

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					Totals (Memorandum Only)	
		Debt Service Funds		Capital Project Fund	Account Groups			
		General Fund	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
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
Amount to be Provided by Debt Service Funds		-		-		-		6,931,690
Total Assets	\$	22,075	\$	248,310	\$	88,553	\$	7,180,000
							\$	-
							\$	7,538,938

**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending November 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	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	-	105,000	
Long Term							
Series 2025	-	-	-	7,075,000	-	7,075,000	
Total Liabilities	<u>\$ 30,290</u>	<u>\$ -</u>	<u>\$ 1,215,343</u>	<u>\$ 7,180,000</u>	<u>\$ -</u>	<u>\$ 8,425,632</u>	
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	<u>\$ (8,215)</u>	<u>\$ 248,310</u>	<u>\$ (1,126,790)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (886,695)</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 22,075</u>	<u>\$ 248,310</u>	<u>\$ 88,553</u>	<u>\$ 7,180,000</u>	<u>\$ -</u>	<u>\$ 7,538,938</u>	

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	-	-	500	0%
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%

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)	\$ -	

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:

Unaudited

JPWARD and Associates, LLC

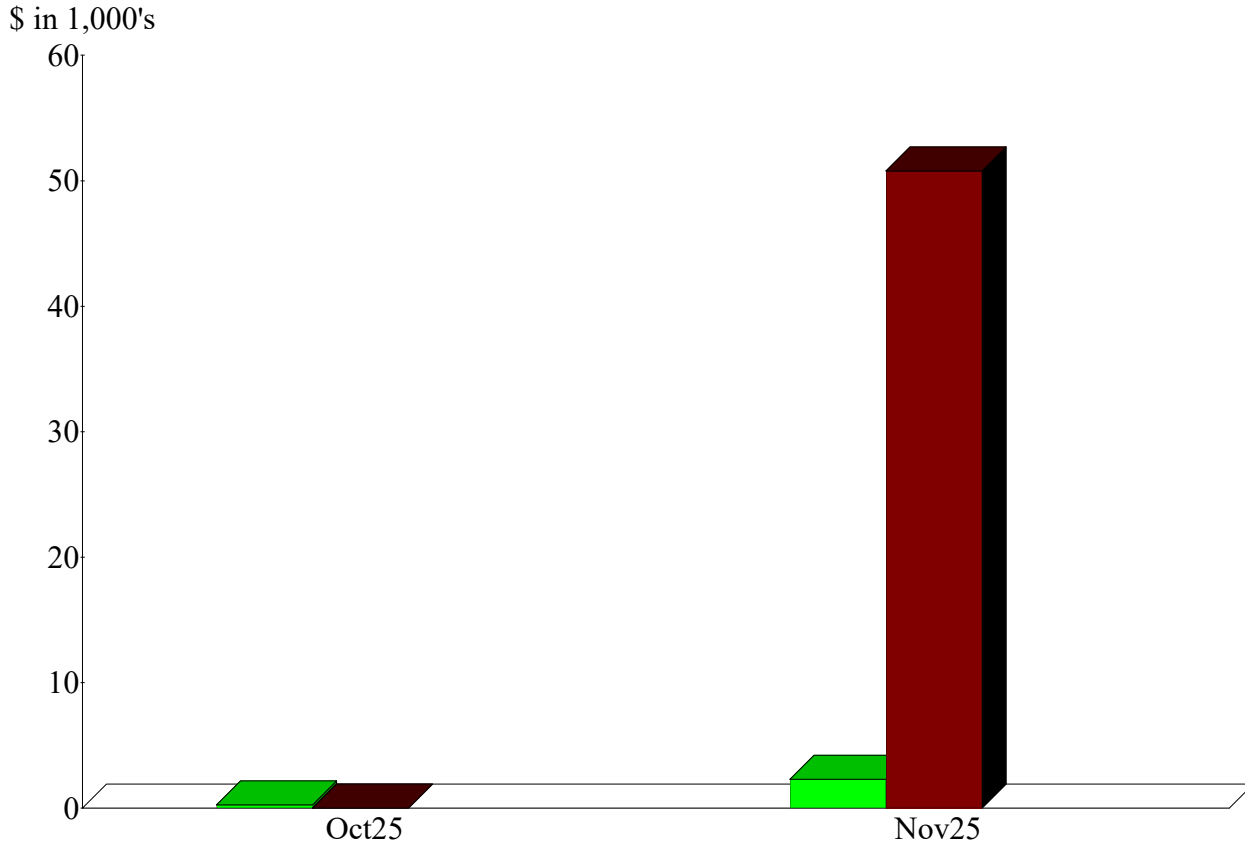
LT Ranch South
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

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)	\$ -	

LT Ranch South Community Development District

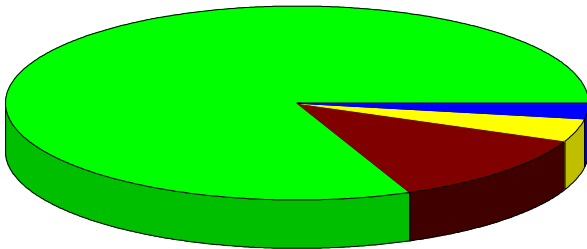
Income and Expense by Month
October through November 2025

Income
Expense



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