
LT Ranch Community Development District

Financial Statements

January 31, 2020

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

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LT Ranch Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
 <i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	<i>5</i>
<i>Capital Projects Fund</i>	<i>6</i>

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 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	\$ 15,402	\$ -	\$ -	\$ -	\$ 15,402
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account					\$ -
Capitalized Interest		553,683			\$ 553,683
Prepayment Account					\$ -
Construction Account			686,869		\$ 686,869
Cost of Issuance Account			18,751		\$ 18,751
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Assessments Receivable					
	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,030,533	1,030,533
Amount to be Provided by Debt Service Funds	-	-	-	15,704,467	15,704,467
Total Assets	\$ 15,402	\$ 1,030,533	\$ 705,620	\$ 16,735,000	\$ 18,486,554

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 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 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	-	1,030,533	705,620	-	-	1,736,153
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-	-	18,649
Results from Current Operations	(3,248)	-	-	-	-	(3,248)
Total Fund Equity and Other Credits	\$ 15,402	\$ 1,030,533	\$ 705,620	\$ -	\$ -	\$ 1,751,554
Total Liabilities, Fund Equity and Other Credits	\$ 15,402	\$ 1,030,533	\$ 705,620	\$ 16,735,000	\$ -	\$ 18,486,554

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

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	-	-	-	-	-	-	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	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	2,667	8,000	33%
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	95	250	38%
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 January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	200	2,000	10%
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	-	3,151	15,000	21%
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	38,248	95,850	40%
Total Expenditures and Other Uses:	\$ 4,461	\$ 9,344	\$ 15,370	\$ 9,073	\$ 38,248	\$ 95,850	40%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(3,248)	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	18,649	-	
Fund Balance - Ending	\$ 14,188	\$ 4,845	\$ 24,474	\$ 15,402	15,402	\$ -	

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

Description	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	-	N/A
Interest Income					
Interest Account			-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	-	24	24	-	N/A
Prepayment Account	-		-	-	N/A
Revenue Account	-		-	-	N/A
Capitalized Interest Account	-	27	27	-	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	\$ 1,030,533	\$ -	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	1,030,533	-	
Fund Balance - Beginning	-	1,030,482	-	-	
Fund Balance - Ending	\$ 1,030,482	\$ 1,030,533	1,030,533	\$ -	

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

Description	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	-	213	213	\$ -	N/A
Cost of Issuance	-	1	1	\$ -	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:	<u>\$ 15,423,830</u>	<u>\$ 214</u>	<u>\$ 15,424,044</u>	<u>\$ -</u>	<u>N/A</u>
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	\$ -	\$ -	\$ -	\$ -	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	\$ -	\$ 159,750	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ 14,718,424</u>	<u>\$ -</u>	<u>\$ 14,718,424</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ 705,620	-	-
Fund Balance - Beginning	\$ -	\$ 705,406	\$ -	\$ -	-
Fund Balance - Ending	<u>\$ 705,406</u>	<u>\$ 705,620</u>	<u>\$ 705,620</u>	<u>\$ -</u>	<u>-</u>

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