

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

---

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>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>3-5</i>
<i>Debt Service Fund</i>	<i>6</i>
<i>Capital Projects Fund</i>	<i>7</i>

*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending July 31, 2021**

	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	\$ 154,272	\$ -	\$ -	\$ -	\$ 154,272
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		348,408			\$ 348,408
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-	53	-	-	53
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	825,311	825,311
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,594,689	15,594,689
<b>Total Assets</b>	<b>\$ 154,272</b>	<b>\$ 825,311</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,399,957</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending July 31, 2021**

	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)	53	-	-	-	53
<b>Bonds Payable</b>					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
<b>Total Liabilities</b>	<b>\$ 53</b>	<b>\$ -</b>	<b>\$ 307,756</b>	<b>\$ 16,420,000</b>	<b>\$ 16,727,809</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, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	27,666	(1,010,954)	-	(983,288)
<b>Unassigned</b>					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	130,905	-	-	-	130,905
<b>Total Fund Equity and Other Credits</b>	<b>\$ 154,219</b>	<b>\$ 825,311</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	<b>\$ 672,148</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 154,272</b>	<b>\$ 825,311</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,399,957</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	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	-	2,320	5,703	3,581	437,256	1,316	559	-	-	24	450,759	437,215	103%
Special Assessments - Off-Roll	-	30,000	-	-	-	-	-	-	-	-	30,000	-	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>\$ 32,320</b>	<b>\$ 5,703</b>	<b>\$ 3,581</b>	<b>\$ 437,256</b>	<b>\$ 1,316</b>	<b>\$ 559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ 480,759</b>	<b>\$ 437,215</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	3,333	33,333	40,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	-	-	-	2,000	2,000	-	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	8,000	167%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>													
Legal Advertising	-	-	1,020	-	-	-	-	-	3,656	-	4,676	2,000	234%
Trustee Services	-	-	-	-	5,214	-	-	-	-	-	5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	-	1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	21	10	-	-	-	-	124	250	50%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	187	30	449	750	60%
<b>Computer Services - Website Development</b>													
Computer Services - Website Development	50	-	-	50	-	-	-	-	-	-	100	2,000	5%
<b>Insurance</b>													
Insurance	5,251	-	-	-	-	-	-	-	-	-	5,251	6,000	88%
<b>Printing &amp; Binding</b>													
Printing & Binding	-	-	158	184	-	-	162	227	-	-	731	1,500	49%
<b>Subscription &amp; Memberships</b>													
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	929	193	151	-	207	-	1,348	1,390	4,217	15,000	28%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	8,197	2,917	30,028	35,000	86%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>													
Wetland Lake Maintenance													
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	1,125	-	9,780.00	39,000	25%
Lake Maintenance	-	-	-	-	-	7,980	-	1,125	-	-	9,105.00	20,000	46%
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	-	925	9,450	-	19,825.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Parks and Recreation</b>													
Amenities Maintenance													
Snack Shack/Maintenance Building	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
<b>Landscaping Services</b>													
Professional Services													
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	54,820	450	193,692.00	161,352	120%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	688	-	800	-	1,487.50	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	-	-	13,993	0%
<b>Reserves</b>													
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees													
<b>Sub-Total:</b>	<b>11,000</b>	<b>6,523</b>	<b>8,172</b>	<b>9,405</b>	<b>11,386</b>	<b>18,175</b>	<b>19,432</b>	<b>52,378</b>	<b>85,581</b>	<b>10,787</b>	<b>349,855</b>	<b>437,215</b>	<b>80%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,000</b>	<b>\$ 6,523</b>	<b>\$ 8,172</b>	<b>\$ 9,405</b>	<b>\$ 11,386</b>	<b>\$ 18,175</b>	<b>\$ 19,432</b>	<b>\$ 52,378</b>	<b>\$ 85,581</b>	<b>\$ 10,787</b>	<b>\$ 349,855</b>	<b>\$ 437,215</b>	<b>80%</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(2,469)	(5,824)	425,870	(16,859)	(18,873)	(52,378)	(85,581)	(10,762)	130,905	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	438,828	419,955	367,577	281,996	23,314	-	
<b>Fund Balance - Ending</b>	<b>\$ 12,314</b>	<b>\$ 38,110</b>	<b>\$ 35,641</b>	<b>\$ 29,817</b>	<b>\$ 455,687</b>	<b>\$ 438,828</b>	<b>\$ 419,955</b>	<b>\$ 367,577</b>	<b>\$ 281,996</b>	<b>\$ 271,234</b>	<b>\$ 154,219</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	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	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	2	20	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ -	\$ 0	\$ 0	\$ 0	\$ 2	\$ 4	\$ 1	\$ 1	\$ 9	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	3	-	N/A
<b>Special Assessments - Prepayments</b>													
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	1,221	-	-	53	983,866	954,397	N/A
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>\$ 5,067</b>	<b>\$ 12,450</b>	<b>\$ 7,819</b>	<b>\$ 954,394</b>	<b>\$ 2,874</b>	<b>\$ 1,224</b>	<b>\$ 6</b>	<b>\$ 4</b>	<b>\$ 57</b>	<b>\$ 983,898</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	-	-	-	-	-	-	-	315,000	-	-	315,000	315,000	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2019	-	320,430	-	-	-	-	-	320,430	-	-	640,860	640,860	N/A
<b>Operating Transfers Out (To Other Funds)</b>													
	-	372	-	-	-	-	-	-	-	-	372	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 320,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,232</b>	<b>\$ 955,860</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224	<u>\$ 635,430</u>	4	57	27,666	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	1,772,309	1,775,182	(635,424)	1,140,982	1,140,986	797,645	-	
<b>Fund Balance - Ending</b>	<b>\$ 797,649</b>	<b>\$ 481,914</b>	<b>\$ 810,096</b>	<b>\$ 817,914</b>	<b>\$ 1,772,309</b>	<b>\$ 1,775,182</b>	<b>\$ 1,776,406</b>	<b>1,776,406</b>	<b>\$ 1,140,986</b>	<b>\$ 1,141,043</b>	<b>\$ 825,311</b>	<b>\$ (1,463)</b>	



**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>													
Construction Account	3	2	-	-	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	-	-	-	-	372	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 374</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 377</b>	<b>\$ -</b>	<b>N/A</b>
<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>													
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>													
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	-	-	191,876	-	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>													
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (307,756)</b>	<b>\$ (307,382)</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	