

LT Ranch South

Community Development District

*Financial Statements
January 31, 2026*

JPWard and Associates, LLC
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LT Ranch South Community Development District

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**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds					Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 80,064	\$ -	\$ -	\$ -	\$ -	\$ 80,064	
Debt Service Fund							
Interest Account	-	-	-	-	-	-	
Reserve Account	-	248,310	-	-	-	248,310	
Revenue Account	-	-	-	-	-	-	
Construction Account	-	-	2,771	-	-	2,771	
Cost of Issuance Account	-	-	7,234	-	-	7,234	
Accounts Receivable	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Unamortized Prem/Discount on Bonds Payable	-	-	65,594	-	-	65,594	
Amount Available in Debt Service Funds	-	-	-	248,310	-	248,310	
Amount to be Provided by Debt Service Funds	-	-	-	6,931,690	-	6,931,690	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,857,248	3,857,248	
Total Assets	\$ 80,064	\$ 248,310	\$ 75,598	\$ 7,180,000	\$ 3,857,248	\$ 11,441,220	

**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds					Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2025	Series 2025	Series 2025	General Long Term Debt		General Fixed Assets
Liabilities							
Accounts Payable	-	-	-	-	-	-	
Due to Fiscal Agent	-	-	-	-	-	-	
Due to Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Due to Developer	-	-	1,215,343	-	-	1,215,343	
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2025	-	-	-	105,000	-	105,000	
Long Term							
Series 2025	-	-	-	7,075,000	-	7,075,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,215,343</u>	<u>\$ 7,180,000</u>	<u>\$ -</u>	<u>\$ 8,395,343</u>	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	3,857,248	3,857,248	
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	289,645	(1,128,124)	-	-	(838,479)	
Results from Current Operations	-	(41,335)	(11,620)	-	-	(52,955)	
Unassigned							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	80,064	-	-	-	-	80,064	
Total Fund Equity and Other Credits	<u>\$ 80,064</u>	<u>\$ 248,310</u>	<u>\$ (1,139,744)</u>	<u>\$ -</u>	<u>\$ 3,857,248</u>	<u>\$ 3,045,878</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 80,064</u>	<u>\$ 248,310</u>	<u>\$ 75,598</u>	<u>\$ 7,180,000</u>	<u>\$ 3,857,248</u>	<u>\$ 11,441,220</u>	

Prepared by:

JPWARD and Associates, LLC

**LT Ranch South
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Developer Contribution	112,204	112,204	639,751	18%
Total Revenue and Other Sources:	\$ 112,204	\$ 112,204	\$ 639,751	18%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	4,417	53,000	8%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	1,667	20,000	8%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	572	3,500	16%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Website Development	-	-	2,400	0%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	135	135	20,000	1%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Sub-Total:	\$ 6,218	\$ 12,465	\$ 155,075	8%

Prepared by:

JPWARD and Associates, LLC

LT Ranch South
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	-	3,675	64,000	6%
Enhancement Area Maintenance	16,000	16,000	75,600	21%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies	-	-	-	
Sub-Total:	\$ 16,000	\$ 19,675	\$ 203,600	
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	-	-	218,565	0%
Tree Trimming	-	-	12,000	0%
Mulch Installation	-	-	13,000	0%
Pressure Cleaning	-	-	4,500	0%
Vehicular Damage	-	-	1,250	0%
Landscape Replacements	-	-	7,500	0%
Annuals	-	-	9,000	0%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	-	-	5,500	0%
Hog Damage	-	-	2,000	0%
Contingencies	-	-	5,511	0%
Sub-Total:	\$ -	\$ -	\$ 281,076	
Total Expenditures and Other Uses:	\$ 22,218	\$ 32,140	\$ 639,751	5%
Net Increase/ (Decrease) in Fund Balance	89,986	80,064	-	
Fund Balance - Beginning	(9,922)	-	-	
Fund Balance - Ending	\$ 80,064	\$ 80,064	\$ -	

**LT Ranch South
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

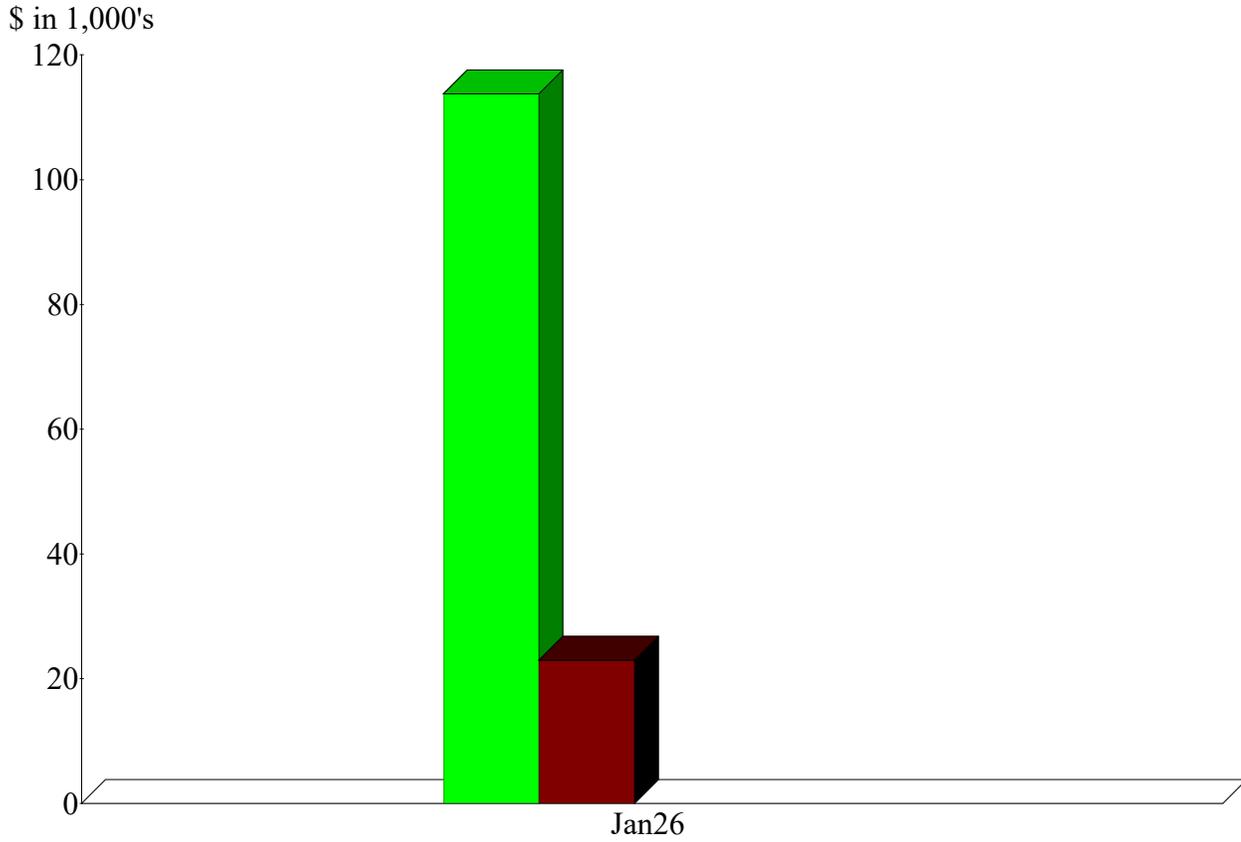
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	755	2,577	-	0%
Capitalized Interest Account	-	185	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	786,456	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Developer Contribution				
	-	-	-	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 755	\$ 2,762	\$ 735,006	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	105,000	0%
Interest Expense				
Series 2025	-	41,335	237,134	17%
Intragovernmental Transfer Out				
	755	2,762	-	0%
Total Expenditures and Other Uses:	\$ 755	\$ 44,097	\$ 342,134	0%
Net Increase/ (Decrease) in Fund Balance	-	(41,335)	392,872	
Fund Balance - Beginning	248,310	289,645	289,645	
Fund Balance - Ending	\$ 248,310	\$ 248,310	\$ 682,517	

LT Ranch South
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	5	9	-	0%
Cost of Issuance	58	217	-	0%
Developer Contributions	-	-	-	0%
Intragovernmental Transfer In	755	2,762	-	0%
Total Revenue and Other Sources:	\$ 818	\$ 2,987	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Engineering Services	-	14,608	-	0%
Underwriter's Discount	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 14,608	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	818	(11,620)	-	
Fund Balance - Beginning	(1,140,562)	(1,128,124)	-	
Fund Balance - Ending	\$ (1,139,744)	\$ (1,139,744)	\$ -	

LT Ranch South Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5380000 · Stormwater Mgmt-Constructio	69.65%
5120000 · Executive	19.23
5130000 · Financial and Administrative	7.25
5810000 · Interfund Transfer Out	3.29
5140000 · Legal Services	0.59
Total	\$22,972.99



By Account