

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 31, 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	\$ 88,435	\$ -	\$ -	\$ -	\$ 88,435
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,105			362,105
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account				-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	10,908	-	-	-	10,908
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	838,955	838,955
Amount to be Provided by Debt Service Funds	-	-	-	15,256,045	15,256,045
Total Assets	\$ 99,342	\$ 838,955	\$ 374	\$ 16,095,000	\$ 17,033,672

**LT Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 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)	-	-	-	-	-
Bonds Payable					
Current Portion	-	-	-	\$0	-
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
Total Liabilities	\$ -	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,456,768
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	-	8,646	-	-	8,646
Unassigned					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	21,112	-	-	-	21,112
Total Fund Equity and Other Credits	\$ 99,342	\$ 838,955	\$ (361,394)	\$ -	\$ 576,904
Total Liabilities, Fund Equity and Other Credits	\$ 99,342	\$ 838,955	\$ 374	\$ 16,095,000	\$ 17,033,672

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	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	3,333	\$26,667	40,000	67%
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	1,333	\$10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$10,667	16,000	67%
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	-	-	-	-	(0)	\$61	100	61%
Computer Services - Website Development											
	-	-	-	-	-	-	-	-	\$0	1,200	0%
Insurance											
	5,435	-	-	-	-	-	-	-	\$5,435	5,435	100%
Printing & Binding											
		-	194	-	-	-	-	865	\$1,059	200	529%
Subscription & Memberships											
	175	-	-	-	-	-	-	-	\$175	175	100%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	901	-	-	-	3,237	-	7,415	2,150	\$13,703	2,500	548%
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	9,498	\$29,208	8,000	365%
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	-	6,405	\$26,745	76,860	35%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	1,125	\$6,750	15,000	45%
Detention Area Maintenance	-	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	925	\$21,675	56,700	38%
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
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											

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	450	450	450	-	1,150	15,106	14,656	14,656	\$46,919	131,904	36%
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	-	-	-	-	-	-	-	246	\$246	1,000	25%
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	41,870	\$333,825	541,619	62%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$ 29,703	\$ 58,357	\$ 137,448	\$ 41,870	\$333,825	\$ 541,619	62%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	\$21,112	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$ 334,515	\$ 277,096	\$ 141,213	\$ 99,342	\$99,342	\$ 9,476	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	16	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	4	17	-	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											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 532,679	\$ 105,521	\$ 293,167	\$ 26,867	\$ 2,554	\$ 4,259	\$ 6	\$ 965,056	\$ 954,397	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2019	-	-	-	-	-	-	-	325,000	325,000	325,000	100%
Principal Debt Service - Early Redemptions											
Series 2019	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2019	-	315,705	-	-	-	-	-	315,705	631,410	631,410	100%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 315,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 956,410	\$ 956,410	N/A
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259		8,646	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	1,479,654	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	\$ 838,955	\$ (2,013)	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2022

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