

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

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 November 30, 2020**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2019	Series 2019			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 45,649	\$ -	\$ -	\$ -	\$ -	\$ 45,649
Debt Service Fund						
Interest Account		0				\$ 0
Sinking Account						\$ -
Reserve Account		476,850				\$ 476,850
Revenue Account						\$ -
Capitalized Interest		-				\$ -
Prepayment Account						\$ -
Construction Account				374		\$ 374
Cost of Issuance Account				-		\$ -
Due from Other Funds						
General Fund	-	5,064	-	-	-	5,064
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
	-	-	-	-	-	-
Assessments Receivable						
	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	481,914	-	481,914
Amount to be Provided by Debt Service Funds	-	-	-	15,938,086	-	15,938,086
Total Assets	\$ 45,649	\$ 481,914	\$ 374	\$ 16,420,000	\$ -	\$ 16,947,937

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

	Governmental Funds					
	Debt Service Funds		Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2019	Series 2019	Series 2019	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)	5,064	-	-	-	-	5,064
Bonds Payable						
Current Portion					\$315,000	\$ 315,000
Long Term						
Series 2019					\$16,105,000	16,105,000
Total Liabilities	\$ 5,064	\$ -	\$ 307,756	\$ 16,420,000		\$ 16,732,820
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	797,645	703,572	-	-	1,501,217
Results from Current Operations	-	(315,731)	(1,010,954)	-	-	(1,326,685)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	25,789	-	-	-	-	25,789
Results from Current Operations	14,797	-	-	-	-	14,797
Total Fund Equity and Other Credits	\$ 40,585	\$ 481,914	\$ (307,382)	\$ -		\$ 215,117
Total Liabilities, Fund Equity and Other Credits	\$ 45,649	\$ 481,914	\$ 374	\$ 16,420,000		\$ 16,947,937

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

Description	October	November	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	-	2,320	2,320	437,215	1%
Special Assessments - Off-Roll	-	30,000	30,000	-	N/A
Developer Contribution					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 32,320	\$ 437,215	N/A
Expenditures and Other Uses					
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,500	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	833	1,833	2,667	8,000	33%
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
Legal Advertising	-	-	-	2,000	0%
Trustee Services	-	-	-	6,695	0%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	24	23	47	250	19%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	750	0%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	50	2,000	3%
Insurance	5,251	-	5,251	6,000	88%
Printing & Binding		-	-	1,500	0%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	15,000	0%
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					
Wetland Preservation Maintenance	-	-	-	39,000	0%
Lake Maintenance	-	-	-	20,000	0%
Path Mowing/Path Shell	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	N/A
Water Quality Testing	-	-	-	-	N/A
Parks and Recreation					
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%
Landscaping Services					
Professional Services					

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	-	-	-	161,352	0%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	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%
Contingencies (5% of Field Operations)	-	-	-	13,993	0%
Reserves					
Operational Reserve (Future Years)	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	
Sub-Total:	11,000	6,523	17,523	437,215	4%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 17,523	\$ 437,215	4%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	14,797	-	
Fund Balance - Beginning	25,789	14,789	25,789	-	
Fund Balance - Ending	\$ 14,789	\$ 40,585	\$ 40,585	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	2	2	4	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	1	1	3	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	5,064	5,064	954,397	N/A
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	\$ 5,067	\$ 5,070	\$ 954,397	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory				315,000	
Series 2019	-	-	-	-	N/A
Principal Debt Service - Early Redemptions					
Series 2019	-	-	-	-	N/A
Interest Expense					
Series 2019	-	320,430	320,430	640,860	N/A
Operating Transfers Out (To Other Funds)					
	-	372	372	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ 320,802	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	(315,731)	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 481,914	\$ (1,463)	

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	3	2	5	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ 377	\$ -	N/A
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	\$ 819,454	\$ -	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	191,876	-	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:	\$ 1,011,330	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ (307,382)	\$ -	

Prepared by:

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