

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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***LT Ranch South
Community Development District***

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	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	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Debt Service Fund							
Interest Account	-	41,335	-	-	-	-	41,335
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	248,310	-	-	-	-	248,310
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	-	-	-	-	-
Cost of Issuance Account	-	-	21,625	-	-	-	21,625
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	42,151	-	-	-	-	-	42,151
Assessments Receivable	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	65,594	-	-	-	65,594
Amount Available in Debt Service Funds	-	-	-	289,645	-	-	289,645
Amount to be Provided by Debt Service Funds	-	-	-	6,890,355	-	-	6,890,355
Total Assets	\$ 42,234	\$ 289,645	\$ 87,219	\$ 7,180,000	\$ -	\$ -	\$ 7,599,098

**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	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	
Liabilities						
Accounts Payable & Payroll Liabilities	38,530	-	-	-	-	38,530
Due to Fiscal Agent	500	-	-	-	-	500
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	3,204	-	1,215,343	-	-	1,218,546
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	105,000	-	105,000
Long Term						
Series 2025	-	-	-	7,075,000	-	7,075,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ 42,234	\$ -	\$ 1,215,343	\$ 7,180,000	\$ -	\$ 8,437,576
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	289,645	(1,128,124)	-	-	(838,479)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	-	-	-	-	-
Total Fund Equity and Other Credits	\$ -	\$ 289,645	\$ (1,128,124)	\$ -	\$ -	\$ (838,479)
Total Liabilities, Fund Equity and Other Credits	\$ 42,234	\$ 289,645	\$ 87,219	\$ 7,180,000	\$ -	\$ 7,599,098

Prepared by:

JPWARD and Associates, LLC

LT Ranch South
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	52,152	52,152	84,875	61%
Total Revenue and Other Sources:	\$ -	\$ 52,152	\$ 52,152	\$ 84,875	61%										
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	11,042	11,042	26,500	42%
Financial and Administrative															
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	3,958	3,958	9,500	42%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	10,807	10,807	5,000	216%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	38	-	38	39	38	(115)	38	250	15%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	567	567	750	76%
Insurance	-	-	-	-	-	-	-	-	-	-	-	2,397	2,397	6,000	40%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	406	406	500	81%
Website Development	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Subscription & Memberships	-	-	-	-	-	-	-	-	100	-	-	-	100	175	57%

LT Ranch South
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	8,427	8,427	20,000	42%
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	7,340	7,340	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	6,258	6,258	15,000	42%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management Services															
Preserve Services															
Wetland Maintenance	-	-	-	-	-	-	-	-	-	-	-	812	812	-	0%
Other Current Changes/Obligations															
Sarasota County RE Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	-	-	-	-	-	-	38	-	138	39	38	51,898	52,152	84,875	61%
Total Expenditures and Other Uses:	\$ -	\$ 38	\$ -	\$ 138	\$ 39	\$ 38	\$ 51,898	\$ 52,152	\$ 84,875	61%					
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	(38)	-	(138)	(39)	(38)	253	-	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	(38)	(38)	(176)	(215)	(253)	-	-	
Fund Balance - Ending	\$ -	\$ (38)	\$ (38)	\$ (176)	\$ (215)	\$ (253)	\$ (0)	\$ -	\$ -						

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	289,645	289,645	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ 289,645</u>	<u>\$ 289,645</u>	<u>\$ -</u>	<u>0%</u>										
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions															
Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>											
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	289,645	289,645	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 289,645</u>	<u>\$ 289,645</u>	<u>\$ -</u>											

LT Ranch South
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	6,890,355	6,890,355	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 6,890,355	\$ 6,890,355	\$ -	0%										
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	433,493	433,493	-	0%
Capital Outlay															
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	3,587,184	3,587,184	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	2,826,992	2,826,992	-	0%
Irrigation	-	-	-	-	-	-	-	-	-	-	-	812,209	812,209	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Dissemination Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
District Management and A.M.	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	156,250	156,250	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	2,000	2,000	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	6,750	6,750	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	143,600	143,600	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 8,018,479	\$ 8,018,479	\$ -	0%										
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	(1,128,124)	(1,128,124)	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Ending	\$ -	\$ (1,128,124)	\$ (1,128,124)	\$ -	-										