

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2022

	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	\$ 20,763	\$ -	\$ -	\$ -	\$ 20,763
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,123			362,123
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	9,641	-	-	9,641
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Other Assets - Current					
	-	-	-	-	-
Assessments Receivable	193,263	-	-	-	193,263
Amount Available in Debt Service Funds	-	-	-	848,614	848,614
Amount to be Provided by Debt Service Funds	-	-	-	15,246,386	15,246,386
Total Assets	\$ 214,026	\$ 848,614	\$ 374	\$ 16,095,000	\$ 17,158,014

**LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	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	193,263			307,756	501,019
Due to Other Funds	-				
General Fund	-	-	-	-	-
Debt Service Fund(s)	9,641	-	-	-	9,641
Bonds Payable					
Current Portion				\$0	-
Long Term					
Series 2019				\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl			\$54,012		54,012
Total Liabilities	\$ 202,904	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,659,672
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	848,583	(361,394)	-	487,189
Results from Current Operations	-	32	-	-	32
Unassigned					
Beginning: October 1, 2021 (Audited)	17,645	-	-	-	17,645
Results from Current Operations	(6,523)	-	-	-	(6,523)
Total Fund Equity and Other Credits	\$ 11,122	\$ 848,614	\$ (361,394)	\$ -	\$ 498,343
Total Liabilities, Fund Equity and Other Credits	\$ 214,026	\$ 848,614	\$ 374	\$ 16,095,000	\$ 17,158,014

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$0	\$ -	N/A
Interest				
Interest - General Checking	-	\$0	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	20	\$20	674,995	0%
Special Assessments - Off-Roll	-	\$0	-	N/A
Note Proceeds		\$0	-	N/A
Intragovernmental Transfer In	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$20	\$ 674,995	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,417	\$3,417	41,000	8%
Financial and Administrative				
Audit Services	-	\$0	4,300	0%
Accounting Services	1,417	\$1,417	17,000	8%
Assessment Roll Services	1,417	\$1,417	17,000	8%
Arbitrage Rebate Services	-	\$0	500	0%
Other Contractual Services				
Legal Advertising	-	\$0	2,000	0%
Trustee Services		\$0	6,695	0%
Dissemination Agent Services	-	\$0	5,000	0%
Property Appraiser Fees	-	\$0	-	N/A
Bank Service Fees	33	\$33	250	13%
Communications & Freight Services				
Postage, Freight & Messenger	-	\$0	200	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	\$0	2,000	0%
Insurance	-	\$0	6,000	0%
Printing & Binding	-	\$0	600	0%
Subscription & Memberships	-	\$0	175	0%
Legal Services				
Legal - General Counsel	-	\$0	7,500	0%
Legal - Series 2019 Bonds	-	\$0	-	N/A
Other General Government Services				
Engineering/ Asset Mgmt Services	-	\$0	7,500	0%
Stormwater Needs Analysis	-	\$0	-	N/A
NPDES	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Other Current Charges	-	\$0	-	N/A
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	\$0	19,000	0%
Repairs and Maintenance				
Aquatic Weed Control	-	\$0	15,500	0%
Littoral Shelf - Invasive Plant Control	-	\$0	3,200	0%
Lake Bank Maintenance	-	\$0	-	N/A
Detention Area Maintenance	-	\$0	-	N/A
Water Quality Testing	-	\$0	-	N/A
Littoral Shelf Planting	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls			22,500	0%
Preserve Services				N/A
Wetland Maintenance	-	\$0	37,800	0%
Enhancement Area Maintenance	-		33,400	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Creation Area Maintenance	-	\$0	-	N/A
Contingencies	-	\$0	11,240	0%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Lorraine Road Maintenance				
Professional Services				
Asset Management	-	\$0	10,000	0%
Utility Services				
Electric - Street Lights	260	\$260	11,200	2%
Irrigation Water	-	\$0	10,200	0%
Repairs and Maintenance				
Landscape Maintenance				
Periodic Maintenance	-	\$0	176,800	0%
Frost Damage	-	\$0	-	N/A
Vehicular Damage	-	\$0	36,000	0%
Tree Trimming	-	\$0	11,000	0%
Landscape Replacements	-	\$0	21,000	0%
Mulch Installation	-	\$0	34,000	0%
Annuals	-	\$0	6,000	0%
Roadway Lighting	-	\$0	6,000	0%
Landscape Lighting	-	\$0	-	N/A
Fountain Services	-	\$0	6,800	0%
Irrigation System	-	\$0	4,000	0%
Contingencies	-	\$0	15,080	0%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Community Park				

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Professional Services				
Asset Management	-	\$0	6,000	0%
Utility Services				
Electric	-	\$0	-	N/A
Water and Sewer	-	\$0	-	N/A
Repairs and Maintenance				
Landscape Maintenance	-	\$0	19,800	0%
Tree Trimming	-	\$0	-	N/A
Landscape Replacements	-	\$0	-	N/A
Mulch Installation	-	\$0	1,600	0%
Irrigation System	-	\$0	2,200	0%
Snack Shack				
Utility Services				
Electric	-	\$0	-	N/A
Water and Sewer	-	\$0	-	N/A
Building Maintenance	-	\$0	-	N/A
Miscellaneous Repairs	-	\$0	-	N/A
Playground				
Miscellaneous Repairs	-	\$0	2,500	0%
Dog Park				
Miscellaneous Repairs	-	\$0	1,000	0%
Outdoor Sport Courts				
Miscellaneous Repairs	-	\$0	2,000	0%
Contingencies	-	\$0	1,455	0%
Reserves				
Operational Reserve (Future Years)	-	\$0	30,000	N/A
Other Financing Uses				
Note Payable-TM to Fund FY 2022 Operations	-	\$0	-	N/A

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Fees and Charges	-	\$0	-	N/A
Discounts/Collection Fees		\$0	-	
Sub-Total:	6,543	\$6,543	674,995	1%
<hr/>				
Total Expenditures and Other Uses:	\$ 6,543	\$6,543	\$ 674,995	1%
<hr/>				
Net Increase/ (Decrease) in Fund Balance	(6,523)	-\$6,523	-	
Fund Balance - Beginning	17,645	\$17,645	-	
Fund Balance - Ending	\$ 11,122	\$11,122	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

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	28	28	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:	\$ 32	\$ 32	\$ 954,397	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	335,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	-	-	N/A
Interest Expense				
Series 2019	-	-	621,660	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	32	(2,263)	
Fund Balance - Beginning	848,583	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 848,614	\$ (2,263)	

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 October 31, 2022

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:	\$ -	\$ -	\$ -	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	-	-	\$ -	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:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ -	

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