

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2021

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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**LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

	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	\$ 65,027	\$ -	\$ -	\$ -	\$ 65,027
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		353,462			353,462
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-				-
Debt Service Fund(s)	-				-
Accounts Receivable	-				-
Assessments Receivable	-				-
Amount Available in Debt Service Funds	-			830,312	830,312
Amount to be Provided by Debt Service Funds	-			15,589,688	15,589,688
Total Assets	\$ 65,027	\$ 830,312	\$ 374	\$ 16,420,000	\$ 17,315,713

LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2021

	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	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	307,756	-	307,756
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Bonds Payable					
Current Portion	-	-	-	\$325,000	325,000
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
Total Liabilities	\$ -	\$ -	\$ 361,768	\$ 16,420,000	\$ 16,781,768
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	3	-	-	3
Unassigned					
Beginning: October 1, 2021 (Unaudited)	78,230	-	-	-	78,230
Results from Current Operations	(13,203)	-	-	-	(13,203)
Total Fund Equity and Other Credits	\$ 65,027	\$ 830,312	\$ (361,394)	\$ -	\$ 533,945
Total Liabilities, Fund Equity and Other Credits	\$ 65,027	\$ 830,312	\$ 374	\$ 16,420,000	\$ 17,315,713

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	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	-	-	351,095	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 351,095	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,200	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	223	223	2,000	11%
Trustee Services		-	6,695	0%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	10	10	250	4%
Communications & Freight Services				
Postage, Freight & Messenger	9	9	750	1%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	2,000	0%
Insurance	5,435	5,435	6,000	91%
Printing & Binding		-	1,500	0%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	901	901	15,000	6%
Legal - Series 2019 Bonds	-	-	-	N/A
Other General Government Services				
Engineering/ Asset Mgmt Services	-	-	35,000	0%
NPDES	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Stormwater Management Services				
Wetland Lake Maintenance			-	N/A
Wetland Preservation Maintenance	-	-	58,000	0%
Lake Maintenance	-	-	32,000	0%
Detention Area Maintenance	-	-	5,000	0%
Path Mowing/Path Shell	-	-	-	N/A
Preserve Maintenance	-	-	-	N/A
Enhancement Areas	-	-	30,000	0%
Littoral Shelf Maintenance	-	-	4,500	0%
Stormwater Inspections/Maintenance	-	-	15,500	0%
Fountain Service/Maintenance	-	-	6,500	0%
Roadway Lighting/Maintenance	-	-	6,000	0%
Parks and Recreation				
Amenities Maintenance				
Snack Shack/Maintenance Building	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	1,000	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Outdoor Sport Courts Maintenance	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	3,000	0%
Water/Sewer Park	-	-	2,000	0%
Landscaping Services				
Professional Services				
Grounds Contract	450	450.00	-	N/A
Grounds - Sod/Seed/Plant/Shrub	-	-	-	N/A
Grounds - Mulch	-	-	-	N/A
Replanting Materials/Supplies	-	-	-	N/A
Grounds - Community Park Mow	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	9,525	0%
Reserves				
Operational Reserve (Future Years)	-	-	-	N/A
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
Sub-Total:	13,203	13,203	351,095	4%
Total Expenditures and Other Uses:	\$ 13,203	\$ 13,203	\$ 351,095	4%
Net Increase/ (Decrease) in Fund Balance	(13,203)	(13,203)	-	
Fund Balance - Beginning	78,230	78,230	-	
Fund Balance - Ending	\$ 65,027	\$ 65,027	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	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	2	2	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	954,397	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 3	\$ 954,397	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	325,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	-	-	N/A
Interest Expense				
Series 2019	-	-	631,410	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 956,410	N/A
Net Increase/ (Decrease) in Fund Balance	3	3	(2,013)	
Fund Balance - Beginning	830,309	830,309	-	
Fund Balance - Ending	\$ 830,312	\$ 830,312	\$ (2,013)	

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LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	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	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
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	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	<u>\$ (361,394)</u>	<u>\$ (361,394)</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ (361,394)</u></u>	<u><u>\$ (361,394)</u></u>	<u><u>\$ -</u></u>	

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