

# **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - SEPTEMBER 2021**

FISCAL YEAR 2021

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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, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 88,885	\$ -	\$ -	\$ -	\$ 88,885
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		353,459			\$ 353,459
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-		-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	830,309	830,309
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,589,691	15,589,691
<b>Total Assets</b>	<b>\$ 88,885</b>	<b>\$ 830,309</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,339,568</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending September 30, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	\$ (23,314)		\$ 307,756		\$ 284,442
Due to Other Funds	-				-
General Fund	-	-	-	-	-
Debt Service Fund(s)		-	-	-	-
<b>Bonds Payable</b>					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
<b>Total Liabilities</b>	<b>\$ (23,314)</b>	<b>\$ -</b>	<b>\$ 307,756</b>	<b>\$ 16,420,000</b>	<b>\$ 16,704,442</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	32,664	(1,010,954)	-	(978,290)
<b>Unassigned</b>					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	88,885	-	-	-	88,885
<b>Total Fund Equity and Other Credits</b>	<b>\$ 112,199</b>	<b>\$ 830,309</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	<b>\$ 635,125</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 88,885</b>	<b>\$ 830,309</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,339,568</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through September 30, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>															
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
<b>Developer Contribution</b>															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 32,320</b>	<b>\$ 5,703</b>	<b>\$ 3,581</b>	<b>\$ 437,256</b>	<b>\$ 1,316</b>	<b>\$ 559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ 2,286</b>	<b>\$ -</b>	<b>\$ 483,046</b>	<b>\$ 437,215</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
<b>Executive</b>															
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%
<b>Financial and Administrative</b>															
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	1,333	16,000	16,000	100%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	8,000	200%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	500	500	100%
<b>Other Contractual Services</b>															
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	33	162	250	65%
<b>Communications &amp; Freight Services</b>															
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	187	30	-	-	449	750	60%
<b>Computer Services - Website Development</b>															
Insurance	5,251	-	-	-	-	-	-	-	-	-	-	-	5,251	6,000	88%
<b>Printing &amp; Binding</b>															
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>															
Legal - General Counsel	-	-	929	193	151	-	207	-	1,348	1,390	2,369	252	6,838	15,000	46%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>															
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	8,197	2,917	2,000	7,218	39,246	35,000	112%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>															
Wetland Lake Maintenance															
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	1,125	-	1,125	6,405	17,310.00	39,000	44%
Lake Maintenance	-	-	-	-	-	7,980	-	1,125	-	-	-	1,125	10,230.00	20,000	51%
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	-	925	9,450	-	-	9,450	29,275.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Parks and Recreation</b>															
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%
<b>Landscaping Services</b>															
Professional Services															
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	54,820	450	1,375	450	195,517.00	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%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	13,993	0%
<b>Reserves</b>															
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees															
<b>Sub-Total:</b>	<b>11,000</b>	<b>6,523</b>	<b>8,172</b>	<b>9,405</b>	<b>11,386</b>	<b>135,190</b>	<b>19,432</b>	<b>52,378</b>	<b>85,581</b>	<b>10,787</b>	<b>12,874</b>	<b>31,432</b>	<b>394,161</b>	<b>437,215</b>	90%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,000</b>	<b>\$ 6,523</b>	<b>\$ 8,172</b>	<b>\$ 9,405</b>	<b>\$ 11,386</b>	<b>\$ 135,190</b>	<b>\$ 19,432</b>	<b>\$ 52,378</b>	<b>\$ 85,581</b>	<b>\$ 10,787</b>	<b>\$ 12,874</b>	<b>\$ 31,432</b>	<b>\$ 394,161</b>	<b>\$ 437,215</b>	90%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(2,469)	(5,824)	425,870	(133,874)	(18,873)	(52,378)	(85,581)	(10,762)	(10,588)	(31,432)	88,885	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	321,813	302,940	250,562	164,981	154,219	143,631	23,314	-	
<b>Fund Balance - Ending</b>	<b>\$ 12,314</b>	<b>\$ 38,110</b>	<b>\$ 35,641</b>	<b>\$ 29,817</b>	<b>\$ 455,687</b>	<b>\$ 321,813</b>	<b>\$ 302,940</b>	<b>\$ 250,562</b>	<b>\$ 164,981</b>	<b>\$ 154,219</b>	<b>\$ 143,631</b>	<b>\$ 112,199</b>	<b>\$ 112,199</b>	<b>\$ -</b>	

LT Ranch Community Development District  
Debt Service Fund - Series 2019  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>															
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	2	24	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	0	0	2	4	1	1	1	1	12	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	-	-	3	-	N/A
<b>Special Assessments - Prepayments</b>															
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
<b>Debt Proceeds</b>															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 5,067</b>	<b>\$ 12,450</b>	<b>\$ 7,819</b>	<b>\$ 954,394</b>	<b>\$ 2,874</b>	<b>\$ 1,224</b>	<b>\$ 6</b>	<b>\$ 4</b>	<b>\$ 57</b>	<b>\$ 4,994</b>	<b>\$ 4</b>	<b>\$ 988,896</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
<b>Debt Service</b>															
<b>Principal Debt Service - Mandatory</b>															
Series 2019	-	-	-	-	-	-	-	315,000	-	-	-	-	315,000	315,000	N/A
<b>Principal Debt Service - Early Redemptions</b>															
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>															
Series 2019	-	320,430	-	-	-	-	-	320,430	-	-	-	-	640,860	640,860	N/A
<b>Operating Transfers Out (To Other Funds)</b>															
	-	372	-	-	-	-	-	-	-	-	-	-	372	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 320,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,232</b>	<b>\$ 955,860</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224	<u>\$ 635,430</u>	4	57	4,994	4	32,664	(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	1,146,037	797,645	-	
<b>Fund Balance - Ending</b>	<b>\$ 797,649</b>	<b>\$ 481,914</b>	<b>\$ 810,096</b>	<b>\$ 817,914</b>	<b>\$ 1,772,309</b>	<b>\$ 1,775,182</b>	<b>\$ 1,776,406</b>	<b>1,776,406</b>	<b>\$ 1,140,986</b>	<b>\$ 1,141,043</b>	<b>\$ 1,146,037</b>	<b>\$ 1,146,040</b>	<b>\$ 830,309</b>	<b>\$ (1,463)</b>	

LT Ranch Community Development District  
 Capital Projects Fund - Series 2019  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>															
Construction Account	3	2	-	-	-	-	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	372	-	-	-	-	-	-	-	-	-	-	372	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 3	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	N/A
<b>Expenditures and Other Uses</b>															
<b>Executive</b>															
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>															
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>															
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	-	-	-	-	191,876	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>															
Legal - Series 2019 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ 1,011,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
<b>Net Increase/ (Decrease) in Fund Balance</b>	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
<b>Fund Balance - Beginning</b>	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
<b>Fund Balance - Ending</b>	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (307,382)	\$ -	