

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

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups			
		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	-	41,589	-	-	-	41,589	
Reserve Account	-	248,310	-	-	-	248,310	
Revenue Account	-	-	-	-	-	-	
Cost of Issuance Account	-	-	21,644	-	-	21,644	
Accounts Receivable	42,151	-	-	-	-	42,151	
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	-	-	-	289,899	-	289,899	
Amount to be Provided by Debt Service Funds	-	-	-	6,890,101	-	6,890,101	
Total Assets	\$ 42,234	\$ 289,899	\$ 87,237	\$ 7,180,000	\$ -	\$ 7,599,370	

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

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

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
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Developer Contribution	-	-	639,751	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ 639,751	0%
Expenditures and Other Uses				
Executive				
Professional Management	-	-	53,000	0%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	-	-	20,000	0%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
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%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Website Development	-	-	2,400	0%
Insurance	-	-	6,000	0%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	20,000	0%
Legal - Validation	-	-	-	0%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Sub-Total:	\$ -	\$ -	\$ 155,075	0%

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
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	-	-	64,000	0%
Enhancement Area Maintenance	-	-	75,600	0%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies			-	
Sub-Total:	\$ -	\$ -	\$ 203,600	
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%
Capital Outlay	-	-	-	0%
Sub-Total:			\$ 281,076	
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 639,751	0%
Net Increase/ (Decrease) in Fund Balance	-	-	-	
Fund Balance - Beginning	96	96	96	
Fund Balance - Ending	\$ 96	\$ 96	\$ 96	

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

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Prepared by:

Unaudited

JPWARD and Associates, LLC

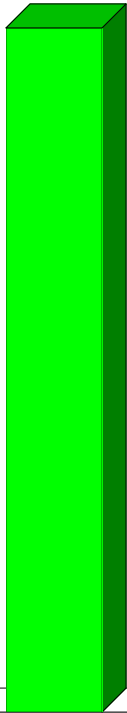
LT Ranch South Community Development District

Income and Expense by Month
October 2025

Income

\$ in 1's

300
250
200
150
100
50
0



Oct25