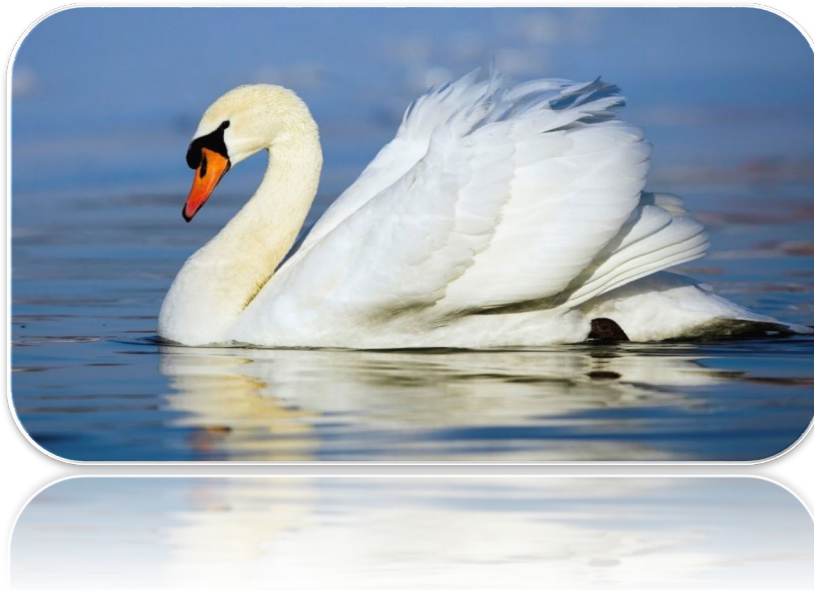


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District
Fiscal Year 2026 - Budget Summary

Description	Fiscal Year 2025 (Budget)	Fiscal Year 2025 (Anticipated)	Fiscal Year 2026	Description
Revenues and Other Sources				
Carryforward	\$ (97,207)	\$ -	\$ -	- Funds Cash Until Assessments Rec'd
Extraordinary Capital/Operations	\$ -	\$ 387,091	\$ -	- Reserve Funds applied to Hurricane Milton damage
Assessments - On-Roll	\$ 2,067,227	\$ 2,067,227	\$ 2,067,227	Funds from Property Owner's
Developer Funding	\$ 162,626	\$ 162,626	\$ 250,000	Funds from Taylor Morrison
LTR South Cost Share	\$ -	\$ -	\$ 281,076	
Total Revenue:	\$ 2,132,646	\$ 2,616,943	\$ 2,598,303	
Appropriations				
Admin./Engineering/Legal	\$ 228,375	\$ 192,354	\$ 221,417	Overall Administration
Hurricane Milton	\$ -	\$ 387,091	\$ -	- Hurricane Milton
Re-Use Water (Irrigation)	\$ 64,450	\$ 90,480	\$ 97,247	Re-Use Water Cost/Operations
Stormwater Management System	\$ 542,720	\$ 547,937	\$ 596,318	Lakes and Wetland Maintenance
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane	\$ 100,000	\$ 123,971	\$ 181,016	Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane
Community Park (CP1 - Turner Park)	\$ 443,767	\$ 390,082	\$ 418,769	Operations (No Programming)
Reserves/Fees	\$ 405,874	\$ 382,418	\$ 474,982	\$250k Reserve, Plus Discounts/Fees from Cty.
Total Expenses:	\$ 1,785,186	\$ 2,114,333	\$ 1,989,750	
Change from Current Year Operations		\$ 153,163		
Fund Balance - Beginning/Anticipated at October 1st	\$ 589,056	\$ 279,877	\$ 605,129	0
Fiscal Year Additions to Fund	\$ 250,000	\$ 250,000	\$ 305,000	
Fiscal Year Expenditures from Fund	\$ (65,419)	\$ (387,091)	\$ -	
Fund Balance - Ending/Anticipated at September 30th	\$ 773,637	\$ 605,129	\$ 910,129	
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 448,385	\$ 279,877	\$ 489,690	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252	\$ 325,252	\$ 420,439	Cash Required to Meet Operating Requirements
Total Fund Balance	\$ 773,637	\$ 605,129	\$ 910,129	

Summary of Assessment Rates

Product Type	Assessment Rate	
	FY 2025	FY 2026
Single Family 30' - 39'	\$ 1,228.44	\$ 1,228.44
Single Family 40' - 49'	\$ 1,305.21	\$ 1,305.21
Single Family 50' - 59'	\$ 1,381.99	\$ 1,381.99
Single Family 60' - 69'	\$ 1,535.54	\$ 1,535.54
Single Family 70' - 79'	\$ 1,689.10	\$ 1,689.10
Single Family 90' & up	\$ 1,842.65	\$ 1,842.65
Workforce - Family	\$ 1,074.88	\$ 1,074.88

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Revenues and Other Sources					
Carryforward					
Taylor Morrison Funded Cash	\$ (162,626)	\$ -	\$ -	\$ -	- Required to meet obligations (Cash Added) Funded over Two Fiscal Years (24 & 25)
Cash Available From Prior Year Operations	\$ 65,419	\$ -	\$ -	\$ -	- Cash Available to Fund FY 2025 Operatons
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ 387,091	\$ -	- Reserve Funds applied to Hurriance Milton damage
Assessment Revenue					
Assessments - On-Roll	\$ 2,067,227	\$ 1,973,414	\$ 2,067,227	\$ 2,067,227	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-
Developer Funding					
Carryforward	\$ 162,626	\$ 162,626	\$ 162,626	\$ -	- Completed in FY 2025
Initial Reserve	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Developer Start up Funding for Reserve (Funded over 4 Years - ending FY 2027)
Cost Share Revenue					
LTR South CDD	\$ -	\$ -	\$ -	\$ 281,076	Funding of shared assets and improvements
Total Revenue & Other Sources	\$ 2,382,646	\$ 2,386,040	\$ 2,866,943	\$ 2,598,303	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ 1,200	\$ 2,400	\$ 3,200	Required Statutory Fees (Waived by Board)
Executive					
Professional - Management	\$ 50,000	\$ 37,500	\$ 50,000	\$ 53,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,900	\$ 7,400	\$ 7,400	\$ 7,500	Statutory Required Audit Yearly
Accounting Services	\$ 27,000	\$ 20,250	\$ 27,000	\$ 36,000	All Funds
Assessment Roll Preparation	\$ 25,500	\$ 19,125	\$ 25,500	\$ 36,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceeep interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 3,149	\$ 3,149	\$ 3,200	Statutory Required Legal Advertising
Trustee Services	\$ 17,600	\$ 16,878	\$ 16,878	\$ 17,000	Trustee Fees for Bonds
Dissemination Agent Services	\$ 8,000	\$ 3,000	\$ 6,500	\$ 8,000	Required Reporting for Bonds
Bond Amortization Schedules	\$ -	\$ -	\$ 1,000	\$ 1,000	Required periodically to re-amortize Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	- Fees to place assessment on tax bills
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 200	\$ 73	\$ 200	\$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 70,000	\$ 28,262	\$ 28,262	\$ 28,962	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 400	\$ 373	\$ 500	\$ 500	Agenda Books and Misc Copies
Rentals and Leases	\$ -	\$ -	\$ -	\$ -	- Meeting Room Rentals
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	-
Bank Service Fees	\$ 600	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Legal Services					
General Counsel	\$ 10,000	\$ 7,065	\$ 12,111	\$ 15,000	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	- District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ 2,914	\$ 7,500	\$ 7,500	District Engineer
Other Misc Charges-Sarasota County Tax	\$ -	\$ 29	\$ 29	\$ 30	
Sub-Total:	\$ 228,375	\$ 149,192	\$ 192,354	\$ 221,417	

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Emergency & Disaster Relief Services					
Hurricane Milton	\$ -	\$ 174,091	\$ 387,091	\$ -	Cleanup/Restoration due to Hurrican Milton (Playground \$188K, Trail Signs \$22K, Shade Structures \$32K)
Sub-Total:	\$ -	\$ 174,091	\$ 387,091	\$ -	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	\$ 36,450	\$ 25,143	\$ 37,714	\$ 39,600	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	\$ -	\$ 21,304	\$ 30,076	\$ 31,647	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
Repairs and Maintenance					
Irrigation System (Line Distribution)	\$ 12,000	\$ -	\$ 10,000	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$ 16,000	\$ 5,690	\$ 12,690	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$ 64,450	\$ 52,137	\$ 90,480	\$ 97,247	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 57,200	\$ 38,133	\$ 57,200	\$ 65,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 94,000	\$ 66,756	\$ 96,624	\$ 94,000	Periodic Spraying of Lakes.
Detention Area Maintenance	\$ 4,200	\$ 2,775	\$ 3,700	\$ 3,700	Periodic maintenance of dry detention areas
Midgefly Treatment	\$ -	\$ -	\$ -	\$ 6,000	Perodic treatment for midgeflys
Littoral Shelf Plantings	\$ 4,000		\$ 4,000	\$ 4,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	\$ -	\$ -	\$ 7,200	\$ 5,000	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	\$ 25,000	\$ 8,100	\$ 25,000	\$ 32,000	Inspection/Cleaning of Drainage Structures
Preserve Services					
Wetland Maintenance	\$ 158,900	\$ 105,035	\$ 160,000	\$ 158,900	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$ 86,400	\$ 32,600	\$ 86,400	\$ 86,400	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$ 60,900	\$ 61,000	\$ 64,500	\$ 60,900	Preserve Maintenance
Shell Path Regrading	\$ 15,000	\$ -	\$ 15,000	\$ 18,000	Yearly Maintenance (Added Areas)
Green Way Trail System					
Landscape Maintenance	\$ 27,600	\$ 23,113	\$ 27,513	\$ 24,000	Landscaping and Maintenance inculding pressure cleaning of sidewalks 1x per year
Herbicide Maintenance	\$ -	\$ -	\$ -	\$ 20,000	Herbicide application 12x per year and trail mainteance 1x per week.
Secondary Drainage System	\$ -	\$ -	\$ -	\$ 8,000	Cleaning of secondary drainage system throughout the greenway.
Contingencies	\$ 9,520	\$ 800	\$ 800	\$ 10,418	2% of Repairs and Maintenance Items
Capital Outlay	\$ -	\$ -	\$ -	\$ -	None Required
Sub-Total:	\$ 542,720	\$ 338,312	\$ 547,937	\$ 596,318	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane					
Professional Services					
Asset Management	\$ 28,600	\$ 19,067	\$ 28,600	\$ 35,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services					
Lorraine Road					
Electric - Street Lights	\$ 10,000	\$ 6,000	\$ 8,000	\$ 8,400	Power Service
Irrigation Water	\$ -	\$ -	\$ -	\$ -	Re-use water moved to GL 5374301
Sub-Total:	\$ 41,600	\$ 25,067	\$ 39,600	\$ 46,400	

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd					
Maintenance	\$ 396,000	\$ 341,352	\$ 455,136	\$ 437,130	Cost Share w/ LT Ranch South Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Tree Trimming	\$ 25,000	\$ 16,692	\$ 16,692	\$ 24,000	58 Royal Palms, 402 Cabbage Palms & 87 ribbon Palms
Mulch Installation	\$ 40,000	\$ 33,278	\$ 33,278	\$ 26,000	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$ 15,000	\$ 1,350	\$ 1,350	\$ 9,000	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	\$ 8,000	\$ 1,582	\$ 1,582	\$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	\$ 24,000	\$ 938	\$ 1,000	\$ 15,000	Yearly replacements of plants as needed
Annuals	\$ 25,000	\$ 15,721	\$ 23,721	\$ 18,000	Three (3) times per year
Roadway Lighting	\$ 5,000	\$ 6,350	\$ 6,350	\$ 4,500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 5,000	\$ 8,810	\$ 9,810	\$ 11,000	Periodic repairs as needed
Hog Damage	\$ -	\$ -	\$ 1,500	\$ 4,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ 12,860	\$ 4,429	\$ 9,429	\$ 11,023	2% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A for Fiscal Year 2026
Sub-Total:	\$ 555,860	\$ 430,500	\$ 559,847	\$ 562,153	
Skye Ranch Road, Lattimer St. & Luna Lane					
Maintenance	\$ 100,000	\$ 92,979	\$ 123,971	\$ 101,467	Skye Ranch Blvd., Lattimer St., & Luna Lane (Contract Expires 25 - going to bid)
Tree Trimming	\$ -	\$ -	\$ -	\$ 10,000	111 Cabbage Palms, 5 Bismark Palms, 55 Royal Palms & 17 Sylvester Palms
Mulch Installation	\$ -	\$ -	\$ -	\$ 18,000	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 6,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze)
Vehicular Damage	\$ -	\$ -	\$ -	\$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	\$ -	\$ -	\$ -	\$ 9,000	Yearly replacements of plants as needed
Mulch Installation	\$ -	\$ -	\$ -	\$ 18,000	One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	\$ -	\$ -	\$ -	\$ 7,000	Four (4) times per year
Roadway Lighting	\$ -	\$ -	\$ -	\$ 500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 4,000	Periodic repairs as needed
Hog Damage	\$ -	\$ -	\$ -	\$ 1,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ -	\$ -	\$ -	\$ 3,549	2% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Sub-Total:	\$ 100,000	\$ 92,979	\$ 123,971	\$ 181,016	
Community Park (CP1 - Turner Park)					
Professional Services					
Asset Management	\$ 25,800	\$ 17,200	\$ 25,800	\$ 30,000	Field Operations Manager
Park Staffing	\$ 43,120	\$ -	\$ -	\$ -	P/T Operations 3 times per week (Not Anticipated)
Utility Services					
Electric					
Snack Shack Lighting	\$ 5,000	\$ 545	\$ 817	\$ 858	Electric
Water and Sewer					
Snack Shack - Utilities	\$ 4,000	\$ 1,454	\$ 1,939	\$ 2,035	Restrooms
Repairs & Maintenance					
Sand Replacment	\$ 2,000	\$ -	\$ 400	\$ 2,000	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ -	\$ -	\$ -	\$ 3,000	Preventive Maint. & Repairs as needed to the security gates
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 18,000	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	\$ 51,000	\$ 32,095	\$ 48,142	\$ 54,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance					
Turner Park - Playground, Dog Park & Sports Field	\$ 242,600	\$ 168,056	\$ 252,084	\$ 250,000	42 event (Mowing, edging, and Weedeating)
Irrigation					
Line Distribution System	\$ 2,000	\$ 1,335	\$ 2,000	\$ 2,000	Periodic repair as needed

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Mulch Installation					
Park Excluding Playground Areas	\$ 6,000	\$ 7,686	\$ 7,686	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ 1,500	\$ -	\$ 4,000	\$ 2,500	Two (2) time per year
Landscape Replacements	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Around Playground and Amenity Center (as needed)
Snack Shack					
Building Maintenance	\$ 2,000	\$ 3,764	\$ 3,764	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ 5,000	\$ 100	\$ 5,000	\$ 5,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 8,000	\$ 19,715	\$ 19,715	\$ 8,000	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	\$ 6,000	\$ 3,873	\$ 6,000	\$ 6,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 3,500	\$ 400	\$ 1,400	\$ 3,500	As needed.
Contingencies	\$ 23,247	\$ 835	\$ 835	\$ 10,876	3% of Repairs and Maintenance
Capital Outlay					
Sub-Total:	\$ 443,767	\$ 257,057	\$ 390,082	\$ 418,769	
Reserves					
Extraordinary Capital/Operations	\$ 250,000	\$ -	\$ 250,000	\$ 305,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 155,874	\$ -	\$ 132,418	\$ 169,982	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	\$ 2,382,646	\$ 1,519,334	\$ 2,713,780	\$ 2,598,303	
Fund Balances:					
Change from Current Year Operations	\$ (0)	\$ 866,706	\$ 153,163	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning/Anticipated at October 1st	\$ 589,056		\$ 589,056	\$ 605,129	
Fiscal Year Additions to Fund	\$ 250,000		\$ 250,000	\$ 305,000	
Fiscal Year Expenditures from Fund	\$ (65,419)		\$ (387,091)	\$ -	Reserve Funds used for Hurricane Milton Cleanup/Restoration
Fund Balance - Ending/Anticipated at September 30th	\$ 773,637		\$ 605,129	\$ 910,129	
Fund Balance - Allocations	\$ -				
Extraordinary Capital/Operations Reserve	\$ 448,385		\$ 279,877	\$ 489,690	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252		\$ 325,252	\$ 420,439	Cash Required to Meet Operating Requirements
Total Fund Balance	\$ 773,637		\$ 605,129	\$ 910,129	

Assessment Rate					
Product Type	FY 2025	EAU Factor	# of Units	Total EAU	FY 2026
Single Family 30' - 39'	\$ 1,228.44	0.80	136	108.80	\$ 1,228.44
Single Family 40' - 49'	\$ 1,305.21	0.85	305	259.25	\$ 1,305.21
Single Family 50' - 59'	\$ 1,381.99	0.90	444	399.60	\$ 1,381.99
Single Family 60' - 69'	\$ 1,535.54	1.00	223	223.00	\$ 1,535.54
Single Family 70' - 79'	\$ 1,689.10	1.10	68	74.80	\$ 1,689.10
Single Family 90' & up	\$ 1,842.65	1.20	24	28.80	\$ 1,842.65
Workforce - Family	\$ 1,074.88	0.70	360	252.00	\$ 1,074.88
Total:			1,560	1,346.25	

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 22,697	\$ 15,783	\$ 21,044	\$ 19,991
Revenue Account	\$ 23,410	\$ 19,358	\$ 25,811	\$ 24,521
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account		\$ -	\$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,022,652	\$ 986,707	\$ 1,022,652	\$ 1,022,652
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,068,758	\$ 1,021,848	\$ 1,069,506	\$ 1,067,164
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 355,000	\$ 355,000	\$ 355,000	\$ 365,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 601,260	\$ 600,090	\$ 600,090	\$ 589,440
Other Fees and Charges				
Discounts for Early Payment	\$ 66,906	\$ -	\$ 66,906	\$ 66,906
Total Expenditures and Other Uses	\$ 1,023,166	\$ 955,090	\$ 1,021,996	\$ 1,021,346
Net Increase/(Decrease) in Fund Balance	\$ 45,592	\$ 66,758	\$ 47,510	\$ 45,818
Fund Balance - Beginning	\$ 1,016,541	\$ 1,016,541	\$ 1,016,541	\$ 1,064,051
Fund Balance - Ending	\$ 1,062,133	\$ 1,083,299	\$ 1,064,051	\$ 1,109,869

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2026 Interest Payment	\$ 288,515
Total - Restricted Fund Balance:	\$ 765,365

Product Type	Number of Units	FY 2025 Rate	FY 2026 Rate
Single Family 30' - 39'	108	\$ 1,214.82	\$ 1,214.81
Single Family 40' - 49'	179	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	248	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	140	\$ 1,518.52	\$ 1,518.55
Single Family 70' - 79'	39	\$ 1,670.37	\$ 1,670.39
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.22
Workforce - Family	0	There are no Debt Assessments on this Product	
Total:	738		

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
11/1/2023				\$ 305,805.00	\$ 951,635	\$ 15,760,000
5/1/2024	\$ 25,000	\$ 345,000	3.00%	\$ 305,805.00		
11/1/2024	\$ 5,000			\$ 300,045.00	\$ 950,850	\$ 15,385,000
5/1/2025		\$ 355,000	3.00%	\$ 300,045.00		
11/1/2025				\$ 294,720.00	\$ 949,765	\$ 15,030,000
5/1/2026		\$ 365,000	3.40%	\$ 294,720.00		
11/1/2026				\$ 288,515.00	\$ 948,235	\$ 14,665,000
5/1/2027		\$ 380,000	3.40%	\$ 288,515.00		
11/1/2027				\$ 282,055.00	\$ 950,570	\$ 14,285,000
5/1/2028		\$ 390,000	3.40%	\$ 282,055.00		
11/1/2028				\$ 275,425.00	\$ 947,480	\$ 13,895,000
5/1/2029		\$ 405,000	3.40%	\$ 275,425.00		
11/1/2029				\$ 268,540.00	\$ 948,965	\$ 13,490,000
5/1/2030		\$ 420,000	3.40%	\$ 268,540.00		
11/1/2030				\$ 261,400.00	\$ 949,940	\$ 13,070,000
5/1/2031		\$ 435,000	4.00%	\$ 261,400.00		
11/1/2031				\$ 252,700.00	\$ 949,100	\$ 12,635,000
5/1/2032		\$ 455,000	4.00%	\$ 252,700.00		
11/1/2032				\$ 243,600.00	\$ 951,300	\$ 12,180,000
5/1/2033		\$ 470,000	4.00%	\$ 243,600.00		
11/1/2033				\$ 234,200.00	\$ 947,800	\$ 11,710,000
5/1/2034		\$ 490,000	4.00%	\$ 234,200.00		
11/1/2034				\$ 224,400.00	\$ 948,600	\$ 11,220,000
5/1/2035		\$ 510,000	4.00%	\$ 224,400.00		
11/1/2035				\$ 214,200.00	\$ 948,600	\$ 10,710,000
5/1/2036		\$ 530,000	4.00%	\$ 214,200.00		
11/1/2036				\$ 203,600.00	\$ 947,800	\$ 10,180,000
5/1/2037		\$ 555,000	4.00%	\$ 203,600.00		
11/1/2037				\$ 192,500.00	\$ 951,100	\$ 9,625,000
5/1/2038		\$ 575,000	4.00%	\$ 192,500.00		
11/1/2038				\$ 181,000.00	\$ 948,500	\$ 9,050,000
5/1/2039		\$ 600,000	4.00%	\$ 181,000.00		
11/1/2039				\$ 169,000.00	\$ 950,000	\$ 8,450,000
5/1/2040		\$ 625,000	4.00%	\$ 169,000.00		
11/1/2040				\$ 156,500.00	\$ 950,500	\$ 7,825,000
5/1/2041		\$ 650,000	4.00%	\$ 156,500.00		
11/1/2041				\$ 143,500.00	\$ 950,000	\$ 7,175,000
5/1/2042		\$ 675,000	4.00%	\$ 143,500.00		
11/1/2042				\$ 130,000.00	\$ 948,500	\$ 6,500,000
5/1/2043		\$ 705,000	4.00%	\$ 130,000.00		
11/1/2043				\$ 115,900.00	\$ 950,900	\$ 5,795,000

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2044		\$ 730,000	4.00%	\$ 115,900.00		
11/1/2044				\$ 101,300.00	\$ 947,200	\$ 5,065,000
5/1/2045		\$ 760,000	4.00%	\$ 101,300.00		
11/1/2045				\$ 86,100.00	\$ 947,400	\$ 4,305,000
5/1/2046		\$ 795,000	4.00%	\$ 86,100.00		
11/1/2046				\$ 70,200.00	\$ 951,300	\$ 3,510,000
5/1/2047		\$ 825,000	4.00%	\$ 70,200.00		
11/1/2047				\$ 53,700.00	\$ 948,900	\$ 2,685,000
5/1/2048		\$ 860,000	4.00%	\$ 53,700.00		
11/1/2048				\$ 36,500.00	\$ 950,200	\$ 1,825,000
5/1/2049		\$ 895,000	4.00%	\$ 36,500.00		
11/1/2049				\$ 18,600.00	\$ 950,100	\$ 930,000
5/1/2050		\$ 930,000	4.00%	\$ 18,600.00		
Par Outstanding at 9/30/26		\$ 14,665,000				

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Reserve Account	\$ 4,050	\$ 2,823	\$ 3,764	\$ 3,576
Revenue Account	\$ -	\$ 3	\$ 4	\$ 4
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 46	\$ 61	\$ 58
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 183,003	\$ 180,796	\$ 183,003	\$ 183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 187,053	\$ 183,668	\$ 186,833	\$ 186,641
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 135,598	\$ 135,598	\$ 135,598	\$ 133,778
Other Fees and Charges				
Discounts for Early Payment	\$ 8,007	\$ -	\$ 8,007	\$ 8,007
Total Expenditures and Other Uses	\$ 178,605	\$ 170,598	\$ 178,605	\$ 176,785
Net Increase/(Decrease) in Fund Balance	\$ 8,448	\$ 13,070	\$ 8,228	\$ 9,856
Fund Balance - Beginning	\$ 177,774	\$ 177,774	\$ 177,774	\$ 186,002
Fund Balance - Ending	\$ 984,675	\$ 190,845	\$ 186,002	\$ 195,858

Restricted Fund Balance:

Reserve Account Requirement	\$ 85,090
Restricted for November 1, 2026 Interest Payment	\$ 65,979
Total - Restricted Fund Balance:	\$ 151,069

Product Type	Number of Units	Rate FY 2025	Rate FY 2026
Single Family 30' - 39'	22	\$ 898.17	\$ 898.17
Single Family 40' - 49'	0	\$ -	\$ -
Single Family 50' - 59'	77	\$ 1,010.45	\$ 1,010.45
Single Family 60' - 69'	62	\$ 1,122.72	\$ 1,122.72
Single Family 70' - 79'	12	\$ 1,234.99	\$ 1,234.99
Single Family 90' & up	0	\$ -	\$ -
Workforce - Family	0	No Assessments on Workforce	
Total:	173		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 2,380,000	Varies			
5/1/2023				\$ 51,815.06		
11/1/2023				\$ 68,578.75	\$ 120,394	\$ 2,380,000
5/1/2024		\$ 30,000	5.20%	\$ 68,578.75		
11/1/2024				\$ 67,798.75	\$ 166,378	\$ 2,350,000
5/1/2025		\$ 35,000	5.20%	\$ 67,798.75		
11/1/2025				\$ 66,888.75	\$ 169,688	\$ 2,315,000
5/1/2026		\$ 35,000	5.20%	\$ 66,888.75		
11/1/2026				\$ 65,978.75	\$ 167,868	\$ 2,280,000
5/1/2027		\$ 35,000	5.20%	\$ 65,978.75		
11/1/2027				\$ 65,068.75	\$ 166,048	\$ 2,245,000
5/1/2028		\$ 40,000	5.30%	\$ 65,068.75		
11/1/2028				\$ 64,008.75	\$ 169,078	\$ 2,205,000
5/1/2029		\$ 40,000	5.30%	\$ 64,008.75		
11/1/2029				\$ 62,948.75	\$ 166,958	\$ 2,165,000
5/1/2030		\$ 45,000	5.30%	\$ 62,948.75		
11/1/2030				\$ 61,756.25	\$ 169,705	\$ 2,120,000
5/1/2031		\$ 45,000	5.30%	\$ 61,756.25		
11/1/2031				\$ 60,563.75	\$ 167,320	\$ 2,075,000
5/1/2032		\$ 50,000	5.30%	\$ 60,563.75		
11/1/2032				\$ 59,238.75	\$ 169,803	\$ 2,025,000
5/1/2033		\$ 50,000	5.75%	\$ 59,238.75		
11/1/2033				\$ 57,801.25	\$ 167,040	\$ 1,975,000
5/1/2034		\$ 55,000	5.75%	\$ 57,801.25		
11/1/2034				\$ 56,220.00	\$ 169,021	\$ 1,920,000
5/1/2035		\$ 55,000	5.75%	\$ 56,220.00		
11/1/2035				\$ 54,638.75	\$ 165,859	\$ 1,865,000
5/1/2036		\$ 60,000	5.75%	\$ 54,638.75		
11/1/2036				\$ 52,913.75	\$ 167,553	\$ 1,805,000
5/1/2037		\$ 65,000	5.75%	\$ 52,913.75		
11/1/2037				\$ 51,045.00	\$ 168,959	\$ 1,740,000
5/1/2038		\$ 70,000	5.75%	\$ 51,045.00		
11/1/2038				\$ 49,032.50	\$ 170,078	\$ 1,670,000
5/1/2039		\$ 70,000	5.75%	\$ 49,032.50		
11/1/2039				\$ 47,020.00	\$ 166,053	\$ 1,600,000
5/1/2040		\$ 75,000	5.75%	\$ 47,020.00		
11/1/2040				\$ 44,863.75	\$ 166,884	\$ 1,525,000
5/1/2041		\$ 80,000	5.75%	\$ 44,863.75		
11/1/2041				\$ 42,563.75	\$ 167,428	\$ 1,445,000
5/1/2042		\$ 85,000	5.75%	\$ 42,563.75		
11/1/2042				\$ 40,120.00	\$ 167,684	\$ 1,360,000
5/1/2043		\$ 90,000	5.90%	\$ 40,120.00		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2043				\$ 37,465.00	\$ 167,585	\$ 1,270,000
5/1/2044		\$ 95,000	5.90%	\$ 37,465.00		
11/1/2044				\$ 34,662.50	\$ 167,128	\$ 1,175,000
5/1/2045		\$ 100,000	5.90%	\$ 34,662.50		
11/1/2045				\$ 31,712.50	\$ 166,375	\$ 1,075,000
5/1/2046		\$ 110,000	5.90%	\$ 31,712.50		
11/1/2046				\$ 28,467.50	\$ 170,180	\$ 965,000
5/1/2047		\$ 115,000	5.90%	\$ 28,467.50		
11/1/2047				\$ 25,075.00	\$ 168,543	\$ 850,000
5/1/2048		\$ 120,000	5.90%	\$ 25,075.00		
11/1/2048				\$ 21,535.00	\$ 166,610	\$ 730,000
5/1/2049		\$ 130,000	5.90%	\$ 21,535.00		
11/1/2049				\$ 17,700.00	\$ 169,235	\$ 600,000
5/1/2050		\$ 135,000	5.90%	\$ 17,700.00		
11/1/2050				\$ 13,717.50	\$ 166,418	\$ 465,000
5/1/2051		\$ 145,000	5.90%	\$ 13,717.50		
11/1/2051				\$ 9,440.00	\$ 168,158	\$ 320,000
5/1/2052		\$ 155,000	5.90%	\$ 9,440.00		
11/1/2052				\$ 4,867.50	\$ 169,308	\$ 165,000
5/1/2053		\$ 165,000	5.90%	\$ 4,867.50		
		\$ 2,380,000		\$ 2,779,198		
Par Outstanding at 9/30/26		\$ 2,280,000				

LT Ranch Community Development District
Debt Service Fund - Series 2022-IIA (Phase IIA Assessment Area) Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 06/27/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 21,855	\$ 15,235	\$ 20,313	\$ 19,297
Revenue Account	\$ -	\$ 16	\$ 21	\$ 20
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ 6,250	\$ 2	\$ 3	\$ 3
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 986,846	\$ 950,920	\$ 986,846	\$ 986,846
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -			\$ -
Capitalized Interest thru 11/1/2024	\$ -			\$ -
Total Revenue & Other Sources	\$ 1,014,952	\$ 966,172	\$ 1,007,183	\$ 1,006,166

Expenditures and Other Uses

Debt Service				
Principal Debt Service - Mandatory	\$ 195,000	\$ 195,000	\$ 195,000	\$ 205,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 725,895	\$ 725,895	\$ 725,895	\$ 716,145
Other Fees and Charges				
Discounts for Early Payment	\$ 65,785	\$ -	\$ 65,785	\$ 65,785
Total Expenditures and Other Uses	\$ 986,680	\$ 920,895	\$ 986,680	\$ 986,930

Net Increase/(Decrease) in Fund Balance	\$ 28,271	\$ 45,277	\$ 20,503	\$ 19,236
Fund Balance - Beginning	\$ 914,156	\$ 914,156	\$ 914,156	\$ 934,659
Fund Balance - Ending	\$ 942,427	\$ 959,433	\$ 934,659	\$ 953,895

Restricted Fund Balance:

Reserve Account Requirement	\$ 459,173
Restricted for November 1, 2026 Interest Payment	\$ 352,948
Total - Restricted Fund Balance:	\$ 812,120

Description of Product Type	FY 2025	FY 2026
Single Family 30' - 39'	\$ 2,677.50	\$ 2,677.50
Single Family 40' - 49'	\$ 2,844.84	\$ 2,844.84
Cassia - Area N4 (7)	\$ 1,286.56	\$ 1,286.56
Single Family 50' - 59'	\$ 3,012.19	\$ 3,012.19
Cassia - Area N4 (7)	\$ 1,363.12	\$ 1,363.12
Single Family 60' - 69'	\$ 3,346.88	\$ 3,346.88
Cassia - Area N4 (7)	\$ 1,514.47	\$ 1,514.47
Single Family 70' - 79'	\$ 3,681.56	\$ 3,681.56
Single Family 90' and up	\$ -	\$ -
Workforce - Multi Family (5)	\$ 1,134.67	\$ 1,134.67
Workforce - Lots 2037-2080 (7)	\$ -	\$ -

LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 13,280,000	Varies			
5/1/2023				\$ 277,721.44		
11/1/2023				\$ 367,572.50	\$ 640,669	\$ 13,280,000
5/1/2024	\$ 185,000		5.00%	\$ 367,572.50		
11/1/2024				\$ 362,947.50	\$ 906,020	\$ 13,095,000
5/1/2025	\$ 195,000		5.00%	\$ 362,947.50		
11/1/2025				\$ 358,072.50	\$ 906,020	\$ 12,900,000
5/1/2026	\$ 205,000		5.00%	\$ 358,072.50		
11/1/2026				\$ 352,947.50	\$ 905,520	\$ 12,695,000
5/1/2027	\$ 215,000		5.00%	\$ 352,947.50		
11/1/2027				\$ 347,572.50	\$ 904,520	\$ 12,480,000
5/1/2028	\$ 225,000		5.00%	\$ 347,572.50		
11/1/2028				\$ 341,947.50	\$ 903,020	\$ 12,255,000
5/1/2029	\$ 235,000		5.00%	\$ 341,947.50		
11/1/2029				\$ 336,072.50	\$ 900,895	\$ 12,020,000
5/1/2030	\$ 250,000		5.00%	\$ 336,072.50		
11/1/2030				\$ 329,822.50	\$ 903,145	\$ 11,770,000
5/1/2031	\$ 260,000		5.00%	\$ 329,822.50		
11/1/2031				\$ 323,322.50	\$ 899,770	\$ 11,510,000
5/1/2032	\$ 275,000		5.00%	\$ 323,322.50		
11/1/2032				\$ 316,447.50	\$ 899,920	\$ 11,235,000
5/1/2033	\$ 290,000		5.50%	\$ 316,447.50		
11/1/2033				\$ 308,472.50	\$ 898,558	\$ 10,945,000
5/1/2034	\$ 305,000		5.50%	\$ 308,472.50		
11/1/2034				\$ 300,085.00	\$ 896,233	\$ 10,640,000
5/1/2035	\$ 325,000		5.50%	\$ 300,085.00		
11/1/2035				\$ 291,147.50	\$ 897,945	\$ 10,315,000
5/1/2036	\$ 340,000		5.50%	\$ 291,147.50		
11/1/2036				\$ 281,797.50	\$ 893,695	\$ 9,975,000
5/1/2037	\$ 360,000		5.50%	\$ 281,797.50		
11/1/2037				\$ 271,897.50	\$ 893,345	\$ 9,615,000
5/1/2038	\$ 380,000		5.50%	\$ 271,897.50		
11/1/2038				\$ 261,447.50	\$ 911,895	\$ 9,235,000
5/1/2039	\$ 400,000		5.50%	\$ 261,447.50		
11/1/2039				\$ 250,447.50	\$ 914,208	\$ 8,835,000
5/1/2040	\$ 425,000		5.50%	\$ 250,447.50		
11/1/2040				\$ 238,760.00	\$ 915,145	\$ 8,410,000
5/1/2041	\$ 450,000		5.50%	\$ 238,760.00		
11/1/2041				\$ 226,385.00	\$ 914,708	\$ 7,960,000
5/1/2042	\$ 475,000		5.50%	\$ 226,385.00		
11/1/2042				\$ 213,322.50	\$ 912,395	\$ 7,485,000
5/1/2043	\$ 500,000		5.70%	\$ 213,322.50		

LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2043				\$ 199,072.00	\$ 917,897	\$ 6,985,000
5/1/2044		\$ 535,000	5.70%	\$ 199,072.00		
11/1/2044				\$ 183,825.00	\$ 916,548	\$ 6,450,000
5/1/2045		\$ 565,000	5.70%	\$ 183,825.00		
11/1/2045				\$ 167,722.50	\$ 918,345	\$ 5,885,000
5/1/2046		\$ 600,000	5.70%	\$ 167,722.50		
11/1/2046				\$ 150,622.50	\$ 918,148	\$ 5,285,000
5/1/2047		\$ 635,000	5.70%	\$ 150,622.50		
11/1/2047				\$ 132,525.00	\$ 915,955	\$ 4,650,000
5/1/2048		\$ 670,000	5.70%	\$ 132,525.00		
11/1/2048				\$ 113,430.00	\$ 916,625	\$ 3,980,000
5/1/2049		\$ 710,000	5.70%	\$ 113,430.00		
11/1/2049				\$ 93,195.00	\$ 915,015	\$ 3,270,000
5/1/2050		\$ 750,000	5.70%	\$ 93,195.00		
11/1/2050				\$ 71,820.00	\$ 911,125	\$ 2,520,000
5/1/2051		\$ 790,000	5.70%	\$ 71,820.00		
11/1/2051				\$ 49,305.00	\$ 914,670	\$ 1,730,000
5/1/2052		\$ 840,000	5.70%	\$ 49,305.00		
11/1/2052				\$ 25,365.00	\$ 915,365	\$ 890,000
5/1/2053		\$ 890,000	5.70%	\$ 25,365.00		
		\$ 13,280,000		\$ 14,812,460		
Par Outstanding at 9/30/26		\$ 12,695,000				

LT Ranch Community Development District
Debt Service Fund - Series 2024
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 05/10/2024	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 8,925	\$ 11,900	\$ 11,305
Revenue Account	\$ -	\$ 4,614	\$ 6,152	\$ 5,845
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 1,742	\$ 2,323	\$ 2,207
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 575,619	\$ 555,865	\$ 575,619	\$ 575,619
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 575,619	\$ 571,147	\$ 595,994	\$ 594,975
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 419,708	\$ 419,708	\$ 419,708	\$ 425,355
Transfers Out	\$ -	\$ 11,722	\$ 11,722	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 37,080	\$ -	\$ 37,080	\$ 37,825
Total Expenditures and Other Uses	\$ 566,788	\$ 541,430	\$ 578,510	\$ 578,180
Net Increase/(Decrease) in Fund Balance	\$ 8,831	\$ 29,716	\$ 17,484	\$ 16,796
Fund Balance - Beginning	\$ 481,220	\$ 481,220	\$ 481,220	\$ 498,704
Fund Balance - Ending	\$ 490,051	\$ 510,936	\$ 498,704	\$ 515,500

Restricted Fund Balance:

Reserve Account Requirement	\$ 268,961
Restricted for November 1, 2026 Interest Payment	\$ 212,678
Total - Restricted Fund Balance:	\$ 481,638

Description of Product Type	FY 2025	FY 2026
Single Family 30' - 39'	\$ -	\$ -
Single Family 40' - 49'	\$ -	\$ 2,820.85
Single Family 50' - 59'	\$ -	\$ 2,986.78
Single Family 60' - 69'	\$ -	\$ -
Single Family 70' - 79'	\$ -	\$ -
Single Family 90' and up	\$ -	\$ -
Workforce - Multi Family (5)	\$ -	\$ -

LT Ranch Community Development District
Debt Service Fund - Series 2024 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,705,000	Varies			
11/1/2024				\$ 204,473.25	\$ 204,473	\$ 7,705,000
5/1/2025		\$ 110,000	4.65%	\$ 215,235.00		
11/1/2025				\$ 212,677.50	\$ 532,681	\$ 7,595,000
5/1/2026		\$ 115,000	4.65%	\$ 212,677.50		
11/1/2026				\$ 210,003.75	\$ 532,218	\$ 7,480,000
5/1/2027		\$ 120,000	4.65%	\$ 210,003.75		
11/1/2027				\$ 207,213.75	\$ 531,521	\$ 7,360,000
5/1/2028		\$ 125,000	4.65%	\$ 207,213.75		
11/1/2028				\$ 204,307.50	\$ 530,593	\$ 7,235,000
5/1/2029		\$ 130,000	4.65%	\$ 204,307.50		
11/1/2029				\$ 201,285.00	\$ 529,431	\$ 7,105,000
5/1/2030		\$ 135,000	4.65%	\$ 201,285.00		
11/1/2030				\$ 198,146.25	\$ 527,921	\$ 6,970,000
5/1/2031		\$ 145,000	4.65%	\$ 198,146.25		
11/1/2031				\$ 194,775.00	\$ 530,425	\$ 6,825,000
5/1/2032		\$ 150,000	5.50%	\$ 194,775.00		
11/1/2032				\$ 190,650.00	\$ 526,900	\$ 6,675,000
5/1/2033		\$ 160,000	5.50%	\$ 190,650.00		
11/1/2033				\$ 186,250.00	\$ 527,825	\$ 6,515,000
5/1/2034		\$ 170,000	5.50%	\$ 186,250.00		
11/1/2034				\$ 181,575.00	\$ 528,338	\$ 6,345,000
5/1/2035		\$ 175,000	5.50%	\$ 181,575.00		
11/1/2035				\$ 176,762.50	\$ 523,438	\$ 6,170,000
5/1/2036		\$ 185,000	5.50%	\$ 176,762.50		
11/1/2036				\$ 171,675.00	\$ 522,850	\$ 5,985,000
5/1/2037		\$ 200,000	5.50%	\$ 171,675.00		
11/1/2037				\$ 166,175.00	\$ 526,575	\$ 5,785,000
5/1/2038		\$ 210,000	5.50%	\$ 166,175.00		
11/1/2038				\$ 160,400.00	\$ 534,750	\$ 5,575,000
5/1/2039		\$ 220,000	5.50%	\$ 160,400.00		
11/1/2039				\$ 154,350.00	\$ 537,238	\$ 5,355,000
5/1/2040		\$ 235,000	5.50%	\$ 154,350.00		
11/1/2040				\$ 147,887.50	\$ 534,038	\$ 5,120,000
5/1/2041		\$ 245,000	5.50%	\$ 147,887.50		
11/1/2041				\$ 141,150.00	\$ 535,150	\$ 4,875,000
5/1/2042		\$ 260,000	5.50%	\$ 141,150.00		
11/1/2042				\$ 134,000.00	\$ 535,438	\$ 4,615,000
5/1/2043		\$ 275,000	5.50%	\$ 134,000.00		
11/1/2043				\$ 126,437.50	\$ 534,900	\$ 4,340,000
5/1/2044		\$ 290,000	5.50%	\$ 126,437.50		
11/1/2044				\$ 118,462.50	\$ 533,004	\$ 4,050,000

LT Ranch Community Development District
Debt Service Fund - Series 2024 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2045		\$ 305,000	5.85%	\$ 118,462.50		
11/1/2045				\$ 109,541.25	\$ 534,576	\$ 3,745,000
5/1/2046		\$ 325,000	5.85%	\$ 109,541.25		
11/1/2046				\$ 100,035.00	\$ 534,979	\$ 3,420,000
5/1/2047		\$ 345,000	5.85%	\$ 100,035.00		
11/1/2047				\$ 89,943.75	\$ 534,211	\$ 3,075,000
5/1/2048		\$ 365,000	5.85%	\$ 89,943.75		
11/1/2048				\$ 79,267.50	\$ 537,128	\$ 2,710,000
5/1/2049		\$ 390,000	5.85%	\$ 79,267.50		
11/1/2049				\$ 67,860.00	\$ 533,728	\$ 2,320,000
5/1/2050		\$ 410,000	5.85%	\$ 67,860.00		
11/1/2050				\$ 55,867.50	\$ 534,011	\$ 1,910,000
5/1/2051		\$ 435,000	5.85%	\$ 55,867.50		
11/1/2051				\$ 43,143.75	\$ 537,686	\$ 1,475,000
5/1/2052		\$ 465,000	5.85%	\$ 43,143.75		
11/1/2052				\$ 29,542.50	\$ 519,543	\$ 1,010,000
5/1/2053		\$ 490,000	5.85%	\$ 29,542.50		
11/1/2053				\$ 15,210.00	\$ 535,210	\$ 520,000
5/1/2054		\$ 520,000	5.85%	\$ 15,210.00		
11/1/2054				\$ -	\$ -	\$ -
		\$ 7,705,000		\$ 8,568,898		
Par Outstanding at 9/30/26	\$	7,480,000				