

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 December 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	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 256,467	\$ -	\$ -	\$ -	\$ 256,467
Debt Service Fund					
Interest Account		-			-
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		672,003			672,003
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
<b>Due from Other Funds</b>					
General Fund	-	3,955	-	-	3,955
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
<b>Assessments Receivable</b>					
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,152,808	1,152,808
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,267,192	15,267,192
<b>Total Assets</b>	<b>\$ 256,467</b>	<b>\$ 1,152,808</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,829,648</b>

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

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2019	Capital Project Fund Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	307,756	-	307,756
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	3,955	-	-	-	3,955
<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>\$ 3,955</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,420,000</b>	<b>\$ 16,785,723</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Unaudited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	322,499	-	-	322,499
<b>Unassigned</b>					
Beginning: October 1, 2021 (Unaudited)	78,230	-	-	-	78,230
Results from Current Operations	174,281	-	-	-	174,281
<b>Total Fund Equity and Other Credits</b>	<b>\$ 252,511</b>	<b>\$ 1,152,808</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 1,043,926</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 256,467</b>	<b>\$ 1,152,808</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,829,648</b>

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

Description	October	November	December	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	38,810	234,729	351,095	67%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 38,810</b>	<b>\$ 234,729</b>	<b>\$ 351,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	4,200	0%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	16,000	25%
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	21	48	250	19%
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	9	-	52	61	750	8%

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

Description	October	November	December	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>	-	-	194	194	1,500	13%
<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	3,384	7,108	35,000	20%
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	12,810.00	58,000	22%
Lake Maintenance	-	1,125	2,250	3,375.00	32,000	11%
Detention Area Maintenance	-	-	-	-	5,000	0%
Path Mowing/Path Shell	-	-	-	-	-	N/A
Preserve Maintenance	-	925	9,450	10,375.00	-	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%

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**JPWARD and Associates, LLC**

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

Description	October	November	December	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	450	1,350.00	-	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>28,205</b>	<b>60,448</b>	<b>351,095</b>	<b>17%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 28,205</b>	<b>\$ 60,448</b>	<b>\$ 351,095</b>	<b>17%</b>
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	174,281	-	
Fund Balance - Beginning	78,230	65,027	241,907	78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 252,511</b>	<b>\$ 252,511</b>	<b>\$ -</b>	

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

Description	October	November	December	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	2	6	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	2	0	3	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-	532,676	105,519	638,195	954,397	67%
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>\$ 105,521</b>	<b>\$ 638,204</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>\$ -</b>	<b>\$ 315,705</b>	<b>\$ 956,410</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	322,499	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,152,808</b>	<b>\$ 1,152,808</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 December 31, 2021**

Description	October	November	December	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)	\$ 703,572	\$ (361,394)	\$ -	-
<b>Fund Balance - Ending</b>	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ (361,394)	\$ -	-

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