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*LT Ranch Community Development District*

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*Financial Statements*

*June 30, 2019*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

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*LT Ranch Community Development District*

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**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 30, 2019**

	Governmental Funds		Totals (Memorandum Only)
	General Fund	Account Groups General Long Term Debt	
<b>Assets</b>			
<b>Cash and Investments</b>			
General Fund - Invested Cash	\$ 35,484	\$ -	\$ 35,484
Debt Service Fund			
Interest Account			-
Sinking Account			-
Reserve Account			-
Revenue			-
Prepayment Account	-	-	
<b>Due from Other Funds</b>			
General Fund	-	-	-
Debt Service Fund(s)			-
<b>Accounts Receivable</b>	-	-	-
<b>Assessments Receivable</b>	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-
<b>Total Assets</b>	<u>\$ 35,484</u>	<u>\$ -</u>	<u>\$ 35,484</u>

**LT Ranch Community Development District**  
**Balance Sheet**  
**for the Period Ending June 30, 2019**

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
<b>Liabilities</b>			
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
<b>Bonds Payable</b>			
Current Portion	-	-	-
Long Term	-	-	-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>			
<b>Investment in General Fixed Assets</b>	-	-	-
<b>Fund Balance</b>			
<b>Restricted</b>			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
<b>Unassigned</b>			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	35,484	-	35,484
<b>Total Fund Equity and Other Credits</b>	<u>\$ 35,484</u>	<u>\$ -</u>	<u>\$ 35,484</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 35,484</u>	<u>\$ -</u>	<u>\$ 35,484</u>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	0	N/A
Special Assessments - Off-Roll	-	-	10,000	10,000	-	-	35,000	-	35,000	90,000	-	N/A
<b>Developer Contribution</b>												
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>90,000</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	24,444	3,333	3,333	31,111	-	N/A
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	-	4,889	667	667	6,222	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Legal Advertising	-	-	2,525	3,200	-	-	-	322	-	6,046	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	25	26	26	25	24	25	25	177	-	N/A
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	30	227	31	-	-	51	-	339	-	N/A
<b>Computer Services - Website Development</b>												
Computer Services - Website Development	-	-	1,400	50	50	-	100	50	50	1,700	-	N/A
<b>Insurance</b>												
Insurance	-	-	-	5,137	-	-	-	-	-	5,137	-	N/A
<b>Printing &amp; Binding</b>												
Printing & Binding	-	-	350	491	-	-	-	783	-	1,624	-	N/A
<b>Subscription &amp; Memberships</b>												
Subscription & Memberships	-	-	-	-	-	-	-	-	-	-	-	N/A

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2019**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Legal Services</b>												
Legal - General Counsel	-	-	1,510	-	262	-	-	88	300	2,161	-	N/A
Legal -	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees												
<b>Sub-Total:</b>	-	-	5,840	9,130	369	25	29,458	5,319	4,375	54,516	-	N/A
 <b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,840</b>	<b>\$ 9,130</b>	<b>\$ 369</b>	<b>\$ 25</b>	<b>\$ 29,458</b>	<b>\$ 5,319</b>	<b>\$ 4,375</b>	<b>\$ 54,516</b>	<b>\$ -</b>	<b>N/A</b>
 Net Increase/ (Decrease) in Fund Balance	-	-	4,160	870	(369)	(25)	5,542	(5,319)	30,625	35,484	-	
Fund Balance - Beginning	-	-	-	4,160	5,029	4,660	4,635	10,178	4,859	-	-	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,160</b>	<b>\$ 5,029</b>	<b>\$ 4,660</b>	<b>\$ 4,635</b>	<b>\$ 10,178</b>	<b>\$ 4,859</b>	<b>\$ 35,484</b>	<b>35,484</b>	<b>\$ -</b>	