

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

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>3-5</i>
<i>Debt Service Fund</i>	<i>6</i>
<i>Capital Projects Fund</i>	<i>7</i>

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