

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 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 November 30, 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	\$ 110,625	\$ -	\$ -	\$ -	\$ 110,625
Debt Service Fund					
Interest Account		-			-
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		51,297			51,297
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account			-		-
Due from Other Funds					
General Fund	-	76,597	-	-	76,597
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Other Assets - Current					
	-	-	-	-	-
Assessments Receivable	193,263	-	-	-	193,263
Amount Available in Debt Service Funds	-	-	-	604,744	604,744
Amount to be Provided by Debt Service Funds	-	-	-	15,490,256	15,490,256
Total Assets	\$ 303,888	\$ 604,744	\$ 374	\$ 16,095,000	\$ 17,004,005

**LT Ranch Community Development District
Balance Sheet
for the Period Ending November 30, 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)	76,597				76,597
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	\$ 269,860	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,726,627
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)	-	848,583	(361,394)	-	487,189
Results from Current Operations	-	(243,839)	-	-	(243,839)
Unassigned					
Beginning: October 1, 2021 (Unaudited)	17,645	-	-	-	17,645
Results from Current Operations	16,383	-	-	-	16,383
Total Fund Equity and Other Credits	\$ 34,028	\$ 604,744	\$ (361,394)	\$ -	\$ 277,378
Total Liabilities, Fund Equity and Other Credits	\$ 303,888	\$ 604,744	\$ 374	\$ 16,095,000	\$ 17,004,005

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	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	47,362	\$47,382	674,995	7%
Special Assessments - Off-Roll	-	-	\$0	-	N/A
Note Proceeds					
			\$0	-	N/A
Intragovernmental Transfer In					
	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$47,382	\$ 674,995	N/A
Expenditures and Other Uses					
Executive					
Professional Management	3,417	3,417	\$6,833	41,000	17%
Financial and Administrative					
Audit Services	-	-	\$0	4,300	0%
Accounting Services	1,417	1,417	\$2,833	17,000	17%
Assessment Roll Services	1,417	1,417	\$2,833	17,000	17%
Arbitrage Rebate Services	-	-	\$0	500	0%
Other Contractual Services					
Legal Advertising	-	575	\$575	2,000	29%
Trustee Services	-	-	\$0	6,695	0%
Dissemination Agent Services	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	\$0	-	N/A
Bank Service Fees	33	33	\$66	250	27%
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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	\$0	2,000	0%
Insurance	-	5,842	\$5,842	6,000	97%
Printing & Binding	-	-	\$0	600	0%
Subscription & Memberships	-	175	\$175	175	100%
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%

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**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	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	340	\$600	11,200	5%
Irrigation Water	-	-	\$0	10,200	0%
Repairs and Maintenance					
Landscape Maintenance					
Periodic Maintenance	-	7,140	\$7,140	176,800	4%
Frost Damage	-	-	\$0	-	N/A
Vehicular Damage	-	-	\$0	36,000	0%
Tree Trimming	-	-	\$0	11,000	0%
Landscape Replacements	-	4,100	\$4,100	21,000	20%
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 November 30, 2022**

Description	October	November	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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Other Fees and Charges	-	-	\$0	-	N/A
Discounts/Collection Fees			\$0	-	
Sub-Total:	6,543	24,455	\$30,998	674,995	5%
<hr/>					
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$30,998	\$ 674,995	5%
<hr/>					
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	\$16,383	-	
Fund Balance - Beginning	17,645	11,122	\$17,645	-	
Fund Balance - Ending	\$ 11,122	\$ 34,028	\$34,028	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	4	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	1	2	3	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	28	66,956	66,984	954,397	7%
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	\$ 66,959	\$ 66,991	\$ 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	-	310,830	310,830	621,660	50%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ 310,830	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	(243,839)	(2,263)	
Fund Balance - Beginning	848,583	848,614	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 604,744	\$ (2,263)	

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**LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	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)	\$ (361,394)	\$ -	-
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ (361,394)	\$ -	-

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