

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER, 2020

FISCAL YEAR 2020

PREPARED BY:

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LT Ranch Community Development District

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 25,789	\$ -	\$ -	\$ -	\$ 25,789
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account					\$ -
Capitalized Interest		320,795			\$ 320,795
Prepayment Account					\$ -
Construction Account			703,572		\$ 703,572
Cost of Issuance Account					\$ -
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Assessments Receivable					
	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	797,645	797,645
Amount to be Provided by Debt Service Funds	-	-	-	15,937,355	15,937,355
Total Assets	\$ 25,789	\$ 797,645	\$ 703,572	\$ 16,735,000	\$ 18,262,005

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	Series 2019	General Long Term Debt	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Long Term						
Series 2019				\$16,735,000		16,735,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 16,735,000	\$ 16,735,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	797,645	703,572	-	-	1,501,217
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-	-	18,649
Results from Current Operations	7,139	-	-	-	-	7,139
Total Fund Equity and Other Credits	\$ 25,789	\$ 797,645	\$ 703,572	\$ -	\$ -	\$ 1,527,005
Total Liabilities, Fund Equity and Other Credits	\$ 25,789	\$ 797,645	\$ 703,572	\$ 16,735,000	\$ -	\$ 18,262,005

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution			35,000			30,000	-	-	-	-	-	-	65,000	95,850	68%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	95,000	\$ 95,850	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	3,333	40,000	40,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	100%
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Legal Advertising	204	-	7,783	-	-	-	-	-	5,299	-	-	-	13,285	3,000	443%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	23	23	25	23	24	24	24	22	24	24	24	54	314	250	126%
Communications & Freight Services															
Postage, Freight & Messenger	9	45	83	-	-	-	34	32	40	-	39	-	284	500	57%
Computer Services - Website Development															
Computer Services - Website Development	50	50	50	50	50	50	50	50	50	50	650	50	1,200	2,000	60%
Insurance															
Insurance	-	5,000	-	-	-	-	-	-	-	-	-	-	5,000	5,200	96%
Printing & Binding															
Printing & Binding	-	225	279	-	-	-	-	74	194	-	198	-	970	1,500	65%
Subscription & Memberships															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	3,151	-	5,389	333	69	986	211	-	358	2,620	13,116	15,000	87%
Legal - Series 2019 Bonds	-	-	-	-	-	517	-	-	-	-	-	-	517	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
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, 2020**

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:	4,461	9,344	15,370	9,073	9,462	4,924	4,177	5,164	9,818	4,074	5,269	6,724	87,861	95,850	92%
 Total Expenditures and Other Uses:	 \$ 4,461	 \$ 9,344	 \$ 15,370	 \$ 9,073	 \$ 9,462	 \$ 4,924	 \$ 4,177	 \$ 5,164	 \$ 9,818	 \$ 4,074	 \$ 5,269	 \$ 6,724	 \$ 87,861	 \$ 95,850	92%
 Net Increase/ (Decrease) in Fund Balance	 (4,461)	 (9,344)	 19,630	 (9,073)	 (9,462)	 25,076	 (4,177)	 (5,164)	 (9,818)	 (4,074)	 (5,269)	 23,276	 7,139	 -	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	5,939	31,015	26,838	21,674	11,856	7,781	2,513	18,649	-	
Fund Balance - Ending	\$ 14,188	\$ 4,845	\$ 24,474	\$ 15,402	\$ 5,939	\$ 31,015	\$ 26,838	\$ 21,674	\$ 11,856	\$ 7,781	\$ 2,513	\$ 25,789	25,789	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

Description	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 Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	24	61	50	23	4	4	2	2	2	171	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	27	70	58	26	5	3	2	1	1	194	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,030,482	-	-	-	-	-	-	-	-	-	1,030,482	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,030,482	\$ 51	\$ 131	\$ 108	\$ 49	\$ 8	\$ 7	\$ 4	\$ 4	\$ 3	\$ 1,030,847	\$ -	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions													
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2019	-	-	-	-	-	233,202	-	-	-	-	233,202	-	N/A
Operating Transfers Out (To Other Funds)													
Total Expenditures and Other Uses:	\$ -	\$ 233,202	\$ -	\$ -	\$ -	\$ -	\$ 233,202	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	131	108	49	(233,193)	7	4	4	3	797,645	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	1,030,664	1,030,772	1,030,821	797,627	797,634	797,638	797,642	-	-	
Fund Balance - Ending	\$ 1,030,482	\$ 1,030,533	\$ 1,030,664	\$ 1,030,772	\$ 1,030,821	\$ 797,627	\$ 797,634	\$ 797,638	\$ 797,642	\$ 797,645	\$ 797,645	\$ -	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2020

Description	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 Income													
Construction Account	-	213	87	72	33	6	6	3	3	3	426	\$ -	N/A
Cost of Issuance	-	1	2	2	1	0	0	-	-	-	6	\$ -	N/A
Debt Proceeds	15,423,830	-	-	-	-	-	-	-	-	-	15,423,830	\$ -	N/A
Developer Contributions													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 15,423,830	\$ 214	\$ 90	\$ 74	\$ 33	\$ 6	\$ 6	\$ 3	\$ 3	\$ 3	\$ 15,424,262	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	N/A
Other Contractual Services													
Trustee Services	\$ 7,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,025	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ -	N/A
Capital Outlay													
Water-Sewer Combination	\$ 5,662,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,662,918	\$ -	N/A
Stormwater Management	\$ 6,752,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,752,433	\$ -	N/A
Landscaping	\$ 120,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,577	\$ -	N/A
Roadway Improvement	\$ 1,965,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,965,721	\$ -	N/A
Cost of Issuance													
Legal - Series 2019 Bonds	\$ 159,750	\$ -	\$ 517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,267	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 14,718,424	\$ -	\$ 2,267	\$ -	\$ 14,720,691	\$ -	N/A						
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ (2,177)	\$ 74	\$ 33	\$ 6	\$ 6	\$ 3	\$ 3	\$ 3	\$ 703,572	\$ -	-
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ 703,550	\$ 703,556	\$ 703,562	\$ 703,565	\$ 703,569	\$ -	\$ -	-
Fund Balance - Ending	\$ 705,406	\$ 705,620	\$ 703,443	\$ 703,517	\$ 703,550	\$ 703,556	\$ 703,562	\$ 703,565	\$ 703,569	\$ 703,572	\$ 703,572	\$ -	-