
LT Ranch Community Development District

Financial Statements

August 31, 2019

Prepared by:

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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 August 31, 2019**

	Governmental Funds		Totals (Memorandum Only)
	General Fund	Account Groups General Long Term Debt	
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 23,345	\$ -	\$ 23,345
Debt Service Fund			
Interest Account			-
Sinking Account			-
Reserve Account			-
Revenue			-
Prepayment Account	-	-	
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)			-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	<u>\$ 23,345</u>	<u>\$ -</u>	<u>\$ 23,345</u>

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2019**

	Governmental Funds		Totals (Memorandum Only)
	General Fund	Account Groups General Long Term Debt	
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion	-	-	-
Long Term	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	23,345	-	23,345
Total Fund Equity and Other Credits	<u>\$ 23,345</u>	<u>\$ -</u>	<u>\$ 23,345</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 23,345</u>	<u>\$ -</u>	<u>\$ 23,345</u>

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A
Special Assessments - Off-Roll	-	-	10,000	10,000	-	-	35,000	-	35,000	-	-	90,000	-	N/A
Developer Contribution														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	90,000	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	24,444	3,333	3,333	3,333	3,333	37,778	-	N/A
Financial and Administrative														
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	-	4,889	667	667	667	667	7,556	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Legal Advertising	-	-	2,525	3,200	-	-	-	322	-	1,997	635	8,678	-	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	24	22	222	-	N/A
Communications & Freight Services														
Postage, Freight & Messenger	-	-	30	227	31	-	-	51	-	40	17	396	-	N/A
Computer Services - Website Development														
Insurance	-	-	1,400	50	50	-	100	50	50	50	50	1,800	-	N/A
Printing & Binding	-	-	-	5,137	-	-	-	-	-	-	-	5,137	-	N/A
Subscription & Memberships	-	-	350	491	-	-	-	783	-	152	-	1,777	-	N/A
Legal Services														
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal -	-	-	1,510	-	262	-	-	88	300	1,152	-	3,313	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees														
Sub-Total:	-	-	5,840	9,130	369	25	29,458	5,319	4,375	7,415	4,724	66,655	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,840	\$ 9,130	\$ 369	\$ 25	\$ 29,458	\$ 5,319	\$ 4,375	\$ 7,415	\$ 4,724	\$ 66,655	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	4,160	870	(369)	(25)	5,542	(5,319)	30,625	(7,415)	(4,724)	23,345	-	
Fund Balance - Beginning	-	-	-	4,160	5,029	4,660	4,635	10,178	4,859	35,484	28,069	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 4,160	\$ 5,029	\$ 4,660	\$ 4,635	\$ 10,178	\$ 4,859	\$ 35,484	\$ 28,069	\$ 23,345	23,345	\$ -	