
LT Ranch Community Development District

Financial Statements

February 28, 2019

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

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LT Ranch Community Development District

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2019**

Governmental Funds			
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 4,660	\$ -	\$ 4,660
Debt Service Fund			
Interest Account			-
Sinking Account			-
Reserve Account			-
Revenue			-
Prepayment Account	-	-	
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)			-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	<u>\$ 4,660</u>	<u>\$ -</u>	<u>\$ 4,660</u>

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2019**

Governmental Funds			
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion	-	-	-
Long Term	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	4,660	-	4,660
Total Fund Equity and Other Credits	<u>\$ 4,660</u>	<u>\$ -</u>	<u>\$ 4,660</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 4,660</u>	<u>\$ -</u>	<u>\$ 4,660</u>

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2019

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	-	-	-	-	-	-	0	N/A
Special Assessments - Off-Roll	-	-	10,000	10,000	-	20,000	-	N/A
Developer Contribution								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	20,000	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	-	N/A
Financial and Administrative								
Audit Services	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Legal Advertising	-	-	2,525	3,200	-	5,724	-	N/A
Trustee Services	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	25	26	26	77	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	-	-	30	227	31	288	-	N/A

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**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2019**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	1,400	50	50	1,500	-	N/A
Insurance	-	-	-	5,137	-	5,137	-	N/A
Printing & Binding	-	-	350	491	-	841	-	N/A
Subscription & Memberships	-	-	-	-	-	-	-	N/A
Legal Services								
Legal - General Counsel	-	-	1,510	-	262	1,772	-	N/A
Legal -	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-
Sub-Total:	-	-	5,840	9,130	369	15,340	-	N/A
 Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,840	\$ 9,130	\$ 369	\$ 15,340	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	-	-	4,160	870	(369)	4,660	-	
Fund Balance - Beginning	-	-	-	4,160	5,029	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 4,160	\$ 5,029	\$ 4,660	4,660	\$ -	