

# LT Ranch South

Community Development District

*Financial Statements*  
October 31, 2025

*JPWard and Associates, LLC*  
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**LT Ranch South  
Community Development District  
Balance Sheet  
for the Period Ending October 31, 2025**

	Governmental Funds						Account Groups			Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		General Long Term Debt		General Fixed Assets				
	General Fund	Series 2025	Series 2025								
<b>Assets</b>											
<b>Cash and Investments</b>											
General Fund - Invested Cash	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83	
Debt Service Fund											
Interest Account	-		41,589		-		-		-	41,589	
Reserve Account	-		248,310		-		-		-	248,310	
Revenue Account	-		-		-		-		-	-	
Cost of Issuance Account	-		-		21,644		-		-	21,644	
<b>Accounts Receivable</b>	<b>42,151</b>									<b>42,151</b>	
<b>Due from Other Funds</b>											
General Fund	-		-		-		-		-	-	
Debt Service Fund(s)	-		-		-		-		-	-	
<b>Unamortized Prem/Discount on Bonds Payable</b>	-		-		65,594		-		-	65,594	
<b>Amount Available in Debt Service Funds</b>	-		-		-		289,899		-	289,899	
<b>Amount to be Provided by Debt Service Funds</b>	-		-		-		6,890,101		-	6,890,101	
<b>Total Assets</b>	<b>\$ 42,234</b>		<b>\$ 289,899</b>		<b>\$ 87,237</b>		<b>\$ 7,180,000</b>		<b>\$ -</b>	<b>\$ 7,599,370</b>	

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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**LT Ranch South  
Community Development District  
Balance Sheet  
for the Period Ending October 31, 2025**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2025	Series 2025			
<b>Liabilities</b>						
Accounts Payable	41,638	-	-	-	-	41,638
Due to Fiscal Agent	500	-	-	-	-	500
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	1,215,343	-	-	1,215,343
<b>Bonds Payable</b>						
Current Portion (Due within 12 months)	-	-	-	105,000	-	105,000
Series 2025	-	-	-	105,000	-	105,000
Long Term	-	-	-	7,075,000	-	7,075,000
Series 2025	-	-	-	7,075,000	-	7,075,000
Total Liabilities	<u><u>\$ 42,138</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,215,343</u></u>	<u><u>\$ 7,180,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 8,437,480</u></u>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	289,645	(1,128,124)	-	-	(838,479)
Results from Current Operations	-	254	19	-	-	273
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	96	-	-	-	-	96
Results from Current Operations	-	-	-	-	-	-
Total Fund Equity and Other Credits	<u><u>\$ 96</u></u>	<u><u>\$ 289,899</u></u>	<u><u>\$ (1,128,105)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (838,110)</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 42,234</u></u>	<u><u>\$ 289,899</u></u>	<u><u>\$ 87,237</u></u>	<u><u>\$ 7,180,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,599,370</u></u>

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**JPWARD and Associates, LLC**

Unaudited

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**LT Ranch South  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	-	0%
<b>Developer Contribution</b>	-	-	639,751	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 639,751</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	53,000	0%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,000	0%
Accounting Services	-	-	20,000	0%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	3,500	0%
Bond Amortization Schedules	-	-	-	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	750	0%
Website Development	-	-	2,400	0%
<b>Insurance</b>				
-	-	-	6,000	0%
<b>Printing &amp; Binding</b>				
-	-	-	500	0%
<b>Subscription &amp; Memberships</b>				
-	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	20,000	0%
Legal - Validation	-	-	-	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	15,000	0%
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 155,075</b>	<b>0%</b>

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**LT Ranch South  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2025**

<b>Description</b>	<b>October</b>	<b>Year to Date</b>	<b>Total Annual Budget</b>	<b>% of Budget</b>
<b>Stormwater Management Services</b>				
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
<b>Preserve Services</b>				
Wetland Maintenance	-	-	64,000	0%
Enhancement Area Maintenance	-	-	75,600	0%
Creation Areas Maintenance	-	-	64,000	0%
<b>Contingencies</b>				
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,600</b>	<b>-</b>
<b>Road &amp; Street Facilities - Lorraine Road</b>				
<b>Repairs &amp; Maintenance</b>				
<b>Landscape Maintenance</b>				
<b>Lorraine Blvd</b>				
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%
Capital Outlay	-	-	-	0%
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 281,076</b>	<b>-</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 639,751</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
<b>Fund Balance - Beginning</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>-</b>
<b>Fund Balance - Ending</b>	<b>\$ 96</b>	<b>\$ 96</b>	<b>\$ 96</b>	<b>-</b>

Prepared by:

JPWARD and Associates, LLC

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	217	217	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Capitalized Interest Account	36	36	-	0%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	786,456	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(51,450)	0%
<b>Developer Contribution</b>				
<b>Intragovernmental Transfer In</b>				
<b>Total Revenue and Other Sources:</b>	<b>\$ 254</b>	<b>\$ 254</b>	<b>\$ 735,006</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025	-	-	105,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2025	-	-	-	0%
<b>Interest Expense</b>				
Series 2025	-	-	237,134	0%
<b>Intragovernmental Transfer Out</b>				
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342,134</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	254	254	392,872	
Fund Balance - Beginning	289,645	289,645	289,645	
<b>Fund Balance - Ending</b>	<b>\$ 289,899</b>	<b>\$ 289,899</b>	<b>\$ 682,517</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	19	19	-	0%
Developer Contributions	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 19</b>	<b>\$ 19</b>	<b>\$ -</b>	<b>0%</b>
 <b>Expenditures and Other Uses</b>				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance		19	19	-
Fund Balance - Beginning		(1,128,124)	(1,128,124)	-
<b>Fund Balance - Ending</b>	<b>\$ (1,128,105)</b>	<b>\$ (1,128,105)</b>	<b>\$ -</b>	

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# LT Ranch South Community Development District

## Income and Expense by Month

October 2025

Income

