

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 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	\$ 174,876	\$ -	\$ -	\$ -	\$ 174,876
Debt Service Fund					
Interest Account		315,705			315,705
Sinking Account		325,000			325,000
Reserve Account		476,850			476,850
Revenue Account		328,436			328,436
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	33,663	-	-	33,663
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,479,654	1,479,654
Amount to be Provided by Debt Service Funds	-	-	-	14,940,346	14,940,346
Total Assets	\$ 174,876	\$ 1,479,654	\$ 374	\$ 16,420,000	\$ 18,074,904

LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 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)	33,663	-	-	-	33,663
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	\$ 33,663	\$ -	\$ 361,768	\$ 16,420,000	\$ 16,815,431
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	-	649,346	-	-	649,346
Unassigned					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	62,983	-	-	-	62,983
Total Fund Equity and Other Credits	\$ 141,213	\$ 1,479,654	\$ (361,394)	\$ -	\$ 1,259,473
Total Liabilities, Fund Equity and Other Credits	\$ 174,876	\$ 1,479,654	\$ 374	\$ 16,420,000	\$ 18,074,904

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	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	938	1,564	\$354,937	351,095	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	\$0	-	N/A
Note Proceeds	-	-	-	-	-	-	-	\$0	200,000	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 195,919	\$ 38,810	\$ 107,827	\$ 9,880	\$ 938	\$ 1,564	\$354,937	\$ 551,095	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	-	-	-	-	4,100	-	-	\$4,100	4,200	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$9,333	16,000	58%
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	-	-	-	-	-	-	1,000	\$1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	-	-	\$48	250	19%
Communications & Freight Services										
Postage, Freight & Messenger	9	-	52	-	-	-	-	\$61	100	61%
Computer Services - Website Development	-	-	-	-	-	-	-	\$0	1,200	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Insurance	5,435	-	-	-	-	-	-	\$5,435	5,435	100%
Printing & Binding		-	194	-	-	-	-	\$194	200	97%
Subscription & Memberships	175	-	-	-	-	-	-	\$175	175	100%
Legal Services										
Legal - General Counsel	901	-	-	-	3,237	-	7,415	\$11,553	2,500	462%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	\$0	-	N/A
Other General Government Services										
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	\$19,710	8,000	246%
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	6,405	-	\$20,340	76,860	26%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	\$5,625	15,000	38%
Detention Area Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	\$20,750	56,700	37%
Creation Preserve Maintenance									12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintance									3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	\$0	6,000	0%
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	\$965	3,000	32%
Parks and Recreation										
Amenities Maintenance										
Snack Shack/Maintenance Building	-	-	-	-	-	14,656	-	\$14,656	-	N/A
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,733	-	\$1,733	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	\$0	-	N/A
Water/Sewer Park	-	-	-	-	-	-	-	\$0	-	N/A
Landscaping Services										
Professional Services										
Grounds Contract	450	450	450	-	1,150	15,106	14,656	\$32,263	131,904	24%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	95,495	\$97,129	-	N/A
Grounds - Mulch	-	-	-	-	-	-	6,830	\$6,830	15,000	46%
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	\$1,560	80,000	2%
Grounds - Community Park Mow	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	\$0	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	-	-	\$0	-	N/A
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	58,357	137,448	\$291,955	541,619	54%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$ 29,703	\$ 58,357	\$ 137,448	\$291,955	\$ 541,619	54%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	\$62,983	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$ 334,515	\$ 277,096	\$ 141,213	\$141,213	\$ 9,476	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	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	2	2	2	2	2	2	2	14	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	14	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	965,023	954,397	101%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 532,679	\$ 105,521	\$ 293,167	\$ 26,867	\$ 2,554	\$ 4,259	\$ 965,051	\$ 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)										
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	2,554	4,259	649,346	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	830,309	-	
Fund Balance - Ending	\$ 830,312	\$ 1,047,287	\$ 1,152,808	\$ 1,445,975	\$ 1,472,842	\$ 1,475,396	\$ 1,479,654	\$ 1,479,654	\$ (2,013)	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	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	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-