
LT Ranch Community Development District

Financial Statements

September 30, 2019

Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE

SUITE 1

OAKLAND PARK, FLORIDA 33334

E-MAIL: jimward@jpwardassociates.com

PHONE: (954) 658-4900

LT Ranch Community Development District

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2019**

Governmental Funds			
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 19,002	\$ -	\$ 19,002
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>\$ 19,002</u>	<u>\$ -</u>	<u>\$ 19,002</u>

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2019**

Governmental Funds			
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
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	19,002	-	19,002
Total Fund Equity and Other Credits	<u>\$ 19,002</u>	<u>\$ -</u>	<u>\$ 19,002</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 19,002</u>	<u>\$ -</u>	<u>\$ 19,002</u>

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	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															
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In															
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	3,333	41,111	-	N/A
Financial and Administrative															
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	-	4,889	667	667	667	667	667	8,222	-	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	54	276	-	N/A
Communications & Freight Services															
Postage, Freight & Messenger	-	-	30	227	31	-	-	51	-	40	17	7	403	-	N/A
Computer Services - Website Development															
Computer Services - Website Development	-	-	1,400	50	50	-	100	50	50	50	50	50	1,850	-	N/A
Insurance															
Insurance	-	-	-	5,137	-	-	-	-	-	-	-	-	5,137	-	N/A
Printing & Binding															
Printing & Binding	-	-	350	491	-	-	-	783	-	152	-	-	1,777	-	N/A
Subscription & Memberships															
Subscription & Memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services															
Legal - General Counsel	-	-	1,510	-	262	-	-	88	300	1,152	-	232	3,544	-	N/A
Legal -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2019**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
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	4,343	70,998	-	N/A
 Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,840	\$ 9,130	\$ 369	\$ 25	\$ 29,458	\$ 5,319	\$ 4,375	\$ 7,415	\$ 4,724	\$ 4,343	\$ 70,998	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	-	-	4,160	870	(369)	(25)	5,542	(5,319)	30,625	(7,415)	(4,724)	(4,343)	19,002	-	
Fund Balance - Beginning	-	-	-	4,160	5,029	4,660	4,635	10,178	4,859	35,484	28,069	23,345	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ 4,160	\$ 5,029	\$ 4,660	\$ 4,635	\$ 10,178	\$ 4,859	\$ 35,484	\$ 28,069	\$ 23,345	\$ 19,002	\$ 19,002	\$ -	