

# **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

---



## **FINANCIAL STATEMENTS - NOVEMBER 2021**

FISCAL YEAR 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*LT Ranch Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i> <i>Series 2019</i>	<i>6</i>
<i>Capital Project Fund</i> <i>Series 2019</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt		
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 774,583	\$ -	\$ -	\$ -	\$ -	\$ 774,583
Debt Service Fund						
Interest Account		-				-
Sinking Account		-				-
Reserve Account		476,850				476,850
Revenue Account		37,761				37,761
Capitalized Interest		-				-
Prepayment Account						-
Construction Account				374		374
Cost of Issuance Account				-		-
<b>Due from Other Funds</b>						
General Fund	-	532,676	-	-	-	532,676
Debt Service Fund(s)	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,047,287	-	1,047,287
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,372,713	-	15,372,713
<b>Total Assets</b>	<b>\$ 774,583</b>	<b>\$ 1,047,287</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ -</b>	<b>\$ 18,242,243</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending November 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>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	307,756	-	307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	532,676	-	-	-	532,676
<b>Bonds Payable</b>					
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
<b>Total Liabilities</b>	<b>\$ 532,676</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,420,000</b>	<b>\$ 17,314,443</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Unaudited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	216,978	-	-	216,978
<b>Unassigned</b>					
Beginning: October 1, 2021 (Unaudited)	78,230	-	-	-	78,230
Results from Current Operations	163,677	-	-	-	163,677
<b>Total Fund Equity and Other Credits</b>	<b>\$ 241,907</b>	<b>\$ 1,047,287</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 927,800</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 774,583</b>	<b>\$ 1,047,287</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 18,242,243</b>

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

Description	October	November	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	-	195,919	195,919	351,095	56%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Developer Contribution</b>					
	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>					
	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 195,919</b>	<b>\$ 351,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	4,200	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	1,333	1,333	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
Legal Advertising	223	393	616	2,000	31%
Trustee Services	-	-	-	6,695	0%
Dissemination Agent Services	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	10	17	27	250	11%
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	9	-	9	750	1%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	2,000	0%
<b>Insurance</b>	5,435	-	5,435	6,000	91%
<b>Printing &amp; Binding</b>		-	-	1,500	0%
<b>Subscription &amp; Memberships</b>	175	-	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	901	-	901	15,000	6%
Legal - Series 2019 Bonds	-	-	-	-	N/A
<b>Other General Government Services</b>					
Engineering/ Asset Mgmt Services	-	3,724	3,724	35,000	11%
NPDES	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
<b>Stormwater Management Services</b>					
Wetland Lake Maintenance				-	N/A
Wetland Preservation Maintenance	-	6,405	6,405.00	58,000	11%
Lake Maintenance	-	1,125	1,125.00	32,000	4%
Detention Area Maintenance	-	-	-	5,000	0%
Path Mowing/Path Shell	-	-	-	-	N/A
Preserve Maintenance	-	925	925.00	-	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%
<b>Parks and Recreation</b>					
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 November 30, 2021**

Description	October	November	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%
<b>Landscaping Services</b>					
Professional Services					
Grounds Contract	450	450	900.00	-	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%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	9,525	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>13,203</b>	<b>19,039</b>	<b>32,243</b>	<b>351,095</b>	<b>9%</b>
<b>Total Expenditures and Other Uses:</b>					
	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 32,243</b>	<b>\$ 351,095</b>	<b>9%</b>
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	163,677	-	
Fund Balance - Beginning	78,230	65,027	78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 241,907</b>	<b>\$ -</b>	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	2	2	4	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	2	3	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	532,676	532,676	954,397	56%
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Debt Proceeds</b>					
	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>					
	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 532,679</b>	<b>\$ 532,683</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	-	-	-	325,000	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2019	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2019	-	315,705	315,705	631,410	50%
<b>Operating Transfers Out (To Other Funds)</b>					
	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ 315,705</b>	<b>\$ 956,410</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	216,974	216,978	(2,013)	
Fund Balance - Beginning	830,309	830,312	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,047,287</b>	<b>\$ (2,013)</b>	

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, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	-	-	-	\$ -	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>	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	\$ -	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	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	\$ -	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>	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ (361,394)	\$ -	
<b>Fund Balance - Ending</b>	\$ (361,394)	\$ (361,394)	\$ (361,394)	\$ -	

Prepared by:

**JPWARD and Associates, LLC**