

LT Ranch

Community Development District

Financial Statements January 31, 2026

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TABLE OF CONTENTS

LT Ranch Community Development District

Monthly Financial Statements

| | |
|--|-----|
| Balance Sheet – All Funds | 1-2 |
| Statement of Revenue, Expenditures and Changes in Fund Balance | |
| General Fund | 3-6 |
| Debt Service Fund | |
| Series 2019 | 7 |
| Series 2022-1 | 8 |
| Series 2022-2 | 9 |
| Series 2024 | 10 |
| Capital Project Fund | |
| Series 2019 | 11 |
| Series 2022-1 | 12 |
| Series 2022-2 | 13 |
| Series 2024 | 14 |
| Income & Expense Graph – All Funds | 15 |

LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2026

| | Governmental Funds | | | | | | | | | | | | Totals (Memorandum Only) |
|--|--------------------|--------------|---------------|---------------|-------------|-----------------------|---------------|---------------|-------------|---------------------------|-------------------------|------|--------------------------------|
| | Debt Service Funds | | | | | Capital Project Funds | | | | Account Groups | | | |
| | General Fund | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2024 | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2024 | General Long Term Debt | General Fixed Assets | | |
| Assets | | | | | | | | | | | | | |
| Cash and Investments | | | | | | | | | | | | | |
| Truist - Checking Account | \$ 959,604 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 959,604 |
| FMIT - Investment Account | 802,266 | - | - | - | - | - | - | - | - | - | - | - | 802,266 |
| Debt Service Fund | | | | | | | | | | | | | |
| Reserve Account | - | 475,000 | 85,090 | 458,313 | 268,961 | - | - | - | - | - | - | - | 1,287,363 |
| Revenue Account | - | 1,268,906 | 209,660 | 1,051,891 | 566,299 | - | - | - | - | - | - | - | 3,096,756 |
| Prepayment Account | - | 650 | - | 33,241 | - | - | - | - | - | - | - | - | 33,891 |
| Construction Account | - | - | - | - | - | 426 | 2,173 | - | - | - | - | - | 2,599 |
| Accounts Receivable | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Due from Capital Projects Fund | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other Assets - Non-Current | 5,437 | - | - | - | - | - | - | - | - | - | - | - | 5,437 |
| Unamortized Prem/Discount on Bonds Payable | - | - | - | - | - | - | 19,747 | 61,353 | - | - | - | - | 81,100 |
| Amount Available in Debt Service Funds | - | - | - | - | - | - | - | - | - | 3,582,751 | - | - | 3,582,751 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | - | - | - | - | 34,217,249 | - | - | 34,217,249 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | - | - | - | - | 23,024,269 | - | 23,024,269 |
| Total Assets | \$ 1,767,307 | \$ 1,744,556 | \$ 294,750 | \$ 1,543,445 | \$ 835,260 | \$ 426 | \$ 21,920 | \$ 61,353 | \$ - | \$ 37,800,000 | \$ 23,024,269 | \$ - | \$ 67,093,285 |

LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2026

| | Governmental Funds | | | | | | | | | | | | |
|--|--------------------|--------------|---------------|---------------|-------------|-----------------------|---------------|---------------|----------------|---------------------------|-------------------------|---------------|--------------------------------|
| | Debt Service Funds | | | | | Capital Project Funds | | | | | Account Groups | | Totals (Memorandum Only) |
| | General Fund | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2024 | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2024 | General Long Term Debt | General Fixed Assets | | |
| Liabilities | | | | | | | | | | | | | |
| Accounts Payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Developer Advances | - | - | - | - | - | - | - | - | 1,279,161 | - | - | 1,279,161 | |
| Due to Other Funds | | | | | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - | - | - | - | |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - | - | - | - | |
| Bonds Payable | | | | | | | | | | | | | |
| Current Portion (Due within 12 months) | | | | | | | | | | | | | |
| Series 2019 | - | - | - | - | - | - | - | - | - | \$365,000 | - | 365,000 | |
| Series 2022-1 | - | - | - | - | - | - | - | - | - | \$35,000 | - | 35,000 | |
| Series 2022-2 | - | - | - | - | - | - | - | - | - | 205,000 | - | 205,000 | |
| Series 2024 | - | - | - | - | - | - | - | - | - | \$115,000 | - | 115,000 | |
| Long Term | | | | | | | | | | | | | |
| Series 2019 | - | - | - | - | - | - | - | - | - | 14,640,000 | - | 14,640,000 | |
| Series 2022-1 | - | - | - | - | - | - | - | - | - | 2,280,000 | - | 2,280,000 | |
| Series 2022-2 | - | - | - | - | - | - | - | - | - | 12,680,000 | - | 12,680,000 | |
| Series 2024 | - | - | - | - | - | - | - | - | - | \$7,480,000 | - | 7,480,000 | |
| Unamortized Prem or (Disc) on Bonds Payable | - | - | - | - | - | 54,012 | - | - | - | - | - | 54,012 | |
| Total Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 54,012 | \$ - | \$ - | \$ 1,279,161 | \$ 37,800,000 | \$ - | \$ 39,133,173 | |
| Fund Equity and Other Credits | | | | | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | - | - | - | - | 23,024,269 | 23,024,269 | |
| Fund Balance | | | | | | | | | | | | | |
| Restricted | | | | | | | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | - | 1,125,462 | 193,260 | 986,396 | 521,027 | (53,591) | 19,757 | 61,353 | (1,279,340) | - | - | 1,574,325 | |
| Results from Current Operations | - | 619,094 | 101,490 | 557,049 | 314,233 | 5 | 2,163 | - | 179 | - | - | 1,594,211 | |
| Unassigned | | | | | | | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | 552,283 | - | - | - | - | - | - | - | - | - | - | 552,283 | |
| Allocation of Fund Balance | | | | | | | | | | | | | |
| Reserve for First Two Months Operations | 325,252 | - | - | - | - | - | - | - | - | - | - | 325,252 | |
| Extraordinary Capital/Operations Reserve | 328,698 | - | - | - | - | - | - | - | - | - | - | 328,698 | |
| Results of Current Operations | 1,215,023 | - | - | - | - | - | - | - | - | - | - | 1,215,023 | |
| Total Fund Equity and Other Credits | \$ 1,767,307 | \$ 1,744,556 | \$ 294,750 | \$ 1,543,445 | \$ 835,260 | \$ (53,586) | \$ 21,920 | \$ 61,353 | \$ (1,279,161) | \$ - | \$ 23,024,269 | \$ 27,960,112 | |
| Total Liabilities, Fund Equity and Other Credits | \$ 1,767,307 | \$ 1,744,556 | \$ 294,750 | \$ 1,543,445 | \$ 835,260 | \$ 426 | \$ 21,920 | \$ 61,353 | \$ - | \$ 37,800,000 | \$ 23,024,269 | \$ 67,093,285 | |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest | | | | |
| Interest - FMIT | 2,266 | 2,266 | - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | 506,033 | 1,836,640 | 2,067,227 | 89% |
| Special Assessments - Off-Roll | - | - | - | 0% |
| Other Fees and Charges | | | | |
| Discounts/Collection Fees | - | - | (169,983) | 0% |
| Contributions Private Sources | | | | |
| Cost Share Program - LT Ranch South CDD | - | - | 281,076 | 0% |
| Developer Funding - Initial Reserve | - | - | 250,000 | 0% |
| Total Revenue and Other Sources: | \$ 508,299 | \$ 1,838,906 | \$ 2,428,320 | 76% |
| Expenditures and Other Uses | | | | |
| Legislative | | | | |
| Board of Supervisor's - Fees | 400 | 800 | 3,200 | 25% |
| Executive | | | | |
| Professional Management | 4,417 | 17,667 | 53,000 | 33% |
| Financial and Administrative | | | | |
| Audit Services | - | 4,600 | 7,500 | 61% |
| Accounting Services | 3,000 | 12,000 | 36,000 | 33% |
| Assessment Roll Services | 3,000 | 12,000 | 36,000 | 33% |
| Arbitrage Rebate Services | - | - | 1,500 | 0% |
| Other Contractual Services | | | | |
| Legal Advertising | - | - | 3,200 | 0% |
| Trustee Services | 12,954 | 12,954 | 17,000 | 76% |
| Dissemination Agent Services | - | 200 | 8,000 | 3% |
| Bond Amortization Schedules | - | - | 1,000 | 0% |
| Bank Service Fees | - | - | 250 | 0% |
| Communications & Freight Services | | | | |
| Postage, Freight & Messenger | 13 | 68 | 200 | 34% |
| Computer Services - Website Development | - | - | 2,400 | 0% |
| Insurance | - | 29,501 | 28,962 | 102% |
| Printing & Binding | - | - | 500 | 0% |
| Subscription & Memberships | - | 175 | 175 | 100% |
| Legal Services | | | | |
| Legal - General Counsel | - | 337 | 15,000 | 2% |
| Other General Government Services | | | | |
| Engineering/ Field Services | 550 | 550 | 7,500 | 7% |
| Other Misc Charges - Sarasota County Tax | - | 30 | 30 | 100% |

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LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------|--------------|---------------------|-------------|
| Emergency & Disaster Relief Services | | | | |
| Conservation and Resource MGMT - Re-Use System | | | | |
| Utility Services | | | | |
| Electric Service | 3,503 | 11,981 | 31,647 | 38% |
| Re-Use Water (Sarasota County) | 598 | 15,978 | 39,600 | 40% |
| Repairs and Maintenance | | | | |
| Irrigation System (Line Distribution) | - | - | 12,000 | 0% |
| Irrigation System (Pump Station) | 2,810 | 5,700 | 14,000 | 41% |
| Stormwater Management Services | | | | |
| Lake, Lake Bank and Littoral Shelf Maintenance | | | | |
| Professional Services | | | | |
| Asset Management | 3,429 | 9,123 | 65,000 | 14% |
| Repairs and Maintenance | | | | |
| Aquatic Weed Control | 7,467 | 22,401 | 94,000 | 24% |
| Detention Area Maintenance | - | - | 3,700 | 0% |
| Littoral Shelf Planting | - | - | 4,000 | 0% |
| Control Structures, Catch Basins & Outfalls | - | 1,280 | 32,000 | 4% |
| Midgefly Treatment | - | - | 6,000 | 0% |
| Lake Bank Erosion Control | - | - | 5,000 | 0% |
| Preserve Services | | | | |
| Wetland Maintenance | - | 21,950 | 158,900 | 14% |
| Enhancement Area Maintenance | - | 60,088 | 86,400 | 70% |
| Creation Area Maintenance | - | 2,900 | 60,900 | 5% |
| Shell Path Regrading | - | 10,140 | 18,000 | 56% |
| Green Way Trail System | | | | |
| Green Way Maintenance | 3,368 | 10,105 | 24,000 | 42% |
| Secondary Drainage System | - | 3,368 | 8,000 | 42% |
| Herbicide Maintenance | - | - | 20,000 | 0% |
| Contingencies | - | - | 10,418 | 0% |
| Road and Street Facilities (Lorraine, Skye Ranch, Latimer) | | | | |
| Professional Services | | | | |
| Asset Management | 1,877 | 6,871 | 35,000 | 20% |
| SWFWMD Reporting Re-use System | - | - | 3,000 | 0% |
| Utility Services | | | | |
| Electric - Street Lights | 1,047 | 3,422 | 8,400 | 41% |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------|--------------|---------------------|-------------|
| Repairs and Maintenance | | | | |
| Landscape Maintenance | | | | |
| Lorraine Road | | | | |
| Routine Maintenance | 36,427 | 147,835 | 437,130 | 34% |
| Pressure Cleaning | - | 20,620 | 9,000 | 229% |
| Vehicular Damage | - | - | 2,500 | 0% |
| Tree Trimming | - | - | 24,000 | 0% |
| Landscape Replacements | - | - | 15,000 | 0% |
| Mulch Installation | - | - | 26,000 | 0% |
| Annuals | - | 5,000 | 18,000 | 28% |
| Roadway Lighting | - | - | 4,500 | 0% |
| Irrigation Repairs | 913 | 5,144 | 11,000 | 47% |
| Hog Damage | - | - | 4,000 | 0% |
| Contingencies | - | - | 11,023 | 0% |
| Skye Ranch Rd, Lattimer, Luna Ln | | | | |
| Routine Maintenance | 8,456 | 33,823 | 101,467 | 33% |
| Pressure Cleaning | - | 11,345 | 6,000 | 189% |
| Vehicular Damage | - | - | 2,500 | 0% |
| Tree Trimming | - | - | 10,000 | 0% |
| Landscape Replacements | - | - | 9,000 | 0% |
| Mulch Installation | - | - | 36,000 | 0% |
| Annuals | - | 3,660 | 7,000 | 52% |
| Roadway Lighting | - | - | 500 | 0% |
| Irrigation Repairs | - | - | 4,000 | 0% |
| Hog Damage | - | - | 1,000 | 0% |
| Contingencies | - | - | 3,549 | 0% |
| Community Park | | | | |
| Professional Services | | | | |
| Asset Management | 1,084 | 3,266 | 30,000 | 11% |
| Utility Services | | | | |
| Electric - Snack Shack Lighting | 63 | 299 | 858 | 35% |
| Water and Sewer - Snack Shake Utilities | - | 549 | 2,035 | 27% |
| Repairs and Maintenance | | | | |
| Sand Replacement | - | - | 2,000 | 0% |
| Janitorial | 4,080 | 16,495 | 54,000 | 31% |
| Gate Repairs and Maintenance | - | - | 3,000 | 0% |
| Pressure Cleaning | - | - | 18,000 | 0% |
| Landscape Maintenance | | | | |
| Floritam Grass Areas | | | | |
| Mowing/Edging/Weeding | 16,768 | 73,636 | 250,000 | 29% |
| Irrigation System | | | | |
| Irrigation - Line Distribution System | - | - | 2,000 | 0% |

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LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|---------------------|---------------------|-------------|
| Mulch Installation | - | | | |
| Park excluding Playground Areas | - | 17,675 | 6,000 | 295% |
| ADA Compliant Mulch for Playground | - | - | 2,500 | 0% |
| Landscape Replacements | - | - | 8,000 | 0% |
| Repairs and Maintenance - Snack Shack | | | | |
| Building Maintenance | - | - | 2,000 | 0% |
| Miscellaneous Repairs | - | - | 5,000 | 0% |
| Playground | | | | |
| Miscellaneous Repairs | - | - | 8,000 | 0% |
| Dog Park | | | | |
| Miscellaneous Repairs | - | - | 5,000 | 0% |
| Outdoor Sport Fields | | | | |
| Miscellaneous Repairs | - | - | 3,500 | 0% |
| Outdoor Sports Fields Expense | - | 350 | 6,000 | 6% |
| Contingencies | 8,000 | 8,000 | 10,876 | 74% |
| Reserve Allocations | | | | |
| Extraordinary Capital/Operations | 25,417 | 101,667 | 305,000 | 33% |
| Total Expenditures and Other Uses: | \$ 149,638 | \$ 725,550 | \$ 2,428,320 | 30% |
| Net Increase/ (Decrease) in Fund Balance | 358,661 | 1,113,357 | (0) | |
| Fund Balance - Beginning | 1,383,229 | 552,283 | 552,283 | |
| Additions to Extraordinary Cap/Oper Reserve | 25,417 | 101,667 | 305,000 | |
| Fund Balance - Ending | \$ 1,767,307 | \$ 1,767,307 | \$ 857,283 | |

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 1,444 | 6,123 | 19,991 | 31% |
| Revenue Account | 2,035 | 7,420 | 24,521 | 30% |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | 254,932 | 925,271 | 1,022,652 | 90% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (66,906) | 0% |
| Intragovernmental Transfer In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 258,411 | \$ 938,814 | \$ 1,000,258 | 94% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2019 | - | - | 365,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2019 | - | 25,000 | - | 0% |
| Interest Expense | | | | |
| Series 2019 | - | 294,720 | 589,440 | 50% |
| Intragovernmental Transfer Out | - | - | - | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 319,720 | \$ 954,440 | 33% |
| Net Increase/ (Decrease) in Fund Balance | 258,411 | 619,094 | 45,818 | |
| Fund Balance - Beginning | 1,486,145 | 1,125,462 | 1,125,462 | |
| Fund Balance - Ending | \$ 1,744,556 | \$ 1,744,556 | \$ 1,171,280 | |

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LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 260 | 1,099 | 3,576 | 31% |
| Revenue Account | - | - | 4 | 0% |
| Capitalized Interest Account | - | 7 | 58 | 13% |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | 46,678 | 169,416 | 183,003 | 93% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (8,007) | 0% |
| Intragovernmental Transfer In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 46,937 | \$ 170,522 | \$ 178,634 | 95% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2022-1 | - | - | 35,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2022-1 | - | - | - | 0% |
| Interest Expense | | | | |
| Series 2022-1 | - | 66,889 | 133,778 | 50% |
| Intragovernmental Transfer Out | - | 2,143 | - | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 69,032 | \$ 168,778 | 41% |
| Net Increase/ (Decrease) in Fund Balance | 46,937 | 101,490 | 9,856 | |
| Fund Balance - Beginning | 249,956 | 193,260 | 193,260 | |
| Fund Balance - Ending | \$ 296,893 | \$ 294,750 | \$ 203,116 | |

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LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 1,394 | 5,911 | 19,297 | 31% |
| Revenue Account | 2 | 7 | 20 | 36% |
| Capitalized Interest Account | - | - | 3 | 0% |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | 245,716 | 891,822 | 986,846 | 90% |
| Special Assessments - Prepayments | 32,381 | 32,381 | - | 0% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (65,785) | 0% |
| Intragovernmental Transfer In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 279,493 | \$ 930,122 | \$ 940,381 | 99% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2022-2 | - | - | 205,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2022-2 | - | 15,000 | - | 0% |
| Interest Expense | | | | |
| Series 2022-2 | - | 358,073 | 716,145 | 50% |
| Intragovernmental Transfer Out | - | - | - | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 373,073 | \$ 921,145 | 41% |
| Net Increase/ (Decrease) in Fund Balance | 279,493 | 557,049 | 19,236 | |
| Fund Balance - Beginning | 1,263,952 | 986,396 | 986,396 | |
| Fund Balance - Ending | \$ 1,543,445 | \$ 1,543,445 | \$ 1,005,632 | |

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Unaudited

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 817 | 3,463 | 11,305 | 31% |
| Revenue Account | 697 | 2,602 | 5,845 | 45% |
| Capitalized Interest Account | - | - | 2,207 | 0% |
| Special Assessments - Prepayments | | | | |
| Special Assessments - On Roll | 143,504 | 520,845 | 575,619 | 90% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (37,825) | 0% |
| Intragovernmental Transfer In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 145,018 | \$ 526,910 | \$ 557,151 | 95% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series 2022-2 | - | - | 115,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | |
| Series 2022-2 | - | - | - | 0% |
| Interest Expense | | | | |
| Series 2022-2 | - | 212,678 | 425,355 | 50% |
| Intragovernmental Transfer Out | - | - | - | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 212,678 | \$ 540,355 | 39% |
| Net Increase/ (Decrease) in Fund Balance | 145,018 | 314,233 | 16,796 | |
| Fund Balance - Beginning | 690,242 | 521,027 | 521,027 | |
| Fund Balance - Ending | \$ 835,260 | \$ 835,260 | \$ 537,823 | |

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------------|---------------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Construction Account | 1 | 5 | - | 0% |
| Operating Transfers In (From Other Funds) | - | - | - | 0% |
| Total Revenue and Other Sources: | <u>\$ 1</u> | <u>\$ 5</u> | <u>\$ -</u> | <u>0%</u> |
| Expenditures and Other Uses | | | | |
| Capital Outlay | | | | |
| Operating Transfers Out (To Other Funds) | - | - | - | 0% |
| Total Expenditures and Other Uses: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>0%</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 1 | \$ 5 | \$ - | |
| Fund Balance - Beginning | \$ (53,587) | \$ (53,591) | \$ - | |
| Fund Balance - Ending | <u><u>\$ (53,586)</u></u> | <u><u>\$ (53,586)</u></u> | <u><u>\$ -</u></u> | |

Prepared by:

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------------|-------------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Construction Account | 7 | 19 | - | 0% |
| Operating Transfers In (From Other Funds) | - | 2,143 | - | 0% |
| Total Revenue and Other Sources: | <u>\$ 7</u> | <u>\$ 2,163</u> | <u>\$ -</u> | <u>0%</u> |
| Expenditures and Other Uses | | | | |
| Capital Outlay | | | | |
| Operating Transfers Out (To Other Funds) | - | - | - | 0% |
| Total Expenditures and Other Uses: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>0%</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 7 | \$ 2,163 | \$ - | |
| Fund Balance - Beginning | \$ 21,907 | \$ 19,757 | \$ - | |
| Fund Balance - Ending | <u><u>\$ 21,914</u></u> | <u><u>\$ 21,920</u></u> | <u><u>\$ -</u></u> | |

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Operating Transfers In (From Other Funds) | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ - | \$ - | \$ - | 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 | \$ - | \$ - | \$ - | |
| Fund Balance - Beginning | \$ 61,353 | \$ 61,353 | \$ - | |
| Fund Balance - Ending | \$ 61,353 | \$ 61,353 | \$ - | |

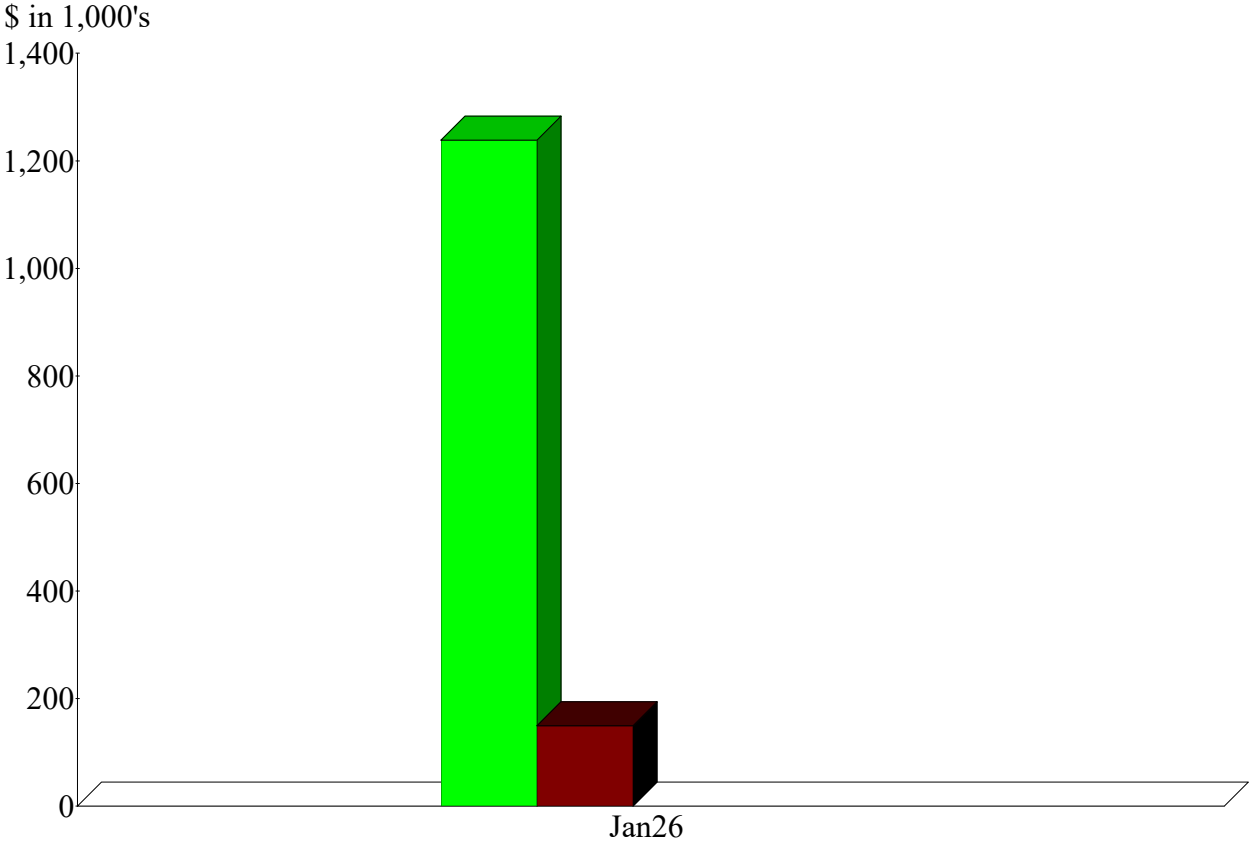
LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|------------------------------|------------------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Construction Account | 42 | 179 | - | 0% |
| Cost of Issuance | - | - | - | 0% |
| Operating Transfers In (From Other Funds) | - | - | - | 0% |
| Total Revenue and Other Sources: | <u>\$ 42</u> | <u>\$ 179</u> | <u>\$ -</u> | <u>0%</u> |
| Expenditures and Other Uses | | | | |
| Capital Outlay | | | | |
| Operating Transfers Out (To Other Funds) | - | - | - | 0% |
| Total Expenditures and Other Uses: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>0%</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 42 | \$ 179 | \$ - | |
| Fund Balance - Beginning | \$ (1,279,203) | \$ (1,279,340) | \$ - | |
| Fund Balance - Ending | <u><u>\$ (1,279,161)</u></u> | <u><u>\$ (1,279,161)</u></u> | <u><u>\$ -</u></u> | |

Prepared by:

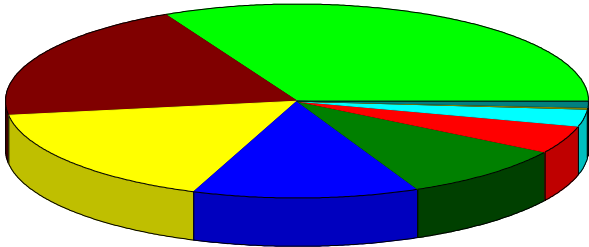
LT Ranch Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

| | |
|--|--------------|
| 5410000 · Road and Street Facilities | 32.56% |
| 5720000 · Community Park (CP-1-Turner Pl | 20.04 |
| 9099000 · Reserve Additons | 16.99 |
| 5130000 · Financial and Administrative | 12.67 |
| 5380000 · Stormwater Management Services | 9.53 |
| 5370000 · Conservation and Resource Mgmt | 4.62 |
| 5120000 · Executive | 2.95 |
| 5190000 · Other General Government Serv. | 0.37 |
| 5110000 · Legislative | 0.27 |
| Total | \$149,638.17 |



By Account