	1.10	38	41.80	\$ 938.19
Single Family 90' & up	1.20	24	28.80	\$ 1,023.48
Workforce - Family	0.70	62	43.40	\$ 597.03
Total:		800	715.90	

LT Ranch Community Development District

**Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 25,329	\$ 1,021,209	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,021,209	\$ 25,329	\$ 1,021,209	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 315,000	\$ -	\$ 315,000	\$ 325,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 640,860	\$ 320,430	\$ 640,860	\$ 631,410
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,022,672	\$ 320,430	\$ 1,022,672	\$ 1,023,222
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (295,101)	\$ (1,463)	\$ (2,013)
Fund Balance - Beginning	\$ 797,645	\$ 797,645	\$ 797,645	\$ 796,182
Fund Balance - Ending	\$ 984,675	\$ 502,544	\$ 796,182	\$ 794,170

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2022 Interest Payment	\$ 315,705
Total - Restricted Fund Balance:	\$ 792,555

Product Type	Number of Units	FY 2021 Rate	FY 2022 Rate
Single Family 30' - 39'	136	\$ 1,214.82	\$ 1,214.82
Single Family 40' - 49'	152	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	241	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	147	\$ 1,518.52	\$ 1,518.52
Single Family 70' - 79'	38	\$ 1,670.37	\$ 1,670.37
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.23
Workforce - Family	62	There are no Debt Assessments on this Product	
Total:	800		

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
5/1/2020				\$ 233,201.83		
11/1/2020				\$ 320,430.00	\$ 553,632	\$ 16,735,000
5/1/2021	\$ 315,000	3.00%	\$ 320,430.00			
11/1/2021			\$ 315,705.00	\$ 951,135	\$ 16,410,000	
5/1/2022	\$ 325,000	3.00%	\$ 315,705.00			
11/1/2022			\$ 310,830.00	\$ 951,535	\$ 16,075,000	
5/1/2023	\$ 335,000	3.00%	\$ 310,830.00			
11/1/2023			\$ 305,805.00	\$ 951,635	\$ 15,730,000	
5/1/2024	\$ 345,000	3.00%	\$ 305,805.00			
11/1/2024			\$ 300,630.00	\$ 951,435	\$ 15,375,000	
5/1/2025	\$ 355,000	3.00%	\$ 300,630.00			
11/1/2025			\$ 295,305.00	\$ 950,935	\$ 15,010,000	
5/1/2026	\$ 365,000	3.40%	\$ 295,305.00			
11/1/2026			\$ 289,100.00	\$ 949,405	\$ 14,630,000	
5/1/2027	\$ 380,000	3.40%	\$ 289,100.00			
11/1/2027			\$ 282,640.00	\$ 951,740	\$ 14,235,000	
5/1/2028	\$ 395,000	3.40%	\$ 282,640.00			
11/1/2028			\$ 275,925.00	\$ 953,565	\$ 13,830,000	
5/1/2029	\$ 405,000	3.40%	\$ 275,925.00			
11/1/2029			\$ 269,040.00	\$ 949,965	\$ 13,410,000	
5/1/2030	\$ 420,000	3.40%	\$ 269,040.00			
11/1/2030			\$ 261,900.00	\$ 950,940	\$ 12,975,000	
5/1/2031	\$ 435,000	4.00%	\$ 261,900.00			
11/1/2031			\$ 253,200.00	\$ 950,100	\$ 12,520,000	
5/1/2032	\$ 455,000	4.00%	\$ 253,200.00			
11/1/2032			\$ 244,100.00	\$ 952,300	\$ 12,045,000	
5/1/2033	\$ 475,000	4.00%	\$ 244,100.00			
11/1/2033			\$ 234,600.00	\$ 953,700	\$ 11,555,000	
5/1/2034	\$ 490,000	4.00%	\$ 234,600.00			
11/1/2034			\$ 224,800.00	\$ 949,400	\$ 11,045,000	
5/1/2035	\$ 510,000	4.00%	\$ 224,800.00			
11/1/2035			\$ 214,600.00	\$ 949,400	\$ 10,510,000	
5/1/2036	\$ 535,000	4.00%	\$ 214,600.00			
11/1/2036			\$ 203,900.00	\$ 953,500	\$ 9,955,000	
5/1/2037	\$ 555,000	4.00%	\$ 203,900.00			
11/1/2037			\$ 192,800.00	\$ 951,700	\$ 9,380,000	
5/1/2038	\$ 575,000	4.00%	\$ 192,800.00			
11/1/2038			\$ 181,300.00	\$ 949,100	\$ 8,780,000	
5/1/2039	\$ 600,000	4.00%	\$ 181,300.00			
11/1/2039			\$ 169,300.00	\$ 950,600	\$ 8,155,000	
5/1/2040	\$ 625,000	4.00%	\$ 169,300.00			
11/1/2040			\$ 156,800.00	\$ 951,100	\$ 7,505,000	
5/1/2041	\$ 650,000	4.00%	\$ 156,800.00			
11/1/2041			\$ 143,800.00	\$ 950,600	\$ 6,830,000	
5/1/2042	\$ 675,000	4.00%	\$ 143,800.00			
11/1/2042			\$ 130,300.00	\$ 949,100	\$ 6,125,000	
5/1/2043	\$ 705,000	4.00%	\$ 130,300.00			
11/1/2043			\$ 116,200.00	\$ 951,500	\$ 5,390,000	
5/1/2044	\$ 735,000	4.00%	\$ 116,200.00			
11/1/2044			\$ 101,500.00	\$ 952,700	\$ 4,925,000	
5/1/2045	\$ 465,000	4.00%	\$ 101,500.00			

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 86,200.00	\$ 652,700	\$ 4,130,000
5/1/2046		\$ 795,000	4.00%	\$ 86,200.00		
11/1/2046				\$ 70,300.00	\$ 951,500	\$ 3,305,000
5/1/2047		\$ 825,000	4.00%	\$ 70,300.00		
11/1/2047				\$ 53,800.00	\$ 949,100	\$ 2,445,000
5/1/2048		\$ 860,000	4.00%	\$ 53,800.00		
11/1/2048				\$ 36,600.00	\$ 950,400	\$ 1,550,000
5/1/2049		\$ 895,000	4.00%	\$ 36,600.00		
11/1/2049				\$ 18,700.00	\$ 950,300	\$ 615,000
5/1/2050		\$ 935,000	4.00%	\$ 18,700.00		



Memorandum

Date: February 1, 2021
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Lt Ranch CDD – January 2021 Report

CGA Project # 20-4050

Lake Maintenance

CDD staff has issued aquatic, contractor Eco-Logic Services, a purchase order for remainder of the CDD 20/21 fiscal year. This agreement will cover lake maintenance, wetland areas, preserve maintenance, creations areas, littoral planting shelves. Some of these areas are still being constructed and will not be billed until completed and accepted for maintenance.

Landscaping

CDD staff attended a meeting on January 6, 2021 with Taylor Morrison and Sunny Grove staff to pinpoint landscape maintenance obligations for the CDD starting in January 2021. This meeting solidified the areas the CDD will be responsible for going forward on the project for all landscaping factors in designated CDD locations.

CDD staff met with two additional landscape vendors on January 21, 2021 for the purpose of getting quotes for the landscape maintenance of CDD maintained locations at Skye Ranch. The additional quotes are for comparison purposes with the existing vendors costs prior to awarding a purchase order for this maintenance.

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

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The CDD has also requested the current landscape vendor focus an hour or two of additional efforts per week on the maintenance to the shell path, trimming any low hanging branches, removing any debris, and spot spraying any weeds as necessary. These efforts are to ensure the path can be used and enjoyed by current residents.

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
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Engineering
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Facilities Management
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GSA Contract Holder

1800 Eller Drive
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Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

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Memorandum

Date: March 1, 2021
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: L. T. Ranch CDD – March 2021 Report
CGA Project # 20-4050

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
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Lake Maintenance

Eco-Logic Services (vendor) removed approximately nine (9) dead Oak trees and three (3) dead Wax Myrtle trees from Wetland Area No. 12. This material was part of the original landscaping initially installed in the development's staging area. It's likely that it failed to survive due to the location where the material had been originally planted. As part of the vendor's routine maintenance, Eco-Logic Services focused on eradication / control of nuisance filamentous algae found in lakes E1 and E2, and installed a sizable section of littoral shelf plantings on the south side of Wetland Area No. 12.

Landscaping

The CDD received three (3) solicited bids on February 8th, 2021, for landscape maintenance of all CDD maintained areas. The bids received were from Mainscape Landscaping, Wilhelm Brothers, and



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Sunny Grove Landscaping (the current vendor). The scope of work supplied and received from each bidder was consistent, and the bid proposals were forwarded to the District Manager for further review and evaluation.

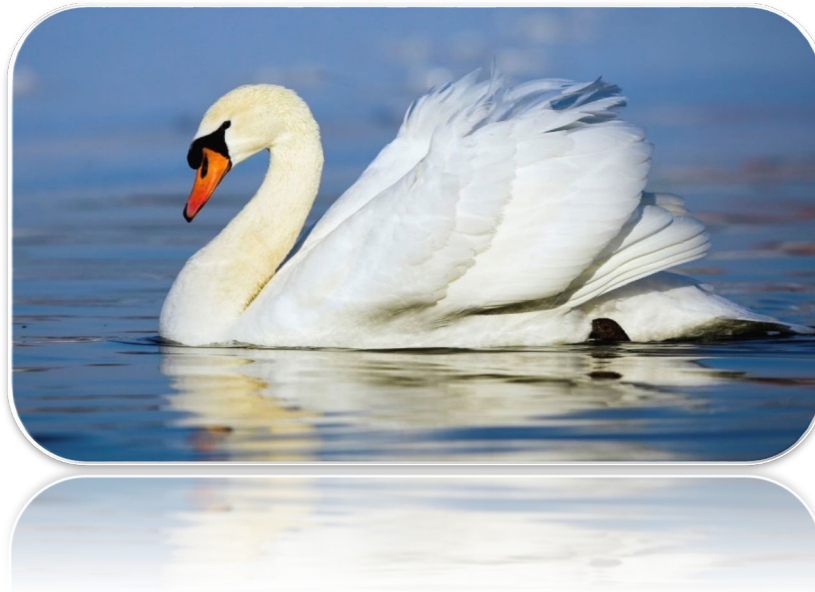
Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
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LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

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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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending November 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			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 45,649	\$ -	\$ -	\$ -	\$ 45,649	
Debt Service Fund						
Interest Account		0			\$ 0	
Sinking Account					\$ -	
Reserve Account		476,850			\$ 476,850	
Revenue Account					\$ -	
Capitalized Interest		-			\$ -	
Prepayment Account					\$ -	
Construction Account			374		\$ 374	
Cost of Issuance Account					\$ -	
Due from Other Funds						
General Fund	-	5,064	-	-	5,064	
Debt Service Fund(s)	-	-	-	-	-	
Accounts Receivable						
	-	-	-	-	-	
Assessments Receivable						
	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	481,914	481,914	
Amount to be Provided by Debt Service Funds	-	-	-	15,938,086	15,938,086	
Total Assets	\$ 45,649	\$ 481,914	\$ 374	\$ 16,420,000	\$ 16,947,937	

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

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	Series 2019	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)	5,064	-	-	-	-	5,064
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 5,064	\$ -	\$ 307,756	\$ 16,420,000		\$ 16,732,820
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	(315,731)	(1,010,954)	-	-	(1,326,685)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	14,797	-	-	-	-	14,797
Total Fund Equity and Other Credits	\$ 40,585	\$ 481,914	\$ (307,382)	\$ -		\$ 215,117
Total Liabilities, Fund Equity and Other Credits	\$ 45,649	\$ 481,914	\$ 374	\$ 16,420,000		\$ 16,947,937

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

Description	October	November	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	-	2,320	2,320	437,215	1%
Special Assessments - Off-Roll	-	30,000	30,000	-	N/A
Developer Contribution					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 32,320	\$ 437,215	N/A
Expenditures and Other Uses					
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,500	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	833	1,833	2,667	8,000	33%
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
Legal Advertising	-	-	-	2,000	0%
Trustee Services	-	-	-	6,695	0%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	24	23	47	250	19%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	750	0%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	50	2,000	3%
Insurance	5,251	-	5,251	6,000	88%
Printing & Binding		-	-	1,500	0%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	15,000	0%
Legal - Series 2019 Bonds	-	-	-	-	N/A
Other General Government Services					
Engineering/ Asset Mgmt Services	-	-	-	35,000	0%
NPDES	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
Stormwater Management Services					
Wetland Lake Maintenance					
Wetland Preservation Maintenance	-	-	-	39,000	0%
Lake Maintenance	-	-	-	20,000	0%
Path Mowing/Path Shell	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	N/A
Water Quality Testing	-	-	-	-	N/A
Parks and Recreation					
Amenities Maintenance					
Snack Shack/Maintenance Building	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	2,000	0%
Landscaping Services					
Professional Services					

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	161,352	0%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	5,000	0%
Grounds - Mulch	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	13,993	0%
Reserves					
Operational Reserve (Future Years)	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	
Sub-Total:	11,000	6,523	17,523	437,215	4%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 17,523	\$ 437,215	4%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	14,797	-	
Fund Balance - Beginning	25,789	14,789	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 40,585	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	2	2	4	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	1	1	3	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	5,064	5,064	954,397	N/A
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	\$ 5,067	\$ 5,070	\$ 954,397	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory				315,000	
Series 2019	-	-	-	-	N/A
Principal Debt Service - Early Redemptions					
Series 2019	-	-	-	-	N/A
Interest Expense					
Series 2019	-	320,430	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)					
	-	372	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	(315,731)	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 481,914	\$ (1,463)	

Prepared by:

JPWARD and Associates, LLC

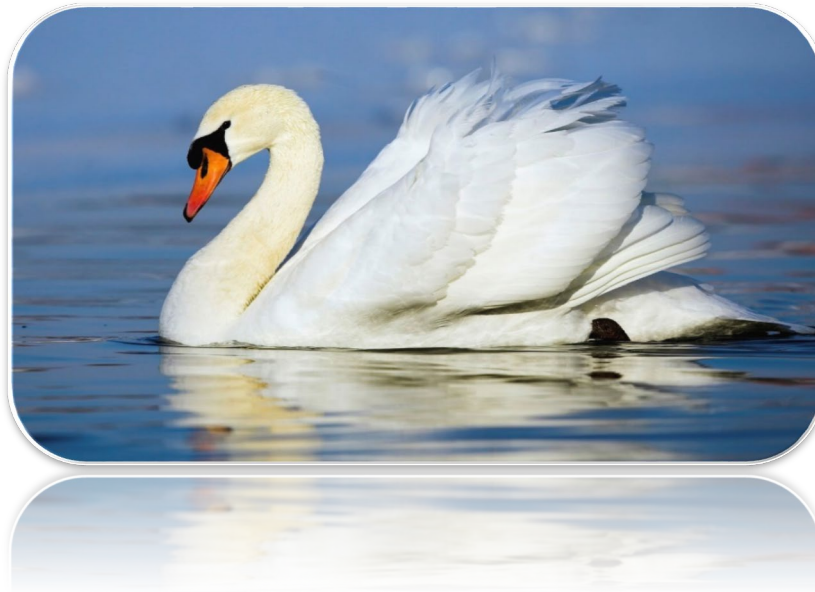
**LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	3	2	5	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ 377	\$ -	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	\$ 819,454	\$ -	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	191,876	-	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:	\$ 1,011,330	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ (307,382)	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

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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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending December 31, 2020**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2019	Series 2019			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 48,090	\$ -	\$ -	\$ -	\$ 48,090	
Debt Service Fund						
Interest Account		0			\$ 0	
Sinking Account					\$ -	
Reserve Account		476,850			\$ 476,850	
Revenue Account		5,066			\$ 5,066	
Capitalized Interest		-			\$ -	
Prepayment Account					\$ -	
Construction Account				374	\$ 374	
Cost of Issuance Account				-	\$ -	
Due from Other Funds						
General Fund	-	12,448	-	-	12,448	
Debt Service Fund(s)	-	-	-	-	-	
Accounts Receivable						
	-	-	-	-	-	
Assessments Receivable						
	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	494,364	494,364	
Amount to be Provided by Debt Service Funds	-	-	-	15,925,636	15,925,636	
Total Assets	\$ 48,090	\$ 494,364	\$ 374	\$ 16,420,000	\$ 16,962,827	

**LT Ranch Community Development District
Balance Sheet
for the Period Ending December 31, 2020**

	Governmental Funds					
	Debt Service Funds		Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2019	Series 2019	Series 2019	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)	12,448	-				12,448
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 12,448	\$ -	\$ 307,756	\$ 16,420,000		\$ 16,740,204
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	(303,281)	(1,010,954)	-	-	(1,314,235)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	9,853	-	-	-	-	9,853
Total Fund Equity and Other Credits	\$ 35,641	\$ 494,364	\$ (307,382)	\$ -		\$ 222,623
Total Liabilities, Fund Equity and Other Credits	\$ 48,090	\$ 494,364	\$ 374	\$ 16,420,000		\$ 16,962,827

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	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	-	2,320	5,703	8,023	437,215	2%
Special Assessments - Off-Roll	-	30,000		30,000	-	N/A
Developer Contribution			-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 38,023	\$ 437,215	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	833	1,833	1,333	4,000	8,000	50%
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	-	-	1,020	1,020	2,000	51%
Trustee Services	-	-	-	-	6,695	0%
Dissemination Agent Services	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	72	250	29%
Communications & Freight Services						
Postage, Freight & Messenger	-	-	40	40	750	5%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	2,000	3%
Insurance	5,251	-	-	5,251	6,000	88%
Printing & Binding		-	158	158	1,500	11%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	929	929	15,000	6%
Legal - Series 2019 Bonds	-	-	-	-	-	N/A
Other General Government Services						
Engineering/ Asset Mgmt Services	-	-	2,475	2,475.00	35,000	7%
NPDES	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Stormwater Management Services						
Wetland Lake Maintenance						
Wetland Preservation Maintenance	-	-	-	-	39,000	0%
Lake Maintenance	-	-	-	-	20,000	0%
Path Mowing/Path Shell	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	N/A
Water Quality Testing	-	-	-	-	-	N/A
Parks and Recreation						
Amenities Maintenance						
Snack Shack/Maintenance Building	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	2,000	0%
Landscaping Services						
Professional Services						

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	-	161,352	0%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	5,000	0%
Grounds - Mulch	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	13,993	0%
Reserves						
Operational Reserve (Future Years)	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	
Sub-Total:	11,000	6,523	10,647	28,170	437,215	6%
<hr/>						
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 10,647	\$ 28,170	\$ 437,215	6%
<hr/>						
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(4,944)	9,853	-	
Fund Balance - Beginning	25,789	14,789	40,585	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 35,641	\$ 35,641	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	2	2	2	6	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	1	1	-	3	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	5,064	12,448	17,512	954,397	N/A
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	\$ 5,067	\$ 12,450	\$ 17,521	\$ 954,397	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory					315,000	
Series 2019	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2019	-	-	-	-	-	N/A
Interest Expense						
Series 2019	-	320,430	-	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)						
	-	372	-	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	(303,281)	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 494,364	\$ (1,463)	

Prepared by:

JPWARD and Associates, LLC

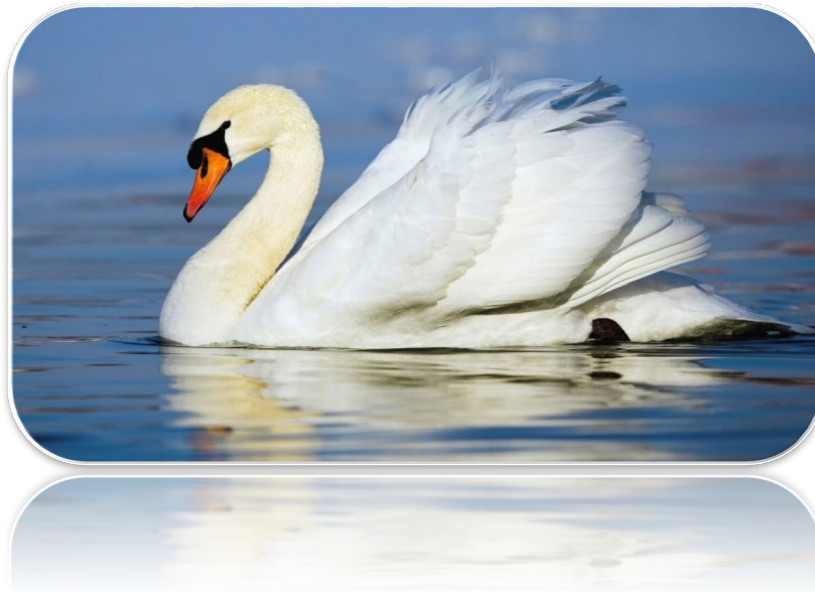
LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	3	2	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ 377	\$ -	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	\$ 819,454	\$ -	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	191,876	-	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:	\$ 1,011,330	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ (307,382)	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2021

FISCAL YEAR 2021

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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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2019	Series 2019			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 50,082	\$ -	\$ -	\$ -	\$ -	\$ 50,082
Debt Service Fund						
Interest Account		0				\$ 0
Sinking Account						\$ -
Reserve Account		476,850				\$ 476,850
Revenue Account		5,068				\$ 5,068
Capitalized Interest		-				\$ -
Prepayment Account						\$ -
Construction Account				374		\$ 374
Cost of Issuance Account				-		\$ -
Due from Other Funds						
General Fund	-	20,265	-	-	-	20,265
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
	-	-	-	-	-	-
Assessments Receivable						
	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	502,183	-	502,183
Amount to be Provided by Debt Service Funds	-	-	-	15,917,817	-	15,917,817
Total Assets	\$ 50,082	\$ 502,183	\$ 374	\$ 16,420,000	\$ -	\$ 16,972,639

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

	Governmental Funds					
	Debt Service Funds		Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2019	Series 2019	Series 2019	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)	20,265	-	-	-	-	20,265
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 20,265	\$ -	\$ 307,756	\$ 16,420,000	\$ 16,420,000	\$ 16,748,021
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	(295,462)	(1,010,954)	-	-	(1,306,416)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	4,029	-	-	-	-	4,029
Total Fund Equity and Other Credits	\$ 29,817	\$ 502,183	\$ (307,382)	\$ -	\$ -	\$ 224,618
Total Liabilities, Fund Equity and Other Credits	\$ 50,082	\$ 502,183	\$ 374	\$ 16,420,000	\$ 16,420,000	\$ 16,972,639

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021**

Description	October	November	December	January	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	-	2,320	5,703	3,581	11,604	437,215	3%
Special Assessments - Off-Roll	-	30,000	-	-	30,000	-	N/A
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 3,581	\$ 41,604	\$ 437,215	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	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	833	1,833	1,333	1,333	5,333	8,000	67%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	-	-	1,020	-	1,020	2,000	51%
Trustee Services	-	-	-	-	-	6,695	0%
Dissemination Agent Services	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	94	250	38%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	40	40	80	750	11%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	100	2,000	5%
Insurance	5,251	-	-	-	5,251	6,000	88%
Printing & Binding		-	158	184	343	1,500	23%
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	929	193	1,121	15,000	7%
Legal - Series 2019 Bonds	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering/ Asset Mgmt Services	-	-	2,475	2,917	5,391.67	35,000	15%
NPDES	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Stormwater Management Services							
Wetland Lake Maintenance							
Wetland Preservation Maintenance	-	-	-	-	-	39,000	0%
Lake Maintenance	-	-	-	-	-	20,000	0%
Path Mowing/Path Shell	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	-	N/A
Water Quality Testing	-	-	-	-	-	-	N/A
Parks and Recreation							
Amenities Maintenance							
Snack Shack/Maintenance Building	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	2,000	0%
Landscaping Services							
Professional Services							

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	-	-	161,352	0%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	5,000	0%
Grounds - Mulch	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	13,993	0%
Reserves							
Operational Reserve (Future Years)	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
Sub-Total:	11,000	6,523	10,647	9,405	37,576	437,215	9%
<hr/>							
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 10,647	\$ 9,405	\$ 37,576	\$ 437,215	9%
<hr/>							
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(4,944)	(5,824)	4,029	-	
Fund Balance - Beginning	25,789	14,789	40,585	35,641	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 35,641	\$ 29,817	\$ 29,817	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Interest Account	-	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	8	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 0	0	-	N/A
Capitalized Interest Account	1	1	-	-	3	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	25,329	954,397	N/A
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	\$ 5,067	\$ 12,450	\$ 7,819	\$ 25,339	\$ 954,397	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory						315,000	
Series 2019	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	320,430	-	-	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)							
	-	372	-	-	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ -	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	(295,462)	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 817,914	\$ 502,183	\$ (1,463)	

Prepared by:

JPWARD and Associates, LLC

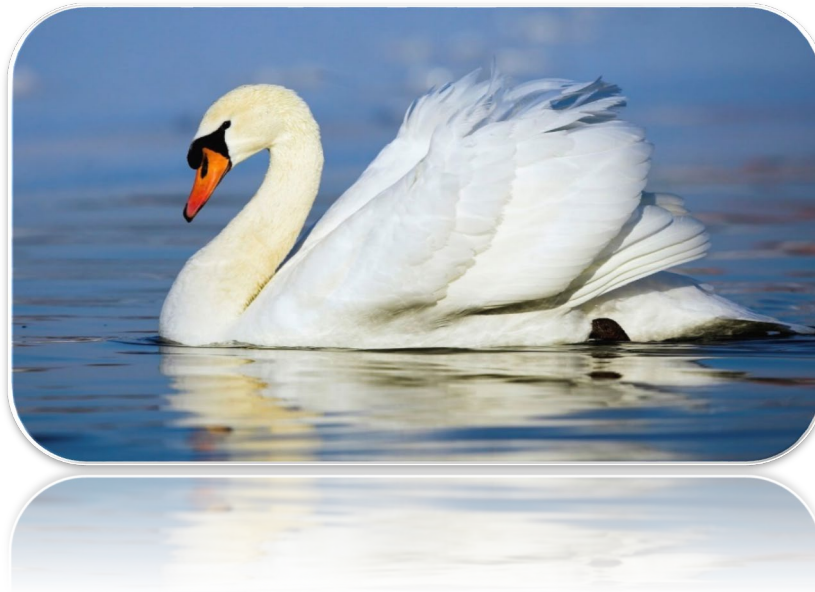
LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	3	2	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ -	\$ 377	\$ -	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	\$ 819,454	\$ -	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	191,876	-	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:	\$ 1,011,330	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ 703,572	\$ (307,382)	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

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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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2019	Series 2019			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,430,345	\$ -	\$ -	\$ -	\$ 1,430,345	
Debt Service Fund						
Interest Account		0			\$ 0	
Sinking Account					\$ -	
Reserve Account		476,850			\$ 476,850	
Revenue Account		5,070			\$ 5,070	
Capitalized Interest		-			\$ -	
Prepayment Account					\$ -	
Construction Account			374		\$ 374	
Cost of Issuance Account					\$ -	
Due from Other Funds						
General Fund	-	974,657	-	-	974,657	
Debt Service Fund(s)	-	-	-	-	-	
Accounts Receivable						
	-	-	-	-	-	
Assessments Receivable						
	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	1,456,577	1,456,577	
Amount to be Provided by Debt Service Funds	-	-	-	14,963,423	14,963,423	
Total Assets	\$ 1,430,345	\$ 1,456,577	\$ 374	\$ 16,420,000	\$ 19,307,295	

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2021**

	Governmental Funds					
	Debt Service Funds		Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2019	Series 2019	Series 2019	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)	974,657	-		-	-	974,657
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 974,657	\$ -	\$ 307,756	\$ 16,420,000		\$ 17,702,413
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	658,932	(1,010,954)	-	-	(352,022)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	429,899	-	-	-	-	429,899
Total Fund Equity and Other Credits	\$ 455,687	\$ 1,456,577	\$ (307,382)	\$ -		\$ 1,604,882
Total Liabilities, Fund Equity and Other Credits	\$ 1,430,345	\$ 1,456,577	\$ 374	\$ 16,420,000		\$ 19,307,295

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

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	-	2,320	5,703	3,581	437,256	448,860	437,215	103%
Special Assessments - Off-Roll	-	30,000				30,000	-	N/A
Developer Contribution			-			-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 3,581	\$ 437,256	\$ 478,860	\$ 437,215	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	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	6,667	8,000	83%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	-	-	1,020	-	-	1,020	2,000	51%
Trustee Services	-	-	-	-	5,214	5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	21	115	250	46%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	40	40	-	80	750	11%

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	-	100	2,000	5%
Insurance	5,251	-	-	-	-	5,251	6,000	88%
Printing & Binding		-	158	184	-	343	1,500	23%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	929	193	151	1,272	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering/ Asset Mgmt Services	-	-	2,475	2,917	-	5,391.67	35,000	15%
NPDES	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Wetland Lake Maintenance								
Wetland Preservation Maintenance	-	-	-	-	-	-	39,000	0%
Lake Maintenance	-	-	-	-	-	-	20,000	0%
Path Mowing/Path Shell	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	-	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	N/A
Parks and Recreation								
Amenities Maintenance								
Snack Shack/Maintenance Building	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	2,000	0%
Landscaping Services								
Professional Services								

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	-	-	-	161,352	0%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	-	13,993	0%
Reserves								
Operational Reserve (Future Years)	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	11,000	6,523	10,647	9,405	11,386	48,962	437,215	11%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 10,647	\$ 9,405	\$ 11,386	\$ 48,962	\$ 437,215	11%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(4,944)	(5,824)	425,870	429,899	-	
Fund Balance - Beginning	25,789	14,789	40,585	35,641	29,817	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 35,641	\$ 29,817	\$ 455,687	\$ 455,687	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	0	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	10	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 0	\$ 0	0	-	N/A
Capitalized Interest Account	1	1	-	-	-	3	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	979,721	954,397	N/A
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	\$ 5,067	\$ 12,450	\$ 7,819	\$ 954,394	\$ 979,734	\$ 954,397	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory							315,000	
Series 2019	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2019	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019	-	320,430	-	-	-	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)								
	-	372	-	-	-	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ -	\$ -	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	658,932	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 817,914	\$ 1,772,309	\$ 1,456,577	\$ (1,463)	

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 February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	3	2	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ -	\$ -	\$ 377	\$ -	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	\$ 819,454	\$ -	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	191,876	-	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:	\$ 1,011,330	\$ -	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ 703,572	\$ 703,572	\$ (307,382)	\$ -	

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

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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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2019	Capital Project Fund Series 2019	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 324,685	\$ -	\$ -	\$ -	\$ 324,685
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		979,729			\$ 979,729
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
Due from Other Funds					
General Fund	-	2,872	-	-	2,872
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Assessments Receivable					
	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,459,451	1,459,451
Amount to be Provided by Debt Service Funds	-	-	-	14,960,549	14,960,549
Total Assets	\$ 324,685	\$ 1,459,451	\$ 374	\$ 16,420,000	\$ 18,204,510

**LT Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	Governmental Funds					
	Debt Service Funds		Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2019	Series 2019	Series 2019	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)	2,872	-	-	-	-	2,872
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 2,872	\$ -	\$ 307,756	\$ 16,420,000	\$ 16,730,628	\$ 16,730,628
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	661,805	(1,010,954)	-	-	(349,148)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	296,025	-	-	-	-	296,025
Total Fund Equity and Other Credits	\$ 321,813	\$ 1,459,451	\$ (307,382)	\$ -	\$ -	\$ 1,473,882
Total Liabilities, Fund Equity and Other Credits	\$ 324,685	\$ 1,459,451	\$ 374	\$ 16,420,000	\$ 16,420,000	\$ 18,204,510

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	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	-	2,320	5,703	3,581	437,256	1,316	450,176	437,215	103%
Special Assessments - Off-Roll	-	30,000					30,000		N/A
Developer Contribution									N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 3,581	\$ 437,256	\$ 1,316	\$ 480,176	\$ 437,215	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	2,000	2,000	4,500	44%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	8,000	8,000	100%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	-	-	1,020	-	-	-	1,020	2,000	51%
Trustee Services	-	-	-	-	5,214	-	5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	21	10	124	250	50%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	40	40	-	-	80	750	11%

Prepared by:

JPWARD and Associates, LLC

Unaudited

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	-	-	100	2,000	5%
Insurance	5,251	-	-	-	-	-	5,251	6,000	88%
Printing & Binding		-	158	184	-	-	343	1,500	23%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	929	193	151	-	1,272	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering/ Asset Mgmt Services	-	-	2,475	2,917	-	10,165	15,557	35,000	44%
NPDES	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services									
Wetland Lake Maintenance									
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125.00	39,000	3%
Lake Maintenance	-	-	-	-	-	7,980	7,980.00	20,000	40%
Path Mowing/Path Shell	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	9,450.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	N/A
Parks and Recreation									
Amenities Maintenance									
Snack Shack/Maintenance Building	-	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	-	2,000	0%
Landscaping Services									
Professional Services									

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	-	-	98,460	98,460.00	161,352	61%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	-	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	-	-	13,993	0%
Reserves									
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees									
Sub-Total:	11,000	6,523	10,647	9,405	11,386	18,175	184,151	437,215	42%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 10,647	\$ 9,405	\$ 11,386	\$ 18,175	\$ 184,151	\$ 437,215	42%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(4,944)	(5,824)	425,870	(16,859)	296,025	-	
Fund Balance - Beginning	25,789	14,789	40,585	35,641	29,817	455,687	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 35,641	\$ 29,817	\$ 455,687	\$ 438,828	\$ 321,813	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	2	12	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 0	\$ 0	\$ 0	0	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	3	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	982,593	954,397	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	\$ 5,067	\$ 12,450	\$ 7,819	\$ 954,394	\$ 2,874	\$ 982,607	\$ 954,397	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory								315,000	
Series 2019	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2019	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2019	-	320,430	-	-	-	-	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)									
	-	372	-	-	-	-	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ -	\$ -	\$ -	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	661,805	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	1,772,309	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 817,914	\$ 1,772,309	\$ 1,775,182	\$ 1,459,451	\$ (1,463)	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	3	2	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	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	\$ 819,454	\$ -	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	191,876	-	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:	\$ 1,011,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (307,382)	\$ -	