

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)
	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	\$ 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
	General Fund	Series 2019	Series 2019	General Long Term Debt	(Memorandum Only)
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
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	\$ 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

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)	\$ -	