

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2022

FISCAL YEAR 2022

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2022**

	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	\$ 12,019	\$ -	\$ -	\$ -	\$ 12,019
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,119			362,119
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	9,613	-	-	9,613
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable	80,538	-	-	-	80,538
Amount Available in Debt Service Funds	-	-	-	848,583	848,583
Amount to be Provided by Debt Service Funds	-	-	-	15,246,417	15,246,417
Total Assets	\$ 92,557	\$ 848,583	\$ 374	\$ 16,095,000	\$ 17,036,514

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2022**

	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	\$ 40,495	\$ -	\$ -	\$ -	\$ 40,495
Due to Developer	193,263		307,756		501,019
Due to Other Funds	-				
General Fund	-	-	-	-	-
Debt Service Fund(s)	9,613	-	-	-	9,613
Bonds Payable					
Current Portion				\$0	-
Long Term					
Series 2019				\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl			\$54,012		54,012
Total Liabilities	\$ 243,371	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,700,138
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	18,274	-	-	18,274
Unassigned					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	(229,044)	-	-	-	(229,044)
Total Fund Equity and Other Credits	\$ (150,814)	\$ 848,583	\$ (361,394)	\$ -	\$ 336,375
Total Liabilities, Fund Equity and Other Credits	\$ 92,557	\$ 848,583	\$ 374	\$ 16,095,000	\$ 17,036,514

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	938	1,564	-	1,728	-	-	1,808	\$358,473	351,095	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Note Proceeds															
	-	-	-	-	-	-	-	-	-	-	-	-	\$0	200,000	0%
Intragovernmental Transfer In															
	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 195,919	\$ 38,810	\$ 107,827	\$ 9,880	\$ 938	\$ 1,564	\$ -	\$ 1,728	\$ -	\$ -	\$ 1,808	\$358,473	\$ 551,095	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	-	-	-	-	4,100	-	-	-	-	-	-	-	\$4,100	4,200	98%
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	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%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	-	-	\$500	500	100%
Other Contractual Services															
Legal Advertising	223	393	-	-	-	-	-	-	-	6,066	-	5,379	\$12,061	2,000	603%
Trustee Services	-	-	-	-	5,214	-	-	-	-	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	-	-	-	\$1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	-	-	-	2	15	19	19	\$102	250	41%
Communications & Freight Services															
Postage, Freight & Messenger	9	-	52	-	-	-	-	(0)	30	-	13	-	\$104	100	104%
Computer Services - Website Development															
	-	-	-	-	-	-	-	-	-	-	-	850	\$850	1,200	71%
Insurance															
	5,435	-	-	-	-	-	-	-	-	-	-	-	\$5,435	5,435	100%
Printing & Binding															
	-	-	194	-	-	-	-	865	68	15	-	-	\$1,142	200	571%
Subscription & Memberships															
	175	-	-	-	-	-	-	-	-	-	-	-	\$175	175	100%
Legal Services															
Legal - General Counsel	901	-	-	-	3,237	-	7,415	2,150	-	-	-	20,680	\$34,382	2,500	1375%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other General Government Services															
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	9,498	11,740	2,917	-	10,141	\$54,005	8,000	675%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	11,750	-	-	250	\$12,000	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Stormwater Management Services															
Wetland Lake Maintenance														-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	1,125	6,405	-	6,405	-	6,405	-	6,405	\$39,555	76,860	51%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	1,125	1,125	1,125	-	2,250	\$11,250	15,000	75%
Detention Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	925	9,450	-	-	10,375	\$41,500	56,700	73%
Creation Preserve Maintenance														12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintenance														3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Road and Street Facilities															
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	-	-	-	-	-	\$965	3,000	32%
Utilities															
Electric	-	-	-	-	-	-	-	-	-	954	241	264	\$1,459	-	N/A
Capital Outlay-Roadway Improvements	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Parks and Recreation															
Amenities Maintenance															
Snack Shack/Maintenance Building	-	-	-	-	-	14,656	-	-	-	-	-	-	\$14,656	-	N/A
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,733	-	-	-	-	-	-	\$1,733	-	N/A
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water/Sewer Park	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Landscaping Services															
Professional Services															
Grounds Contract	450	450	450	-	450	15,106	14,656	14,656	14,656	-	-	44,799	\$105,674	131,904	80%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	6,400	-	2,000	36	-	24,109	\$34,179	-	N/A
Grounds - Mulch	-	-	-	-	-	-	-	-	-	-	-	-	\$0	15,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	-	-	-	-	1,141	\$2,701	80,000	3%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	246	1,589	-	-	4,319	\$6,155	1,000	615%
Frost Damage Repairs	-	-	-	-	700	-	95,925	-	-	-	-	27,995	\$124,620	-	N/A
Contingencies (5% of Field Operations)	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Reserves															
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees													\$0	-	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Sub-Total:	13,203	19,039	28,205	6,000	29,703	58,357	137,448	41,870	58,410	24,033	6,273	164,976	\$587,517	541,619	108%
Total Expenditures and Other Uses:	\$ 13,203	\$ 19,039	\$ 28,205	\$ 6,000	\$ 29,703	\$ 58,357	\$ 137,448	\$ 41,870	\$ 58,410	\$ 24,033	\$ 6,273	\$ 164,976	\$587,517	\$ 541,619	108%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	(56,682)	(24,033)	(6,273)	(163,168)	-\$229,044	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	99,342	42,660	18,628	12,354	\$78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 241,907	\$ 252,511	\$ 354,338	\$ 334,515	\$ 277,096	\$ 141,213	\$ 99,342	\$ 42,660	\$ 18,628	\$ 12,354	\$ (150,814)	-\$150,814	\$ 9,476	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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 Income															
Interest Account	-	-	-	-	-	-	-	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	1	2	0	0	3	3	4	4	1	1	2	2	23	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments															
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	-	4,698	-	-	4,915	974,636	954,397	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 532,679	\$ 105,521	\$ 293,167	\$ 26,867	\$ 2,554	\$ 4,259	\$ 6	\$ 4,702	\$ 3	\$ 4	\$ 4,918	\$ 974,684	\$ 954,397	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2019	-	-	-	-	-	-	-	325,000	-	-	-	-	325,000	325,000	100%
Principal Debt Service - Early Redemptions															
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2019	-	315,705	-	-	-	-	-	315,705	-	-	-	-	631,410	631,410	100%
Operating Transfers Out (To Other Funds)															
Total Expenditures and Other Uses:	\$ -	\$ 315,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 956,410	\$ 956,410	N/A
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259	-	4,702	3	4	4,918	18,274	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	1,479,654	1,479,654	1,484,356	1,484,360	1,484,363	830,309	-	
Fund Balance - Ending	\$ 830,312	\$ 1,047,287	\$ 1,152,808	\$ 1,445,975	\$ 1,472,842	\$ 1,475,396	\$ 1,479,654	\$ 1,479,654	\$ 1,484,356	\$ 1,484,360	\$ 1,484,363	\$ 1,489,282	\$ 848,583	\$ (2,013)	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2022

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 Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds															
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)															
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	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)															
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -