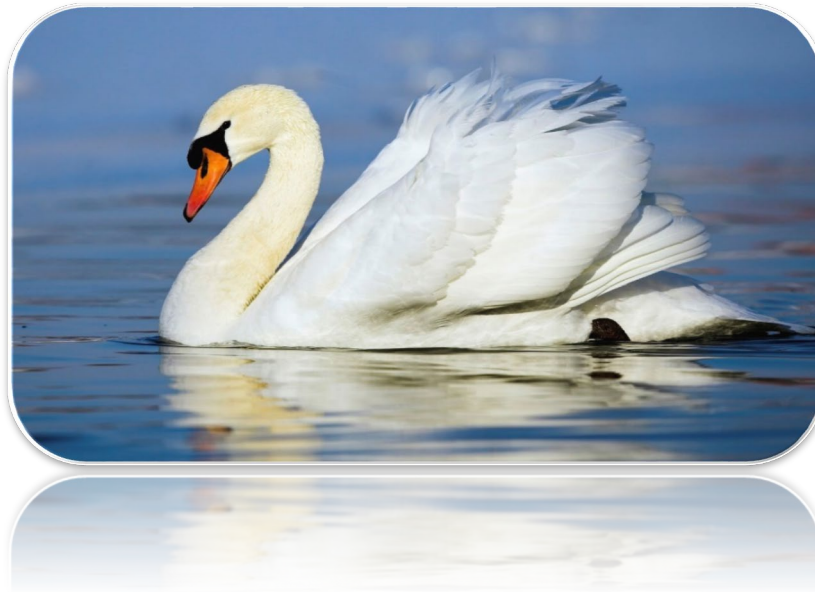


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL, 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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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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Suite 1

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2020**

	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	\$ 26,838	\$ -	\$ -	\$ -	\$ 26,838	
Debt Service Fund						
Interest Account		-			\$ -	
Sinking Account					\$ -	
Reserve Account		476,850			\$ 476,850	
Revenue Account					\$ -	
Capitalized Interest		553,971			\$ 553,971	
Prepayment Account					\$ -	
Construction Account				687,061	\$ 687,061	
Cost of Issuance Account				16,489	\$ 16,489	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Accounts Receivable						
Assessments Receivable						
Amount Available in Debt Service Funds	-	-	-	1,030,821	1,030,821	
Amount to be Provided by Debt Service Funds	-	-	-	15,704,179	15,704,179	
Total Assets	\$ 26,838	\$ 1,030,821	\$ 703,550	\$ 16,735,000	\$ 18,496,209	

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	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	-	1,030,821	703,550	-	-	1,734,371
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-	-	18,649
Results from Current Operations	8,189	-	-	-	-	8,189
Total Fund Equity and Other Credits	\$ 26,838	\$ 1,030,821	\$ 703,550	\$ -		\$ 1,761,209
Total Liabilities, Fund Equity and Other Credits	\$ 26,838	\$ 1,030,821	\$ 703,550	\$ 16,735,000		\$ 18,496,209

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	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			30,000		65,000	95,850	68%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ 30,000	\$ -	65,000	\$ 95,850	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	667	4,667	8,000	58%
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	24	24	24	166	250	67%
Communications & Freight Services										
Postage, Freight & Messenger	9	45	83	-	-	-	34	172	500	34%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	50	50	50	50	50	350	2,000	18%
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	-	5,389	333	69	8,941	15,000	60%
Legal - Series 2019 Bonds	-	-	-	-	-	517	-	517	-	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	9,462	4,924	4,177	56,811	95,850	59%
Total Expenditures and Other Uses:	\$ 4,461	\$ 9,344	\$ 15,370	\$ 9,073	\$ 9,462	\$ 4,924	\$ 4,177	\$ 56,811	\$ 95,850	59%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(9,462)	25,076	(4,177)	8,189	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	5,939	31,015	18,649	-	
Fund Balance - Ending	\$ 14,188	\$ 4,845	\$ 24,474	\$ 15,402	\$ 5,939	\$ 31,015	\$ 26,838	26,838	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	December	January	February	March	April	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	61	50	23	157	-	N/A
Prepayment Account	-					-	-	N/A
Revenue Account	-					-	-	N/A
Capitalized Interest Account	-	27	70	58	26	182	-	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	\$ 131	\$ 108	\$ 49	\$ 1,030,821	\$ -	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	131	108	49	1,030,821	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	1,030,664	1,030,772	-	-	
Fund Balance - Ending	\$ 1,030,482	\$ 1,030,533	\$ 1,030,664	\$ 1,030,772	1,030,821	1,030,821	\$ -	

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 April 30, 2020

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	213	87	72	33	405	\$ -	N/A
Cost of Issuance	-	1	2	2	1	6	\$ -	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:	\$ 15,423,830	\$ 214	\$ 90	\$ 74	\$ 33	\$ 15,424,241	\$ -	N/A
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	\$ -	\$ -	\$ 1,750	\$ -	\$ -	\$ 1,750	\$ -	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	\$ -	\$ 517	\$ -	\$ -	\$ 160,267	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 14,718,424	\$ -	\$ 2,267	\$ -	\$ -	\$ 14,720,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ (2,177)	\$ 74	\$ 33	\$ 703,550	-	
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ -	\$ -	
Fund Balance - Ending	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ 703,550	\$ 703,550	\$ -	