

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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, 2021**

	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	\$ 148,622	\$ -	\$ -	\$ -	\$ 148,622
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		348,465			\$ 348,465
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
Due from Other Funds					
General Fund	-	4,991	-	-	4,991
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	830,305	830,305
Amount to be Provided by Debt Service Funds	-	-	-	15,589,695	15,589,695
Total Assets	\$ 148,622	\$ 830,305	\$ 374	\$ 16,420,000	\$ 17,399,301

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 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	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer			\$ 307,756		\$ 307,756
Due to Other Funds	-				-
General Fund	-	-	-	-	-
Debt Service Fund(s)	4,991	-	-	-	4,991
Bonds Payable					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
Total Liabilities	\$ 4,991	\$ -	\$ 307,756	\$ 16,420,000	\$ 16,732,747
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	32,660	(1,010,954)	-	(978,293)
Unassigned					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	120,317	-	-	-	120,317
Total Fund Equity and Other Credits	\$ 143,631	\$ 830,305	\$ (307,382)	\$ -	\$ 666,554
Total Liabilities, Fund Equity and Other Credits	\$ 148,622	\$ 830,305	\$ 374	\$ 16,420,000	\$ 17,399,301

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

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	-	2,320	5,703	3,581	437,256	1,316	559	-	-	24	2,286	453,046	437,215	104%
Special Assessments - Off-Roll	-	30,000	-	-	-	-	-	-	-	-	-	30,000	-	N/A
Developer Contribution														
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 3,581	\$ 437,256	\$ 1,316	\$ 559	\$ -	\$ -	\$ 24	\$ 2,286	\$ 483,046	\$ 437,215	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	3,333	36,667	40,000	92%
Financial and Administrative														
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	1,333	14,667	16,000	92%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	8,000	183%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services														
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	-	-	-	-	5	129	250	52%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	187	30	-	449	750	60%
Computer Services - Website Development														
Computer Services - Website Development	50	-	-	50	-	-	-	-	-	-	-	100	2,000	5%
Insurance														
Insurance	5,251	-	-	-	-	-	-	-	-	-	-	5,251	6,000	88%
Printing & Binding														
Printing & Binding	-	-	158	184	-	-	162	227	-	-	-	731	1,500	49%
Subscription & Memberships														
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	929	193	151	-	207	-	1,348	1,390	2,369	6,586	15,000	44%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	8,197	2,917	2,000	32,028	35,000	92%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

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
Stormwater Management Services														
Wetland Lake Maintenance														
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	1,125	-	1,125	10,905.00	39,000	28%
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
Parks and Recreation														
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%
Landscaping Services														
Professional Services														
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	54,820	450	1,375	195,067.00	161,352	121%
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%
Contingencies (5% of Field Operations)	-	-	-	-	-	-	-	-	-	-	-	-	13,993	0%
Reserves														
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total:	11,000	6,523	8,172	9,405	11,386	18,175	19,432	52,378	85,581	10,787	12,874	362,728	437,215	83%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 8,172	\$ 9,405	\$ 11,386	\$ 18,175	\$ 19,432	\$ 52,378	\$ 85,581	\$ 10,787	\$ 12,874	\$ 362,728	\$ 437,215	83%
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)	(10,588)	120,317	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	438,828	419,955	367,577	281,996	271,234	23,314	-	
Fund Balance - Ending	\$ 12,314	\$ 38,110	\$ 35,641	\$ 29,817	\$ 455,687	\$ 438,828	\$ 419,955	\$ 367,577	\$ 281,996	\$ 271,234	\$ 260,646	\$ 143,631	\$ -	

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

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 Income														
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	2	22	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 0	\$ 0	\$ 0	2	4	1	1	1	10	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	-	3	-	N/A
Special Assessments - Prepayments														
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	1,221	-	-	53	4,991	988,857	954,397	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 5,067	\$ 12,450	\$ 7,819	\$ 954,394	\$ 2,874	\$ 1,224	\$ 6	\$ 4	\$ 57	\$ 4,994	\$ 988,892	\$ 954,397	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2019	-	-	-	-	-	-	-	315,000	-	-	-	315,000	315,000	N/A
Principal Debt Service - Early Redemptions														
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2019	-	320,430	-	-	-	-	-	320,430	-	-	-	640,860	640,860	N/A
Operating Transfers Out (To Other Funds)														
	-	372	-	-	-	-	-	-	-	-	-	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 956,232	\$ 955,860	N/A
								\$ 635,430						
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224		4	57	4,994	32,660	(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	1,141,043	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 817,914	\$ 1,772,309	\$ 1,775,182	\$ 1,776,406	1,776,406	\$ 1,140,986	\$ 1,141,043	\$ 1,146,037	\$ 830,305	\$ (1,463)	

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

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 Income														
Construction Account	3	2	-	-	-	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds														
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	-	-	-	-	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding														
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay														
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	-	-	-	191,876	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance														
Legal - Series 2019 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount														
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)														
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 1,011,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
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	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (307,382)	\$ -	