

LT Ranch South

Community Development District

Financial Statements May 31, 2026

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LT Ranch South Community Development District

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**LT Ranch South Community Development District
Balance Sheet
Through May 31, 2026**

	Governmental Funds								Totals (Memorandum Only)							
	General Fund		Debt Service Fund		Capital Project Fund		Account Groups									
		Series 2025	Series 2026	Series 2025	Series 2026	General Long Term Debt	General Fixed Assets									
Assets																
Cash and Investments																
General Fund																
Truist - Checking Account	\$	267,653	\$	-	\$	-	\$	-	\$	-	\$	267,653				
Debt Service Fund																
Reserve Account		-	248,310	331,748					-	-	580,058					
Revenue Account		-	86	-	-	-	-	-	-	-	86					
Construction Account		-	-	-	12,986	4,843,926	-	-	-	-	4,856,912					
Capitalized Interest		-	-	287,419	-	-	-	-	-	-	287,419					
Cost of Issuance Account		-	-	-	-	10,725	-	-	-	-	10,725					
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		-	-	-	-	-	697,747	-	-	-	697,747					
Amount to be Provided by Debt Service Funds		-	-	-	-	-	15,867,253	-	-	-	15,867,253					
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	-	-	3,857,248	-	-	3,857,248					
Total Assets	\$	267,653	\$	248,396	\$	619,167	\$	78,580	\$	4,854,651	\$	16,565,000	\$	3,857,248	\$	26,490,695

**LT Ranch South Community Development District
Balance Sheet
Through May 31, 2026**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2025	Series 2026	Series 2025	Series 2026				
Liabilities									
Accounts Payable	-	-	-	-	-	-	-	-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Due to Developer	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2025	-	-	-	-	-	\$110,000	-	110,000	
Series 2026	-	-	-	-	-	-	-	-	
Long Term									
Series 2025	-	-	-	-	-	6,965,000	-	6,965,000	
Series 2026	-	-	-	-	-	9,490,000	-	9,490,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,565,000</u>	<u>\$ -</u>	<u>\$ 16,565,000</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	-	(41,249)	619,167	1,206,704	4,854,651	-	-	6,639,273	
Unassigned									
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	-	
Results from Current Operations	267,653	-	-	-	-	-	-	267,653	
Total Fund Equity and Other Credits	<u>\$ 267,653</u>	<u>\$ 248,396</u>	<u>\$ 619,167</u>	<u>\$ 78,580</u>	<u>\$ 4,854,651</u>	<u>\$ -</u>	<u>\$ 3,857,248</u>	<u>\$ 9,925,695</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 267,653</u>	<u>\$ 248,396</u>	<u>\$ 619,167</u>	<u>\$ 78,580</u>	<u>\$ 4,854,651</u>	<u>\$ 16,565,000</u>	<u>\$ 3,857,248</u>	<u>\$ 26,490,695</u>	

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

Description	May	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	213,667	434,871	639,751	68%
Total Revenue and Other Sources	\$ 213,667	\$ 434,871	\$ 639,751	68%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	35,333	53,000	67%
Financial and Administrative				
Audit Services	4,600	4,600	4,000	115%
Accounting Services	1,667	13,333	20,000	67%
Assessment Roll Preparation	1,667	6,667	20,000	33%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	7,661	3,500	219%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	5,000	5,000	3,500	143%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	12	750	2%
Website Development	1,200	2,400	2,400	100%
Insurance				
	-	5,500	6,000	92%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,163	8,475	20,000	42%
Other General Government Services				
Engineering Services	-	19,884	15,000	133%
Sub-Total	\$ 19,713	\$ 109,040	\$ 155,075	70%

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,351	10,178	64,000	16%
Enhancement Area Maintenance	16,000	48,000	75,600	63%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies		-	-	
Sub-Total	\$ 17,351	\$ 58,178	\$ 203,600	29%
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	0%
Total Expenditures and Other Uses	\$ 37,064	\$ 167,218	\$ 639,751	26%
Net Increase/ (Decrease) in Fund Balance	176,603	267,653	-	
Fund Balance - Beginning	91,049	-	-	
Fund Balance - Ending	\$ 267,653	\$ 267,653	\$ -	

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	714	5,431	-	0%
Revenue Account	86	86	-	0%
Capitalized Interest Account	-	185	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	786,456	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Developer Contributions	-	300,799	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 800	\$ 306,502	\$ 735,006	42%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	105,000	105,000	105,000	100%
Interest Expense				
Series 2025	195,799	237,134	237,134	100%
Intragovernmental Transfer Out	714	5,616	-	0%
Total Expenditures and Other Uses	\$ 301,512	\$ 347,750	\$ 342,134	102%
Net Increase/ (Decrease) in Fund Balance	(300,712)	(41,249)	392,872	
Fund Balance - Beginning	549,109	289,645	289,645	
Fund Balance - Ending	\$ 248,396	\$ 248,396	\$ 682,517	

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	508	508	-	0%
Capitalized Interest Account	439	439	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Developer Contributions				
	-	-	-	0%
Debt Proceeds - Series 2026				
	-	618,219	-	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources	\$ 947	\$ 619,167	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	0%
Interest Expense				
Series 2026	-	-	-	0%
Intragovernmental Transfer Out				
	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance				
	947	619,167	-	
Fund Balance - Beginning	618,219	-	-	
Fund Balance - Ending	\$ 619,167	\$ 619,167	\$ -	

LT Ranch South Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

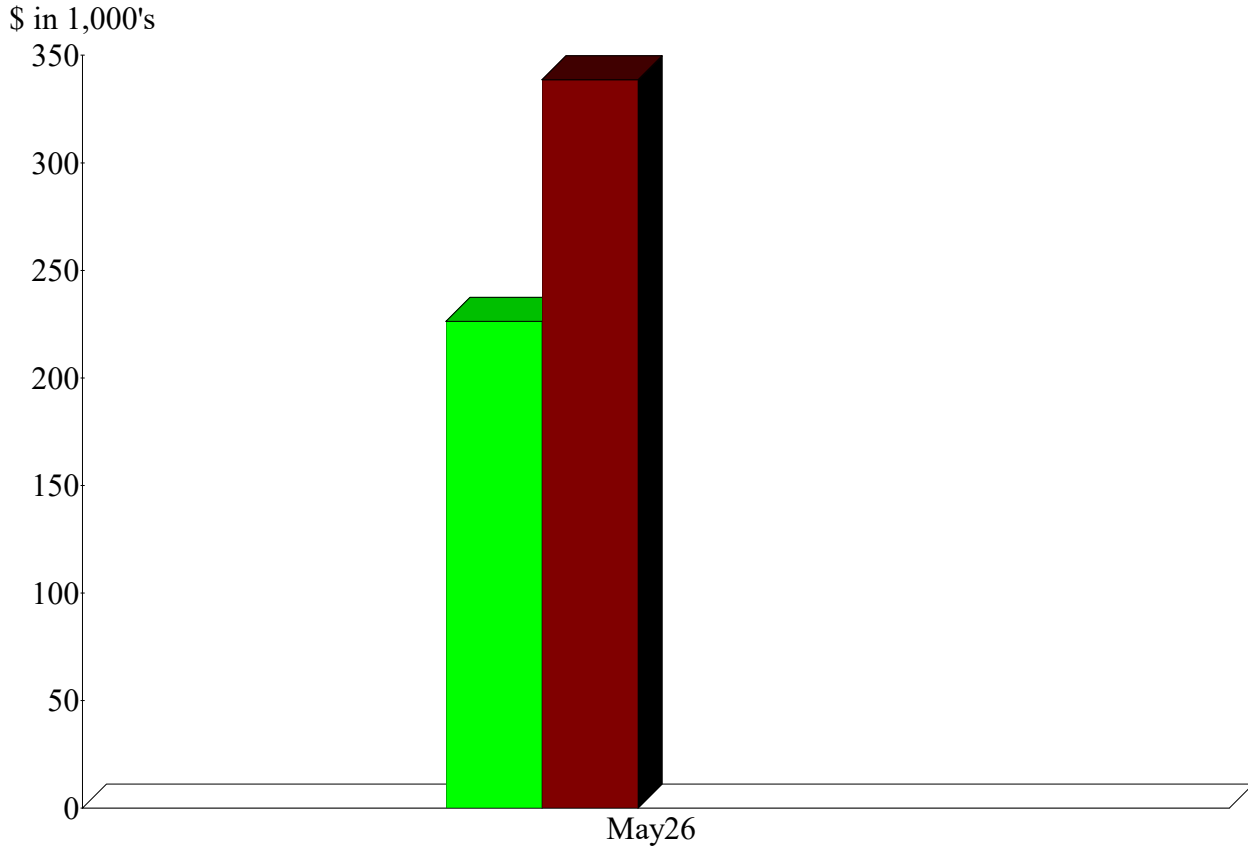
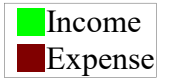
Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	35	73	-	0%
Cost of Issuance	-	279	-	0%
Developer Contributions	-	-	-	0%
Intragovernmental Transfer In	714	1,220,959	-	0%
Total Revenue and Other Sources	\$ 749	\$ 1,221,311	\$ -	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	749	1,206,704	-	
Fund Balance - Beginning	77,831	(1,128,124)	-	
Fund Balance - Ending	\$ 78,580	\$ 78,580	\$ -	

LT Ranch South Community Development District
Construction Project Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	10,116	10,116	-	0%
Cost of Issuance	16	16	-	0%
Developer Contributions	-	-	-	0%
Debt Proceeds - Series 2026	-	8,833,389	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 10,132	\$ 8,843,521	\$ -	0%
Expenditures and Other Uses				
Capital Outlay		2,355,847		
Cost of Issuance				
Dissemination Services	-	-	-	0%
District Management and A.M.	-	50,000	-	0%
Legal Services	-	160,000	-	0%
Printing & Binding	-	2,250	-	0%
Trustee Services	-	6,750	-	0%
Engineering Services	-	8,880	-	0%
Underwriter's Discount	-	189,800	-	0%
Intragovernmental Transfer Out	-	1,215,343	-	0%
Total Expenditures and Other Uses	\$ -	\$ 3,988,870	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	10,132	4,854,651	-	
Fund Balance - Beginning	4,844,519	-	-	
Fund Balance - Ending	\$ 4,854,651	\$ 4,854,651	\$ -	

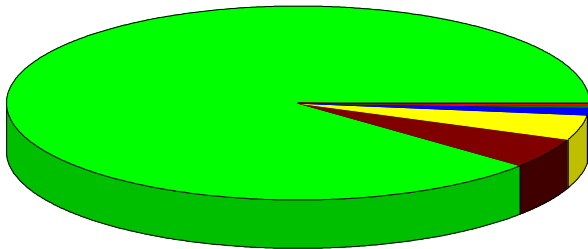
LT Ranch South Community Development District

Income and Expense by Month
May 2026



Expense Summary
May 2026

5170000 · Debt Service	88.84%
5380000 · Stormwater Mgmt-Construction	5.12
5130000 · Financial and Administrative	4.17
5120000 · Executive	1.30
5140000 · Legal Services	0.34
5810000 · Interfund Transfer Out	0.21
Total	\$338,575.83



By Account