

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

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 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 361,377	\$ -	\$ -	\$ -	\$ 361,377
Debt Service Fund					
Interest Account		-			-
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		969,130			969,130
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	26,862	-	-	26,862
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,472,842	1,472,842
Amount to be Provided by Debt Service Funds	-	-	-	14,947,158	14,947,158
Total Assets	\$ 361,377	\$ 1,472,842	\$ 374	\$ 16,420,000	\$ 18,254,592

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups 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)	26,862	-	-	-	26,862
Bonds Payable					
Current Portion	-	-	-	\$325,000	325,000
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
Total Liabilities	\$ 26,862	\$ -	\$ 361,768	\$ 16,420,000	\$ 16,808,629
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	642,533	-	-	642,533
Unassigned					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	256,285	-	-	-	256,285
Total Fund Equity and Other Credits	\$ 334,515	\$ 1,472,842	\$ (361,394)	\$ -	\$ 1,445,963
Total Liabilities, Fund Equity and Other Credits	\$ 361,377	\$ 1,472,842	\$ 374	\$ 16,420,000	\$ 18,254,592

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	\$352,436	351,095	100%
Special Assessments - Off-Roll	-	-	-	-	-	\$0	-	N/A
Developer Contribution	-	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 195,919	\$ 38,810	\$ 107,827	\$ 9,880	\$352,436	\$ 351,095	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	-	-	-	-	4,100	\$4,100	4,200	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	\$6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	\$6,667	16,000	42%
Arbitrage Rebate Services	-	-	-	-	-	\$0	500	0%
Other Contractual Services								
Legal Advertising	223	393	-	-	-	\$616	2,000	31%
Trustee Services	-	-	-	-	5,214	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	\$48	250	19%
Communications & Freight Services								
Postage, Freight & Messenger	9	-	52	-	-	\$61	750	8%

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LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	\$0	2,000	0%
Insurance	5,435	-	-	-	-	\$5,435	6,000	91%
Printing & Binding	-	-	194	-	-	\$194	1,500	13%
Subscription & Memberships	175	-	-	-	-	\$175	175	100%
Legal Services								
Legal - General Counsel	901	-	-	-	3,237	\$4,138	15,000	28%
Legal - Series 2019 Bonds	-	-	-	-	-	\$0	-	N/A
Other General Government Services								
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	\$13,427	35,000	38%
NPDES	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	\$0	-	N/A
Stormwater Management Services								
Wetland Lake Maintenance	-	-	-	-	-	-	-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	1,125	\$13,935	58,000	24%
Lake Maintenance	-	1,125	2,250	-	-	\$3,375	32,000	11%
Detention Area Maintenance	-	-	-	-	-	\$0	5,000	0%
Path Mowing/Path Shell	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	\$11,300	-	N/A
Creation Preserve Maintenance	-	-	-	-	-	-	-	-
Enhancement Areas	-	-	-	-	-	\$0	30,000	0%
Littoral Shelf Maintenance	-	-	-	-	-	\$0	4,500	0%
Ditch Maintance	-	-	-	-	-	-	-	-
Stormwater Inspections/Maintenance	-	-	-	-	-	\$0	15,500	0%
Fountain Service/Maintenance	-	-	-	-	-	\$0	6,500	0%
Roadway Lighting/Maintenance	-	-	-	-	-	\$0	6,000	0%
Parks and Recreation								
Amenities Maintenance	-	-	-	-	-	-	-	-

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Snack Shack/Maintenance Building	-	-	-	-	-	\$0	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	\$0	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	\$0	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	\$0	3,000	0%
Water/Sewer Park	-	-	-	-	-	\$0	2,000	0%
Landscaping Services								
Professional Services								
Grounds Contract	450	450	450	-	1,150	\$2,500	-	N/A
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	\$1,634	-	N/A
Grounds - Mulch	-	-	-	-	-	\$0	-	N/A
Replanting Materials/Supplies	-	-	-	-	-	\$0	-	N/A
Grounds - Community Park Mow	-	-	-	-	-	\$0	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	\$0	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	\$0	9,525	0%
Reserves								
Operational Reserve (Future Years)	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees						\$0	-	
Sub-Total:	13,203	19,039	28,205	6,000	29,703	\$96,151	351,095	27%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$ 29,703	\$96,151	\$ 351,095	27%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	\$256,285	-	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$ 334,515	\$334,515	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	10	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	6	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	958,221	954,397	100%
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	\$ 532,679	\$ 105,521	\$ 293,167	\$ 26,867	\$ 958,238	\$ 954,397	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2019	-	-	-	-	-	-	325,000	0%
Principal Debt Service - Early Redemptions								
Series 2019	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019	-	315,705	-	-	-	315,705	631,410	50%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 315,705	\$ -	\$ -	\$ -	\$ 315,705	\$ 956,410	N/A
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	642,533	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	830,309	-	
Fund Balance - Ending	\$ 830,312	\$ 1,047,287	\$ 1,152,808	\$ 1,445,975	\$ 1,472,842	\$ 1,472,842	\$ (2,013)	

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LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-