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*LT Ranch Community Development District*

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*Financial Statements*

*October 31, 2019*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

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*SUITE 1*

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*LT Ranch Community Development District*

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*JPWard & Associates LLC*

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**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending October 31, 2019**

	Governmental Funds		Totals (Memorandum Only)
	General Fund	Account Groups General Long Term Debt	
<b>Assets</b>			
<b>Cash and Investments</b>			
General Fund - Invested Cash	\$ 14,188	\$ -	\$ 14,188
Debt Service Fund			
Interest Account			-
Sinking Account			-
Reserve Account			-
Revenue			-
Prepayment 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>	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-
<b>Total Assets</b>	<u>\$ 14,188</u>	<u>\$ -</u>	<u>\$ 14,188</u>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending October 31, 2019**

<b>Governmental Funds</b>			
	<b>General Fund</b>	<b>Account Groups General Long Term Debt</b>	<b>Totals (Memorandum Only)</b>
<b>Liabilities</b>			
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
<b>Bonds Payable</b>			
Current Portion	-	-	-
Long Term	-	-	-
<b>Total Liabilities</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
<b>Fund Equity and Other Credits</b>			
<b>Investment in General Fixed Assets</b>	-	-	-
<b>Fund Balance</b>			
<b>Restricted</b>			
Beginning: October 1, 2018 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
<b>Unassigned</b>			
Beginning: October 1, 2018 (Unaudited)	18,649	-	18,649
Results from Current Operations	(4,461)	-	(4,461)
<b>Total Fund Equity and Other Credits</b>	<u><u>\$ 14,188</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 14,188</u></u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u><u>\$ 14,188</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 14,188</u></u>

**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2019**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	0	N/A
Special Assessments - Off-Roll	-	-	-	N/A
<b>Developer Contribution</b>		-	95,850	0%
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,333	3,333	40,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,500	0%
Accounting Services	667	667	8,000	8%
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	N/A
<b>Other Contractual Services</b>				
Legal Advertising	204	204	3,000	7%
Trustee Services	-	-	5,725	0%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	23	23	250	9%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	9	9	500	2%

**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2019**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	2,000	3%
<b>Insurance</b>	-	-	5,200	0%
<b>Printing &amp; Binding</b>		-	1,500	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	15,000	0%
Legal -	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	5,000	0%
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>4,461</b>	<b>4,461</b>	<b>95,850</b>	<b>5%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,461</b>	<b>\$ 4,461</b>	<b>\$ 95,850</b>	<b>5%</b>
Net Increase/ (Decrease) in Fund Balance	(4,461)	(4,461)	-	
Fund Balance - Beginning	18,649	18,649	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,188</b>	<b>14,188</b>	<b>\$ -</b>	