

LT Ranch South

Community Development District

Financial Statements June 30, 2026

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**LT Ranch South Community Development District
Balance Sheet
Through June 30, 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	\$	247,274	\$	-	\$	-	\$	-	\$	247,274
Debt Service Fund										
Reserve Account		-	248,310	331,748				-		580,058
Revenue Account		-	87	-		-		-		87
Construction Account		-	-	-	13,762	14,383		-		28,145
Capitalized Interest		-	-	289,258		-		-		289,258
Cost of Issuance Account		-	-	-		10,757		-		10,757
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		-	-	-		-	700,361			700,361
Amount to be Provided by Debt Service Funds		-	-	-		-	15,864,639			15,864,639
Investment in General Fixed Assets (net of depreciation)		-	-	-		-		3,857,248		3,857,248
Total Assets	\$	247,274	\$	248,397	\$	621,005	\$	79,356	\$	25,140
		\$	16,565,000	\$	3,857,248	\$	21,643,419			

**LT Ranch South Community Development District
Balance Sheet
Through June 30, 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	231,469	-	-	-	-	-	-	231,469	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Due to Developer	-	-	-	-	-	-	-	-	
Bonds Payable					871,533			871,533	
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	\$ 231,469	\$ -	\$ -	\$ -	\$ 871,533	\$ 16,565,000	\$ -	\$ 17,668,001	
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)	621,005	1,207,480	(846,393)	-	-	940,843	
Unassigned									
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	-	
Results from Current Operations	15,805	-	-	-	-	-	-	15,805	
Total Fund Equity and Other Credits	\$ 15,805	\$ 248,397	\$ 621,005	\$ 79,356	\$ (846,393)	\$ -	\$ 3,857,248	\$ 3,975,418	
Total Liabilities, Fund Equity and Other Credits	\$ 247,274	\$ 248,397	\$ 621,005	\$ 79,356	\$ 25,140	\$ 16,565,000	\$ 3,857,248	\$ 21,643,419	

**LT Ranch South Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	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	-	434,871	639,751	68%
Total Revenue and Other Sources	\$ -	\$ 434,871	\$ 639,751	68%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	39,750	53,000	75%
Financial and Administrative				
Audit Services	-	4,600	4,000	115%
Accounting Services	1,667	15,000	20,000	75%
Assessment Roll Preparation	1,667	8,333	20,000	42%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	197	7,858	3,500	225%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	5,000	3,500	143%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	9	21	750	3%
Website Development	-	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	3,806	12,281	20,000	61%
Other General Government Services				
Engineering Services	7,266	27,150	15,000	181%
Sub-Total	\$ 19,028	\$ 128,068	\$ 155,075	83%

**LT Ranch South Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,351	11,529	64,000	18%
Enhancement Area Maintenance	-	48,000	75,600	63%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies		-	-	
Sub-Total	\$ 1,351	\$ 59,529	\$ 203,600	29%
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	168,111	168,111	218,565	77%
Tree Trimming	20,898	20,898	12,000	174%
Mulch Installation	-	-	13,000	0%
Pressure Cleaning	12,743	12,743	4,500	283%
Vehicular Damage	1,193	1,193	1,250	95%
Landscape Replacements	7,642	7,642	7,500	102%
Annuals	8,449	8,449	9,000	94%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	5,160	5,160	5,500	94%
Hog Damage	-	-	2,000	0%
Contingencies	7,273	7,273	5,511	132%
Sub-Total	\$ 231,469	\$ 231,469	\$ 281,076	82%
Total Expenditures and Other Uses	\$ 251,848	\$ 419,065	\$ 639,751	66%
Net Increase/ (Decrease) in Fund Balance	(251,848)	15,805	-	
Fund Balance - Beginning	267,653	-	-	
Fund Balance - Ending	\$ 15,805	\$ 15,805	\$ -	

LT Ranch South Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	737	6,169	-	0%
Revenue Account	0	87	-	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	\$ 738	\$ 307,239	\$ 735,006	42%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	105,000	105,000	100%
Interest Expense				
Series 2025	-	237,134	237,134	100%
Intragovernmental Transfer Out	737	6,354	-	0%
Total Expenditures and Other Uses	\$ 737	\$ 348,488	\$ 342,134	102%
Net Increase/ (Decrease) in Fund Balance	0	(41,249)	392,872	
Fund Balance - Beginning	248,396	289,645	289,645	
Fund Balance - Ending	\$ 248,397	\$ 248,397	\$ 682,517	

LT Ranch South Community Development District
Debt Service Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	985	1,494	-	0%
Capitalized Interest Account	853	1,292	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Debt Proceeds - Series 2026	-	618,219	-	0%
Total Revenue and Other Sources	\$ 1,838	\$ 621,005	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	0%
Interest Expense				
Series 2026	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,838	621,005	-	
Fund Balance - Beginning	619,167	-	-	
Fund Balance - Ending	\$ 621,005	\$ 621,005	\$ -	

LT Ranch South Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	38	112	-	0%
Cost of Issuance	-	279	-	0%
Intragovernmental Transfer In	737	1,221,696	-	0%
Total Revenue and Other Sources	\$ 776	\$ 1,222,087	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Engineering Services	-	14,608	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 14,608	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	776	1,207,480	-	
Fund Balance - Beginning	78,580	(1,128,124)	-	
Fund Balance - Ending	\$ 79,356	\$ 79,356	\$ -	

**LT Ranch South Community Development District
Construction Project Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	14,383	24,498	-	0%
Cost of Issuance	32	48	-	0%
Debt Proceeds - Series 2026	-	8,833,389	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 14,414	\$ 8,857,935	\$ -	0%
Expenditures and Other Uses				
Capital Outlay	\$ 5,715,459	8,071,306		
Cost of Issuance				
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	\$ 5,715,459	\$ 9,704,328	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	(5,701,044)	(846,393)	-	
Fund Balance - Beginning	4,854,651	-	-	
Fund Balance - Ending	\$ (846,393)	\$ (846,393)	\$ -	

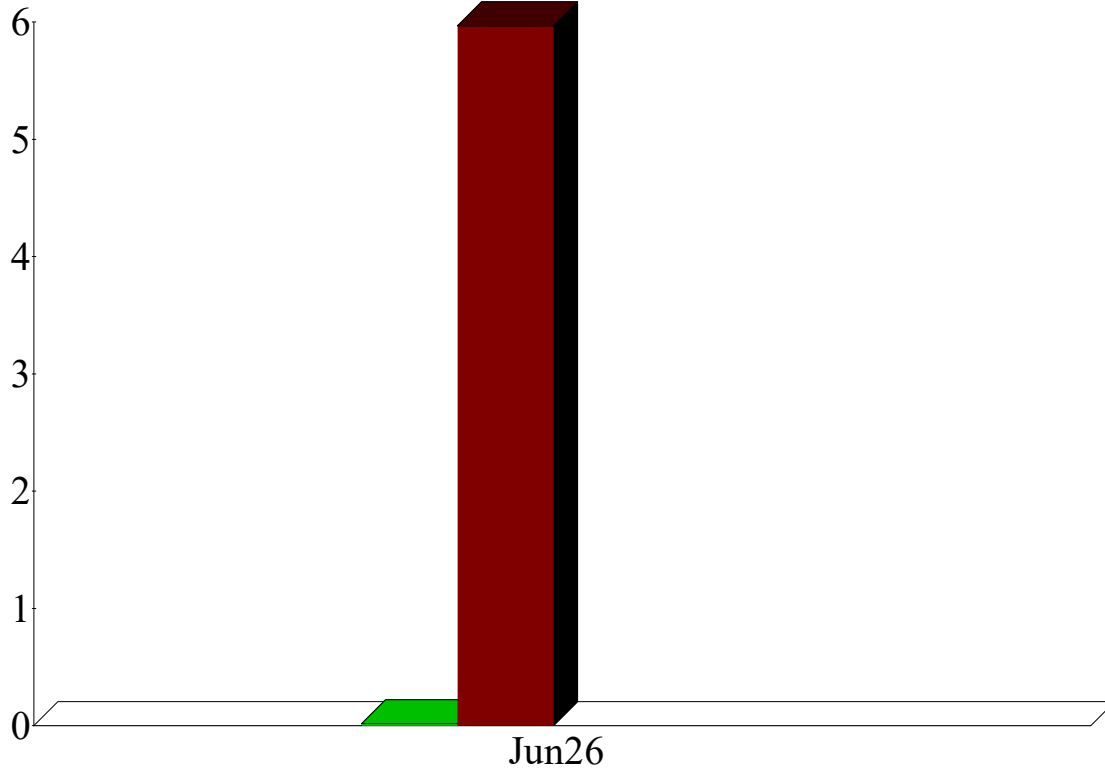
LT Ranch South Community Development District

Income and Expense by Month

June 2026

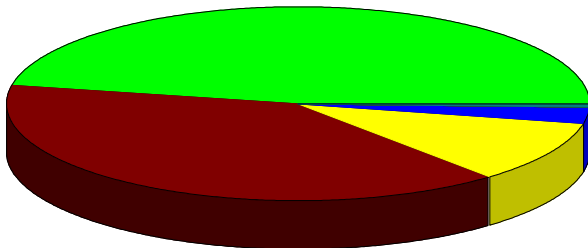


\$ in 1,000,000's



Expense Summary June 2026

5360000	· Water-Sewer Combi	46.99%
5380000	· Stormwater Mgmt-Co	39.48
5410000	· Road and Street Facili	10.38
5370000	· Conservation & Resour	2.83
5190000	· Other General Governn	0.12
5120000	· Executive	0.07
5140000	· Legal Services	0.06
5130000	· Financial and Administ	0.06
5810000	· Interfund Transfer Out	0.01
Total		\$5,968,043.61



By Account