

LT Ranch

Community Development District

Financial Statements
February 28, 2026

JPWard and Associates, LLC
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LT Ranch Community Development District

Monthly Financial Statements

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds										Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
Trust - Checking Account	\$ 1,117,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,117,625
FMIT - Investment Account	803,865	-	-	-	-	-	-	-	-	-	803,865
Debt Service Fund											
Reserve Account	-	475,000	85,090	458,313	268,961	-	-	-	-	-	1,287,363
Revenue Account	-	1,289,720	212,901	1,068,983	577,581	-	-	-	-	-	3,149,184
Prepayment Account	-	1,078	-	33,241	-	-	-	-	-	-	34,319
Construction Account	-	-	-	-	-	-	2,179	17	-	-	2,196
Accounts Receivable											
-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current											
-	5,437	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable											
-	-	-	-	-	-	-	19,747	-	-	-	81,100
Amount Available in Debt Service Funds											
-	-	-	-	-	-	-	-	-	3,624,326	-	3,624,326
Amount to be Provided by Debt Service Funds											
-	-	-	-	-	-	-	-	-	34,175,674	-	34,175,674
Investment in General Fixed Assets (net of depreciation)											
-	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ -	\$ 21,926	\$ 17	\$ 37,800,000	\$ 23,024,269	\$ 67,305,359

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds										Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	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	(1,279,340)	-	-	1,512,972
Results from Current Operations	-	640,335	104,731	574,141	325,514	(421)	2,169	196	-	-	1,646,666
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	354,115	-	-	-	-	-	-	-	-	-	354,115
Results of Current Operations	1,374,643	-	-	-	-	-	-	-	-	-	1,374,643
Total Fund Equity and Other Credits	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ (54,012)	\$ 21,926	\$ (1,279,144)	\$ -	\$ 23,024,269	\$ 28,110,833
Total Liabilities, Fund Equity and Other Credits	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ (0)	\$ 21,926	\$ 17	\$ 37,800,000	\$ 23,024,269	\$ 67,244,006

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	1,599	3,865	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	32,389	1,869,029	2,067,227	90%
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	250,000	250,000	100%
Total Revenue and Other Sources	\$ 283,988	\$ 2,122,895	\$ 2,428,320	87%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	800	3,200	25%
Executive				
Professional Management	4,417	22,083	53,000	42%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	15,000	36,000	42%
Assessment Roll Services	3,000	15,000	36,000	42%
Arbitrage Rebate Services	1,500	1,500	1,500	100%
Other Contractual Services				
Legal Advertising	217	217	3,200	7%
Trustee Services	-	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	-	68	200	34%
Computer Services - Website Development	1,200	1,200	2,400	50%
Insurance	-	29,501	28,962	102%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,106	3,443	15,000	23%
Other General Government Services				
Engineering/ Field Services	-	550	7,500	7%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	\$ 16,439	\$ 107,321	\$ 221,417	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Electric Service	2,699	14,680	31,647	46%
Re-Use Water (Sarasota County)	2,208	18,186	39,600	46%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	-	5,700	14,000	41%
Sub-total	\$ 4,907	\$ 38,566	\$ 97,247	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,373	11,495	65,000	18%
Repairs and Maintenance				
Aquatic Weed Control	14,934	37,335	94,000	40%
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	58,788	80,738	158,900	51%
Enhancement Area Maintenance	6,525	66,613	86,400	77%
Creation Area Maintenance	9,925	12,825	60,900	21%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System				
Green Way Maintenance	-	10,105	24,000	42%
Secondary Drainage System	-	3,368	8,000	42%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	-	-	10,418	0%
Sub-total	\$ 92,544	\$ 233,898	\$ 596,318	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	4,553	11,424	35,000	33%
SWFWMD Reporting Re-use System	-	-	3,000	0%
Utility Services				
Electric - Street Lights	847	4,269	8,400	51%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	-	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	696	5,840	11,000	53%
Hog Damage	-	-	4,000	0%
Contingencies	-	-	11,023	0%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	-	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%
Sub-total	\$ 6,096	\$ 243,815	\$ 789,569	
Community Park				
Professional Services				
Asset Management	2,377	5,642	30,000	19%
Utility Services				
Electric - Snack Shack Lighting	70	369	858	43%
Water and Sewer - Snack Shake Utilities	-	549	2,035	27%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Janitorial	-	16,495	54,000	31%
Gate Repairs and Maintenance	-	-	3,000	0%
Pressure Cleaning	-	-	18,000	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floritam Grass Areas				
Mowing/Edging/Weeding	-	73,636	250,000	29%
Irrigation System				
Irrigation - Line Distribution System	-	-	2,000	0%
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	1,936	1,936	5,000	39%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
Sub-total	\$ 4,383	\$ 124,651	\$ 418,769	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	127,083	305,000	42%
Sub-total	\$ 25,417	\$ 127,083	\$ 305,000	
Total Expenditures and Other Uses	\$ 149,785	\$ 875,335	\$ 2,428,320	36%
Net Increase/ (Decrease) in Fund Balance	134,203	1,247,560	(0)	
Fund Balance - Beginning	1,767,307	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	127,083	305,000	
Fund Balance - Ending	\$ 1,926,927	\$ 1,926,927	\$ 857,283	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,411	7,534	19,991	38%
Revenue Account	3,086	10,505	24,521	43%
Special Assessments - Prepayments				
Special Assessments - On Roll	16,317	941,588	1,022,652	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	428	428	-	0%
Total Revenue and Other Sources:	\$ 21,242	\$ 960,055	\$ 1,000,258	96%
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	21,242	640,335	45,818	
Fund Balance - Beginning	1,744,556	1,125,462	1,125,462	
Fund Balance - Ending	\$ 1,765,798	\$ 1,765,798	\$ 1,171,280	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	253	1,351	3,576	38%
Revenue Account	1	1	4	18%
Capitalized Interest Account	-	7	58	13%
Special Assessments - Prepayments				
Special Assessments - On Roll	2,988	172,403	183,003	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,241	\$ 173,763	\$ 178,634	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	-	35,000	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	3,241	104,731	9,856	
Fund Balance - Beginning	294,750	193,260	193,260	
Fund Balance - Ending	\$ 297,991	\$ 297,991	\$ 203,116	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,361	7,272	19,297	38%
Revenue Account	4	11	20	54%
Capitalized Interest Account	-	-	3	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	15,727	907,549	986,846	92%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 17,092	\$ 947,214	\$ 940,381	101%
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	17,092	574,141	19,236	
Fund Balance - Beginning	1,543,445	986,396	986,396	
Fund Balance - Ending	\$ 1,560,537	\$ 1,560,537	\$ 1,005,632	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	799	4,262	11,305	38%
Revenue Account	1,298	3,900	5,845	67%
Capitalized Interest Account	-	-	2,207	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	9,185	530,030	575,619	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 11,282	\$ 538,192	\$ 557,151	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	115,000	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	11,282	325,514	16,796	
Fund Balance - Beginning	835,260	521,027	521,027	
Fund Balance - Ending	\$ 846,541	\$ 846,541	\$ 537,823	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	2	7	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 7	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	428	428	-	0%
Total Expenditures and Other Uses:	\$ 428	\$ 428	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ (426)	\$ (421)	\$ -	
Fund Balance - Beginning	\$ (53,586)	\$ (53,591)	\$ -	
Fund Balance - Ending	\$ (54,012)	\$ (54,012)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	6	26	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources:	\$ 6	\$ 2,169	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 2,169	\$ -	
Fund Balance - Beginning	\$ 21,920	\$ 19,757	\$ -	
Fund Balance - Ending	\$ 21,926	\$ 21,926	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	17	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ 17</u>	<u>\$ 196</u>	<u>\$ -</u>	<u>0%</u>
 Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	\$ 17	\$ 196	\$ -	
Fund Balance - Beginning	\$ (1,279,161)	\$ (1,279,340)	\$ -	
Fund Balance - Ending	<u>\$ (1,279,144)</u>	<u>\$ (1,279,144)</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

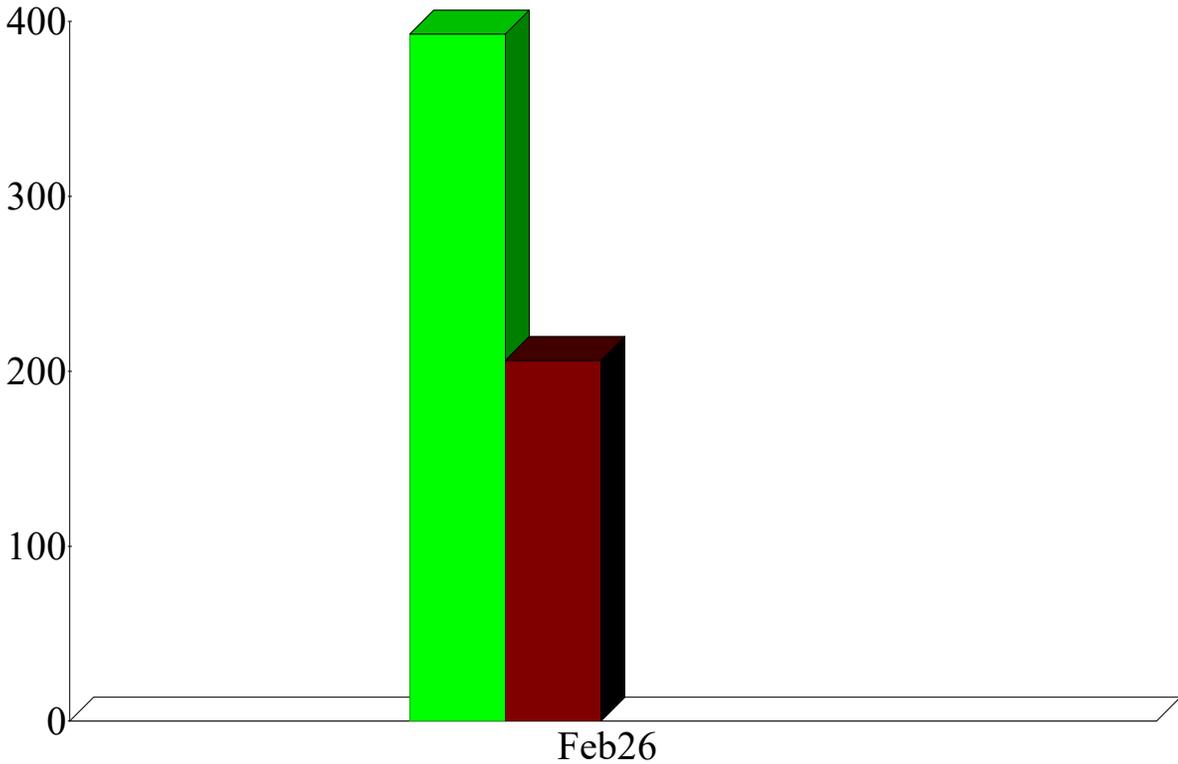
Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	\$ 55,996	\$ 55,996	\$ -	0%
Total Revenue and Other Sources:	\$ 55,996	\$ 55,996	\$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay				
Engineering	-	-	-	0%
Construction in Progress	55,996	55,996	-	0%
Total Expenditures and Other Uses:	\$ 55,996	\$ 55,996	-	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

LT Ranch Community Development District

Income and Expense by Month February 2026

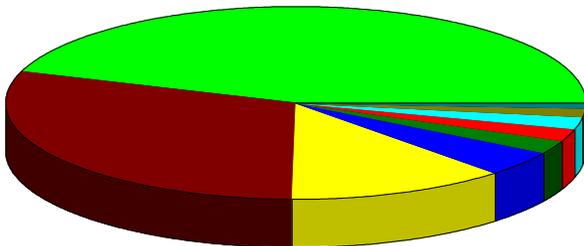


\$ in 1,000's



Expense Summary February 2026

5380000	· Stormwater Manage	44.88%
5410000	· Road and Street Facili	30.11
9099000	· Reserve Additons	12.33
5130000	· Financial and Administ	4.32
5370000	· Conservation and Reso	2.38
5120000	· Executive	2.14
5720000	· Community Park (CP-1	2.13
5140000	· Legal Services	1.51
5810000	· Interfund Transfer Out	0.21
Total		\$206,208.75



By Account