

LT Ranch South

Community Development District

Financial Statements August 31, 2026

*PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900*

TABLE OF CONTENTS

LT Ranch South Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund	
Series 2025	5
Series 2026	6
Capital Projects Fund	
Series 2025	7
Series 2026	8
Income & Expense Graph – All Funds	9

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

	Governmental Funds								Totals (Memorandum Only)	
	General Fund		Debt Service Fund		Capital Project Fund		Account Groups			
							General Long Term Debt	General Fixed Assets		
		Series 2025	Series 2026	Series 2025	Series 2026					
Assets										
Cash and Investments										
General Fund										
Truist - Checking Account	\$	116,281	\$	-	\$	-	\$	-	\$	116,281
Debt Service Fund										
Reserve Account		-	248,310	331,748				-		580,058
Revenue Account		-	87	-		-		-		87
Construction Account		-	-	-	15,296	14,932		-		30,228
Capitalized Interest		-	-	292,891	-	-		-		292,891
Cost of Issuance Account		-	-		-	10,820		-		10,820
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		-	-	-	-	-	705,528	-		705,528
Amount to be Provided by Debt Service Funds		-	-	-	-	-	15,859,472	-		15,859,472
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	-	-	6,768,374		6,768,374
Total Assets	\$	116,281	\$	248,397	\$	80,889	\$	16,565,000	\$	24,429,332

LT Ranch South Community Development District
Balance Sheet
Through August 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					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	\$ -	\$ -	\$ -	\$ -	\$ 871,533	\$ 16,565,000	\$ -	\$ -	\$ 17,436,533
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	6,768,374		6,768,374
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	289,645	-	(1,128,124)	-	-	-	-	(838,479)
Results from Current Operations	-	(41,248)	624,639	1,209,013	(845,781)	-	-	-	946,623
Unassigned									
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	-	-
Results from Current Operations	116,281	-	-	-	-	-	-	-	116,281
Total Fund Equity and Other Credits	\$ 116,281	\$ 248,397	\$ 624,639	\$ 80,889	\$ (845,781)	\$ -	\$ 6,768,374	\$ -	\$ 6,992,799
Total Liabilities, Fund Equity and Other Credits	\$ 116,281	\$ 248,397	\$ 624,639	\$ 80,889	\$ 25,752	\$ 16,565,000	\$ 6,768,374	\$ -	\$ 24,429,332

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

Description	August	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	158,477	593,347	639,751	93%
Total Revenue and Other Sources	\$ 158,477	\$ 593,347	\$ 639,751	93%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	48,583	53,000	92%
Financial and Administrative				
Audit Services	-	4,600	4,000	115%
Accounting Services	1,667	18,333	20,000	92%
Assessment Roll Preparation	1,667	11,667	20,000	58%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	1,491	9,349	3,500	267%
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	-	31	750	4%
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	362	14,741	20,000	74%
Other General Government Services				
Engineering Services	638	27,788	15,000	185%
Sub-Total	\$ 10,241	\$ 148,167	\$ 155,075	96%

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,351	14,231	64,000	22%
Enhancement Area Maintenance	12,800	74,700	75,600	99%
Creation Areas Maintenance	-	8,500	64,000	13%
Sub-Total	\$ 14,151	\$ 97,431	\$ 203,600	48%
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	-	168,111	218,565	77%
Tree Trimming	-	20,898	12,000	174%
Mulch Installation	-	-	13,000	0%
Pressure Cleaning	-	12,743	4,500	283%
Vehicular Damage	-	1,193	1,250	95%
Landscape Replacements	-	7,642	7,500	102%
Annuals	-	8,449	9,000	94%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	-	5,160	5,500	94%
Hog Damage	-	-	2,000	0%
Contingencies	-	7,273	5,511	132%
Sub-Total	\$ -	\$ 231,469	\$ 281,076	82%
Total Expenditures and Other Uses	\$ 24,392	\$ 477,067	\$ 639,751	75%
Net Increase/ (Decrease) in Fund Balance	134,085	116,281	-	
Fund Balance - Beginning	(17,804)	-	-	
Fund Balance - Ending	\$ 116,281	\$ 116,281	\$ -	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	737	7,619	-	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	\$ 308,691	\$ 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	7,805	-	0%
Total Expenditures and Other Uses	\$ 737	\$ 349,939	\$ 342,134	102%
Net Increase/ (Decrease) in Fund Balance	0	(41,248)	392,872	
Fund Balance - Beginning	248,397	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 August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	985	3,432	-	0%
Capitalized Interest Account	864	2,987	-	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	\$ 1,849	\$ 624,639	\$ -	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	1,849	624,639	-	
Fund Balance - Beginning	622,789	-	-	
Fund Balance - Ending	\$ 624,639	\$ 624,639	\$ -	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	43	194	-	0%
Cost of Issuance	-	279	-	0%
Intragovernmental Transfer In	737	1,223,147	-	0%
Total Revenue and Other Sources	\$ 780	\$ 1,223,621	\$ -	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	 780	 1,209,013	 -	
Fund Balance - Beginning	80,109	(1,128,124)	-	
Fund Balance - Ending	\$ 80,889	\$ 80,889	\$ -	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	44	25,048	-	0%
Cost of Issuance	32	111	-	0%
Debt Proceeds - Series 2026	-	8,833,389	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 76	\$ 8,858,548	\$ -	0%
Expenditures and Other Uses				
Capital Outlay		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	\$ -	\$ 9,704,328	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	76	(845,781)	-	
Fund Balance - Beginning	(845,857)	-	-	
Fund Balance - Ending	\$ (845,781)	\$ (845,781)	\$ -	

LT Ranch South Community Development District

Income and Expense by Month

August 2026



\$ in 1,000's

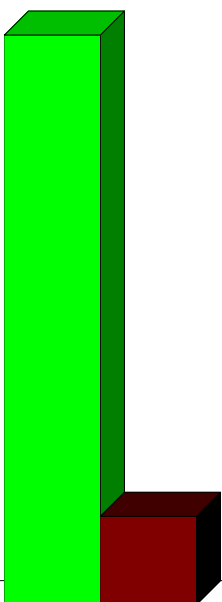
200

150

100

50

0

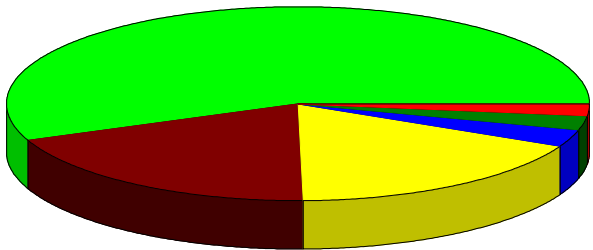


Aug26

Expense Summary

August 2026

5380000 · Stormwater Mgmt-C	56.31%
5130000 · Financial and Adminis	19.20
5120000 · Executive	17.58
5810000 · Interfund Transfer Out	2.93
5190000 · Other General Governn	2.54
5140000 · Legal Services	1.44
Total	\$25,129.11



By Account