

# **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

---



## **FINANCIAL STATEMENTS - JUNE 2022**

FISCAL YEAR 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*LT Ranch Community Development District*

*Table of Contents*

<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>3-5</i>
<i>Debt Service Fund</i> <i>Series 2019</i>	<i>6</i>
<i>Capital Project Fund</i> <i>Series 2019</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 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	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 47,359	\$ -	\$ -	\$ -	\$ 47,359
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,109			362,109
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
<b>Due from Other Funds</b>					
General Fund	-	4,698	-	-	4,698
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	843,657	843,657
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,251,343	15,251,343
<b>Total Assets</b>	<b>\$ 47,359</b>	<b>\$ 843,657</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 16,986,390</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 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	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	307,756	-	307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	4,698	-	-	-	4,698
<b>Bonds Payable</b>					
Current Portion	-	-	-	\$0	-
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
<b>Total Liabilities</b>	<b>\$ 4,698</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,095,000</b>	<b>\$ 16,461,466</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	13,348	-	-	13,348
<b>Unassigned</b>					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	(35,570)	-	-	-	(35,570)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 42,660</b>	<b>\$ 843,657</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 524,924</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 47,359</b>	<b>\$ 843,657</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 16,986,390</b>

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

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	938	1,564	-	1,728	\$356,665	351,095	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Note Proceeds</b>												
	-	-	-	-	-	-	-	-	-	\$0	200,000	0%
<b>Intragovernmental Transfer In</b>												
	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 38,810</b>	<b>\$ 107,827</b>	<b>\$ 9,880</b>	<b>\$ 938</b>	<b>\$ 1,564</b>	<b>\$ -</b>	<b>\$ 1,728</b>	<b>\$356,665</b>	<b>\$ 551,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	\$30,000	40,000	75%
<b>Financial and Administrative</b>												
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	1,333	\$12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$12,000	16,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	\$0	500	0%
<b>Other Contractual Services</b>												
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	-	-	-	-	-	2	\$49	250	20%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	9	-	52	-	-	-	-	(0)	30	\$91	100	91%
<b>Computer Services - Website Development</b>												
	-	-	-	-	-	-	-	-	-	\$0	1,200	0%
<b>Insurance</b>												
	5,435	-	-	-	-	-	-	-	-	\$5,435	5,435	100%
<b>Printing &amp; Binding</b>												
	-	-	194	-	-	-	-	865	68	\$1,127	200	563%
<b>Subscription &amp; Memberships</b>												
	175	-	-	-	-	-	-	-	-	\$175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	901	-	-	-	3,237	-	7,415	2,150	-	\$13,703	2,500	548%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other General Government Services</b>												
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	9,498	11,740	\$40,948	8,000	512%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	11,750	\$11,750	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Stormwater Management Services</b>												
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	1,125	\$7,875	15,000	53%
Detention Area Maintenance	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	925	9,450	\$31,125	56,700	55%
Creation Preserve Maintenance											12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintenance											3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	-	-	\$965	3,000	32%
<b>Parks and Recreation</b>												
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
<b>Landscaping Services</b>												
Professional Services												
Grounds Contract	450	450	450	-	1,150	15,106	14,656	14,656	14,656	\$61,575	131,904	47%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	95,495	-	2,000	\$99,129	-	N/A
Grounds - Mulch	-	-	-	-	-	-	6,830	-	-	\$6,830	15,000	46%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	-	-	\$1,560	80,000	2%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	246	1,589	\$1,835	1,000	184%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Reserves</b>												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees										\$0	-	
<b>Sub-Total:</b>	<b>13,203</b>	<b>19,039</b>	<b>28,205</b>	<b>6,000</b>	<b>29,703</b>	<b>58,357</b>	<b>137,448</b>	<b>41,870</b>	<b>58,410</b>	<b>\$392,235</b>	<b>541,619</b>	72%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 28,205</b>	<b>\$ 6,000</b>	<b>\$ 29,703</b>	<b>\$ 58,357</b>	<b>\$ 137,448</b>	<b>\$ 41,870</b>	<b>\$ 58,410</b>	<b>\$392,235</b>	<b>\$ 541,619</b>	72%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	(56,682)	-\$35,570	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	99,342	\$78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 252,511</b>	<b>\$ 354,338</b>	<b>\$ 334,515</b>	<b>\$ 277,096</b>	<b>\$ 141,213</b>	<b>\$ 99,342</b>	<b>\$ 42,660</b>	<b>\$42,660</b>	<b>\$ 9,476</b>	

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

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 Income</b>												
Interest Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	18	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	4	1	19	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	-	4,698	969,721	954,397	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 532,679</b>	<b>\$ 105,521</b>	<b>\$ 293,167</b>	<b>\$ 26,867</b>	<b>\$ 2,554</b>	<b>\$ 4,259</b>	<b>\$ 6</b>	<b>\$ 4,702</b>	<b>\$ 969,758</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2019	-	-	-	-	-	-	-	325,000	-	325,000	325,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2019	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2019	-	315,705	-	-	-	-	-	315,705	-	631,410	631,410	100%
<b>Operating Transfers Out (To Other Funds)</b>												
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,410</b>	<b>\$ 956,410</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259	-	4,702	13,348	(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	1,479,654	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,152,808</b>	<b>\$ 1,445,975</b>	<b>\$ 1,472,842</b>	<b>\$ 1,475,396</b>	<b>\$ 1,479,654</b>	<b>\$ 1,479,654</b>	<b>\$ 1,484,356</b>	<b>\$ 843,657</b>	<b>\$ (2,013)</b>	



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

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 Income</b>												
Construction Account	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	\$ 703,572	\$ (361,394)	\$ -
<b>Fund Balance - Ending</b>	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -