

LT Ranch South

Community Development District

Financial Statements
November 30, 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 November 30, 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					
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 22,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,075
Debt Service Fund								
Interest Account	- -	- -	- -	- -	- -	- -	- -	- -
Reserve Account	- -	248,310	- -	- -	- -	- -	- -	248,310
Revenue Account	- -	- -	- -	- -	- -	- -	- -	- -
Construction Account	- -	- -	1,242	- -	- -	- -	- -	1,242
Cost of Issuance Account	- -	- -	21,717	- -	- -	- -	- -	21,717
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	- -	- -	- -	248,310	- -	- -	- -	248,310
Amount to be Provided by Debt Service Funds	- -	- -	- -	6,931,690	- -	- -	- -	6,931,690
Total Assets	\$ 22,075	\$ 248,310	\$ 88,553	\$ 7,180,000	\$ -	\$ -	\$ 7,538,938	

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	General Long	General Fixed	
	General Fund	Series 2025	Series 2025	Term Debt	Assets	
Liabilities						
Accounts Payable	29,694		-	-	-	29,694
Due to Fiscal Agent	500		-	-	-	500
Due to Other Funds						
General Fund	-		-	-	-	-
Debt Service Fund(s)	-		-	-	-	-
Due to Developer	96		-	1,215,343	-	1,215,439
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-		-	-	105,000	-
Long Term						
Series 2025	-		-	-	7,075,000	-
Total Liabilities	\$ 30,290	\$ -	\$ 1,215,343	\$ 7,180,000	\$ -	\$ 8,425,632
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	-	(41,335)	1,334	-	-	(40,001)
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	(8,215)	-	-	-	-	(8,215)
Total Fund Equity and Other Credits	\$ (8,215)	\$ 248,310	\$ (1,126,790)	\$ -	\$ -	\$ (886,695)
Total Liabilities, Fund Equity and Other Credits	\$ 22,075	\$ 248,310	\$ 88,553	\$ 7,180,000	\$ -	\$ 7,538,938

Prepared by:

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 November 30, 2025

Description	November	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	-	-	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	572	572	3,500	16%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	3,500	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	5,500	5,500	6,000	92%
Printing & Binding				
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	20,000	0%
Legal - Validation	-	-	-	0%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Sub-Total:	\$ 6,247	\$ 6,247	\$ 155,075	4%

Prepared by:

JPWARD and Associates, LLC

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,968	1,968	64,000	3%
Enhancement Area Maintenance	-	-	75,600	0%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies				
Sub-Total:	\$ 1,968	\$ 1,968	\$ 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:	\$ 8,215	\$ 8,215	\$ 639,751	1%
Net Increase/ (Decrease) in Fund Balance	(8,215)	(8,215)	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ (8,215)	\$ (8,215)	\$ -	

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 November 30, 2025**

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	839	1,057	-	0%
Capitalized Interest Account	149	185	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	786,456	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:	\$ 988	\$ 1,242	\$ 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	41,335	41,335	237,134	0%
Intragovernmental Transfer Out	1,242	1,242	-	0%
Total Expenditures and Other Uses:	\$ 42,577	\$ 42,577	\$ 342,134	0%
 Net Increase/ (Decrease) in Fund Balance	(41,589)	(41,335)	392,872	
Fund Balance - Beginning	289,899	289,645	289,645	
Fund Balance - Ending	\$ 248,310	\$ 248,310	\$ 682,517	

Prepared by:

JPWARD and Associates, LLC

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	73	92	-	0%
Developer Contributions	-	-	-	0%
Operating Transfers In (From Other Funds)	1,242	1,242	-	0%
Total Revenue and Other Sources:	\$ 1,315	\$ 1,334	\$ -	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	1,315	1,334	-	
Fund Balance - Beginning	(1,128,105)	(1,128,124)	-	
Fund Balance - Ending	\$ (1,126,790)	\$ (1,126,790)	\$ -	

Prepared by:

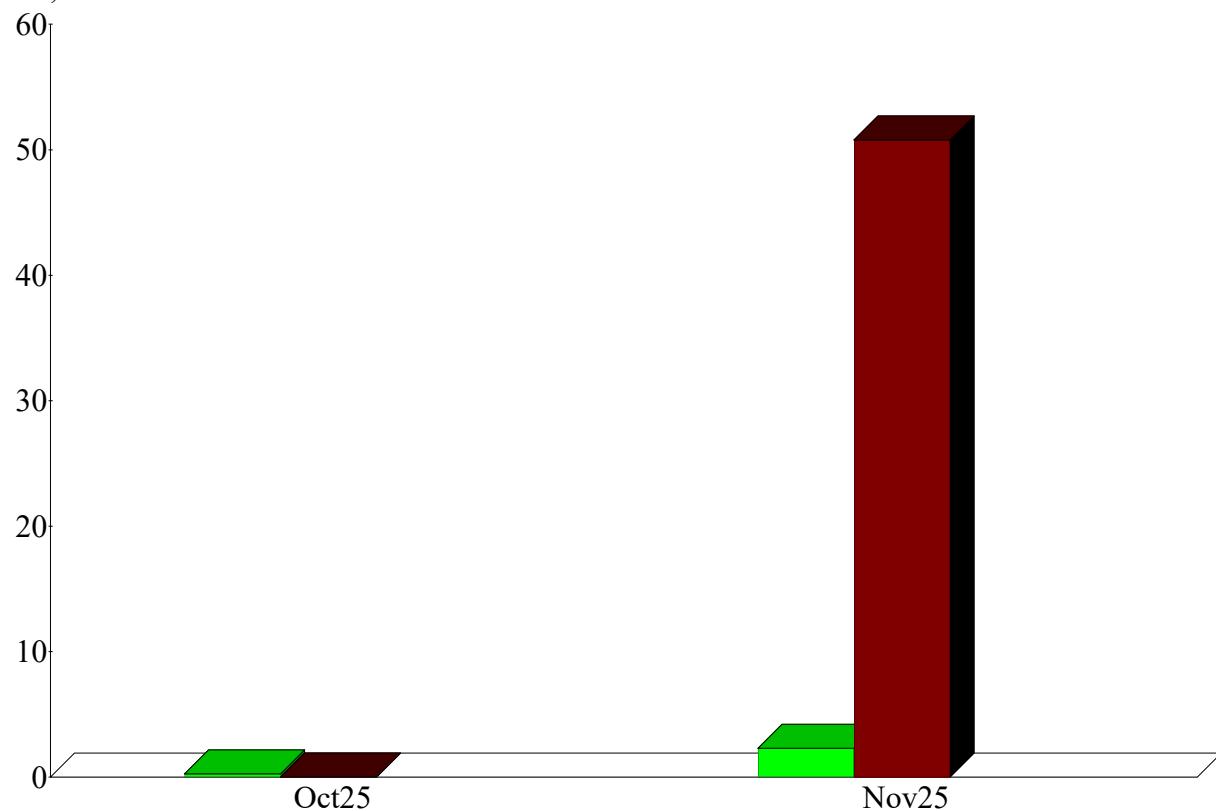
JPWARD and Associates, LLC

LT Ranch South Community Development District

Income and Expense by Month
October through November 2025

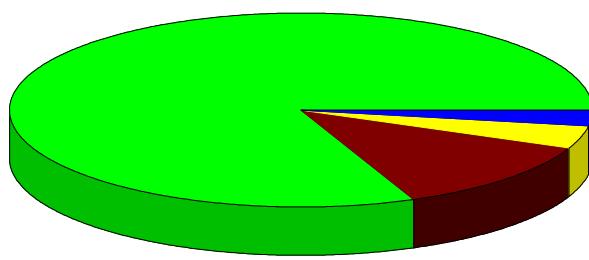
Income
Expense

\$ in 1,000's



Expense Summary
October through November 2025

5170000 · Debt Service	81.38%
5130000 · Financial and Administrative	12.30
5380000 · Stormwater Mgmt-Construction	3.87
5810000 · Interfund Transfer Out	2.45
Total	\$50,792.35



By Account