

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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

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 July 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	\$ 23,326	\$ -	\$ -	\$ -	\$ 23,326
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,112			362,112
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	4,698	-	-	4,698
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	843,661	843,661
Amount to be Provided by Debt Service Funds	-	-	-	15,251,339	15,251,339
Total Assets	\$ 23,326	\$ 843,661	\$ 374	\$ 16,095,000	\$ 16,962,360

LT Ranch Community Development District
Balance Sheet
for the Period Ending July 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)	4,698	-	-	-	4,698
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	\$ 4,698	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,461,466
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	-	13,352	-	-	13,352
Unassigned					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	(59,602)	-	-	-	(59,602)
Total Fund Equity and Other Credits	\$ 18,628	\$ 843,661	\$ (361,394)	\$ -	\$ 500,895
Total Liabilities, Fund Equity and Other Credits	\$ 23,326	\$ 843,661	\$ 374	\$ 16,095,000	\$ 16,962,360

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	-	1,728	-	\$356,665	351,095	102%
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	\$ -	\$ 1,728	\$ -	\$356,665	\$ 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	3,333	3,333	\$33,333	40,000	83%
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	1,333	1,333	\$13,333	16,000	83%
Assessment Roll 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%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	\$500	500	100%
Other Contractual Services													
Legal Advertising	223	393	-	-	-	-	-	-	-	6,066	\$6,682	2,000	334%
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	15	\$64	250	26%
Communications & Freight Services													
Postage, Freight & Messenger	9	-	52	-	-	-	-	(0)	30	-	\$91	100	91%
Computer Services - Website Development													
	-	-	-	-	-	-	-	-	-	-	\$0	1,200	0%
Insurance													
	5,435	-	-	-	-	-	-	-	-	-	\$5,435	5,435	100%
Printing & Binding													
	-	-	194	-	-	-	-	865	68	15	\$1,142	200	571%
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	\$175	175	100%
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													

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	9,498	11,740	2,917	\$43,865	8,000	548%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	11,750	-	\$11,750	-	N/A
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	-	6,405	\$33,150	76,860	43%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	1,125	1,125	1,125	\$9,000	15,000	60%
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%
Road and Street Facilities													
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	-	-	-	\$965	3,000	32%
Utilities													
Electric	-	-	-	-	-	-	-	-	-	954	\$954	-	N/A
Capital Outlay-Roadway Improvements	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
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													
Grounds Contract	450	450	450	-	450	15,106	14,656	14,656	14,656	-	\$60,875	131,904	46%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	6,400	-	2,000	36	\$10,070	-	N/A
Grounds - Mulch	-	-	-	-	-	-	-	-	-	-	\$0	15,000	0%

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

Description	October	November	December	January	February	March	April	May	June	July	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%
Frost Damage Repairs	-	-	-	-	700	-	95,925	-	-	-	\$96,625	-	N/A
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	58,410	24,033	\$416,268	541,619	77%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$ 29,703	\$ 58,357	\$ 137,448	\$ 41,870	\$ 58,410	\$ 24,033	\$416,268	\$ 541,619	77%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	(56,682)	(24,033)	-\$59,602	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	99,342	42,660	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$ 334,515	\$ 277,096	\$ 141,213	\$ 99,342	\$ 42,660	\$ 18,628	\$18,628	\$ 9,476	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
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	2	20	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	4	1	1	20	-	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	-	4,698	-	969,721	954,397	102%
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	\$ 6	\$ 4,702	\$ 3	\$ 969,762	\$ 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)													
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	-	4,702	3	13,352	(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	1,484,356	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	\$ 1,484,356	\$ 1,484,360	\$ 843,661	\$ (2,013)	

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

Description	October	November	December	January	February	March	April	May	June	July	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													
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													
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
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													
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	\$ 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	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -