

LT Ranch

Community Development District

*Financial Statements
June 30, 2026*

*PFM Management Services, LLC
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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 2024	13
Lorraine Road Widening	14
Income & Expense Graph – All Funds	15

**LT Ranch Community Development District
Balance Sheet
Through June 30, 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												
Truist - Checking Account	\$ 14,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,567
FMIT - Investment Account	1,212,792	-	-	-	-	-	-	-	-	-	-	1,212,792
Debt Service Fund												
Reserve Account	-	474,850	85,090	457,193	268,961	-	-	-	-	-	-	1,286,093
Revenue Account	-	682,718	118,892	546,178	279,946	-	-	-	-	-	-	1,627,734
Prepayment Account	-	150	-	1,120	38,812	-	-	-	-	-	-	40,082
Construction Account	-	-	-	-	-	-	2,204	18	-	-	-	2,222
Accounts Receivable	231,469	-	-	-	-	-	-	-	-	-	-	231,469
Due from Other Funds												
General Fund	-	1,684	308	1,623	948	-	-	-	-	-	-	4,563
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	-	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,369,806	-	-	2,369,806
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,670,194	-	-	34,670,194
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
Total Assets	<u>\$ 1,464,265</u>	<u>\$ 1,159,402</u>	<u>\$ 204,290</u>	<u>\$ 1,006,114</u>	<u>\$ 588,667</u>	<u>\$ -</u>	<u>\$ 21,951</u>	<u>\$ 18</u>	<u>\$ 37,040,000</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 64,508,975</u>

**LT Ranch Community Development District
Balance Sheet
Through June 30, 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)	4,563	-	-	-	-	-	-	-	-	-	-	4,563
Bonds Payable												
Current Portion (Due within 12 months)												
Series 2019	-	-	-	-	-	-	-	-	\$380,000	-	-	380,000
Series 2022-1	-	-	-	-	-	-	-	-	\$35,000	-	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	\$215,000	-	-	215,000
Series 2024	-	-	-	-	-	-	-	-	\$120,000	-	-	120,000
Long Term												
Series 2019	-	-	-	-	-	-	-	-	14,255,000	-	-	14,255,000
Series 2022-1	-	-	-	-	-	-	-	-	2,245,000	-	-	2,245,000
Series 2022-2	-	-	-	-	-	-	-	-	12,430,000	-	-	12,430,000
Series 2024	-	-	-	-	-	-	-	-	\$7,360,000	-	-	7,360,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	-	54,012
Total Liabilities	\$ 4,563	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ 1,279,161	\$ 37,040,000	\$ -	\$ -	\$ 38,377,735
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	-	33,940	11,030	19,718	67,639	(421)	2,194	196	-	-	-	134,296
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	455,781	-	-	-	-	-	-	-	-	-	-	455,781
Results of Current Operations	907,419	-	-	-	-	-	-	-	-	-	-	907,419
Total Fund Equity and Other Credits	\$ 1,459,702	\$ 1,159,402	\$ 204,290	\$ 1,006,114	\$ 588,667	\$ (54,012)	\$ 21,951	\$ (1,279,143)	\$ -	\$ 23,024,269	\$ -	\$ 26,131,240
Total Liabilities, Fund Equity and Other Credits	\$ 1,464,265	\$ 1,159,402	\$ 204,290	\$ 1,006,114	\$ 588,667	\$ -	\$ 21,951	\$ 18	\$ 37,040,000	\$ 23,024,269	\$ -	\$ 64,508,975

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	3,342	1,947,159	2,067,227	94%
Interest				
Interest - FMIT	1,652	12,792	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	231,469	231,469	281,076	82%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	\$ 236,463	\$ 2,441,420	\$ 2,428,320	101%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	200	1,200	3,200	38%
Executive				
Professional Management	4,417	39,750	53,000	75%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	27,000	36,000	75%
Assessment Roll Services	3,000	27,000	36,000	75%
Arbitrage Rebate Services	500	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	378	595	3,200	19%
Trustee Services	4,246	17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	-	200	1,000	20%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	62	174	200	87%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance				
	-	29,501	28,962	102%
Printing & Binding				
	-	342	500	68%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,150	6,245	15,000	42%
Other General Government Services				
Engineering/ Field Services	118	668	7,500	9%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	\$ 17,070	\$ 163,079	\$ 221,417	

Prepared by:

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	2,009	27,485	39,600	69%
Electric Service	3,733	26,658	31,647	84%
Repairs and Maintenance				
Irrigation System (Line Distribution)	225	225	12,000	2%
Irrigation System (Pump Station)	4,606	19,131	14,000	137%
Sub-total	\$ 10,573	\$ 73,499	\$ 97,247	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,879	31,069	65,000	48%
Repairs and Maintenance				
Aquatic Weed Control	7,467	67,203	94,000	71%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	10,950	10,950	4,000	274%
Control Structures, Catch Basins & Outfalls	40,000	47,780	32,000	149%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	-	92,053	158,900	58%
Enhancement Area Maintenance	-	135,225	86,400	157%
Creation Area Maintenance	-	18,925	60,900	31%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System				
Green Way Maintenance	6,737	30,314	24,000	126%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	-	5,938	10,418	57%
Sub-total	\$ 70,033	\$ 449,597	\$ 596,318	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	221	16,663	35,000	48%
SWFWMD Reporting Re-use System	-	780	3,000	26%
Utility Services				
Electric - Street Lights	678	7,164	8,400	85%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	72,855	336,222	437,130	77%
Pressure Cleaning	-	25,485	9,000	283%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	-	41,797	24,000	174%
Landscape Replacements	-	15,283	15,000	102%
Mulch Installation	-	-	26,000	0%
Annuals	6,898	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	735	10,321	11,000	94%
Hog Damage	-	-	4,000	0%
Contingencies	14,547	14,547	11,023	132%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	16,911	76,101	101,467	75%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	-	3,889	9,000	43%
Mulch Installation	-	-	36,000	0%
Annuals	-	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
Sub-total	\$ 112,844	\$ 586,910	\$ 789,569	
Community Park				
Professional Services				
Asset Management	2,634	15,580	30,000	52%
Utility Services				
Electric - Snack Shack Lighting	65	617	858	72%
Water and Sewer - Snack Shake Utilities	167	1,705	2,035	84%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	125	405	3,000	14%
Janitorial	8,030	37,890	54,000	70%
Pressure Cleaning	7,477	7,477	18,000	42%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floritam Grass Areas				
Mowing/Edging/Weeding	33,537	157,477	250,000	63%
Irrigation System				
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation				
Park excluding Playground Areas	-	19,888	6,000	331%
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	9,341	9,341	8,000	117%
Dog Park				
Miscellaneous Repairs	250	2,186	5,000	44%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
Sub-total	\$ 61,626	\$ 260,916	\$ 418,769	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	228,750	305,000	75%
Sub-total	\$ 25,417	\$ 228,750	\$ 305,000	
Total Expenditures and Other Uses	\$ 297,562	\$ 1,762,751	\$ 2,428,320	73%
Net Increase/ (Decrease) in Fund Balance				
	(61,099)	678,669	(0)	
Fund Balance - Beginning	1,495,385	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	228,750	305,000	
Fund Balance - Ending	\$ 1,459,702	\$ 1,459,702	\$ 857,283	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	1,411	12,995	19,991	65%
Revenue Account	1,967	23,509	24,521	96%
Special Assessment Revenue				
Special Assessments - On Roll	1,684	980,948	1,022,652	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	428	-	0%
Total Revenue and Other Sources	\$ 5,061	\$ 1,017,880	\$ 1,000,258	102%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	365,000	365,000	100%
Principal Debt Service - Early Redemptions				
Series 2019	-	30,000	-	0%
Interest Expense				
Series 2019	-	588,940	589,440	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 983,940	\$ 954,440	103%
Net Increase/ (Decrease) in Fund Balance	5,061	33,940	45,818	
Fund Balance - Beginning	1,154,341	1,125,462	1,125,462	
Fund Balance - Ending	\$ 1,159,402	\$ 1,159,402	\$ 1,171,280	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	253	2,328	3,576	65%
Revenue Account	0	5	4	133%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	308	179,610	183,003	98%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 562	\$ 181,951	\$ 178,634	102%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	35,000	35,000	100%
Interest Expense				
Series 2022-1	-	133,778	133,778	100%
Intragovernmental Transfer Out	-	2,143	-	0%
Total Expenditures and Other Uses	\$ -	\$ 170,921	\$ 168,778	101%
Net Increase/ (Decrease) in Fund Balance	562	11,030	9,856	
Fund Balance - Beginning	203,729	193,260	193,260	
Fund Balance - Ending	\$ 204,290	\$ 204,290	\$ 203,116	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	1,361	12,541	19,297	65%
Revenue Account	2	26	20	131%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	1,623	945,487	986,846	96%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Total Revenue and Other Sources	\$ 2,986	\$ 990,435	\$ 940,381	105%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	205,000	205,000	100%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	50,000	-	0%
Interest Expense				
Series 2022-2	-	715,718	716,145	100%
Total Expenditures and Other Uses	\$ -	\$ 970,718	\$ 921,145	105%
Net Increase/ (Decrease) in Fund Balance	2,986	19,718	19,236	
Fund Balance - Beginning	1,003,127	986,396	986,396	
Fund Balance - Ending	\$ 1,006,114	\$ 1,006,114	\$ 1,005,632	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	799	7,354	11,305	65%
Revenue Account	798	9,642	5,845	165%
Capitalized Interest Account	-	-	2,207	0%
Special Assessment Revenue				
Special Assessments - On Roll	948	552,186	575,619	96%
Prepayments	38,812	38,812	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 41,357	\$ 607,994	\$ 557,151	109%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	115,000	115,000	100%
Interest Expense				
Series 2022-2	-	425,355	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 540,355	\$ 540,355	100%
Net Increase/ (Decrease) in Fund Balance	41,357	67,639	16,796	
Fund Balance - Beginning	547,310	521,027	521,027	
Fund Balance - Ending	\$ 588,667	\$ 588,667	\$ 537,823	

**LT Ranch Community Development District
Construction Project Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

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

**LT Ranch Community Development District
Construction Project Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	7	51	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	\$ 7	\$ 2,194	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 2,194	\$ -	
Fund Balance - Beginning	\$ 21,945	\$ 19,757	\$ -	
Fund Balance - Ending	\$ 21,951	\$ 21,951	\$ -	

**LT Ranch Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026**

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 0	\$ 196	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 196	\$ -	
Fund Balance - Beginning	\$ (1,279,143)	\$ (1,279,340)	\$ -	
Fund Balance - Ending	\$ (1,279,143)	\$ (1,279,143)	\$ -	

LT Ranch Community Development District
Capital Project Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	\$ -	\$ 171,892	\$ -	0%
Total Revenue and Other Sources	\$ -	\$ 171,892	\$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay				
Engineering	-	-	-	0%
Construction in Progress	-	171,892	-	0%
Total Expenditures and Other Uses	\$ -	\$ 171,892	-	0%
Net Increase/ (Decrease) in Fund Balance				
Fund Balance - Beginning	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	-

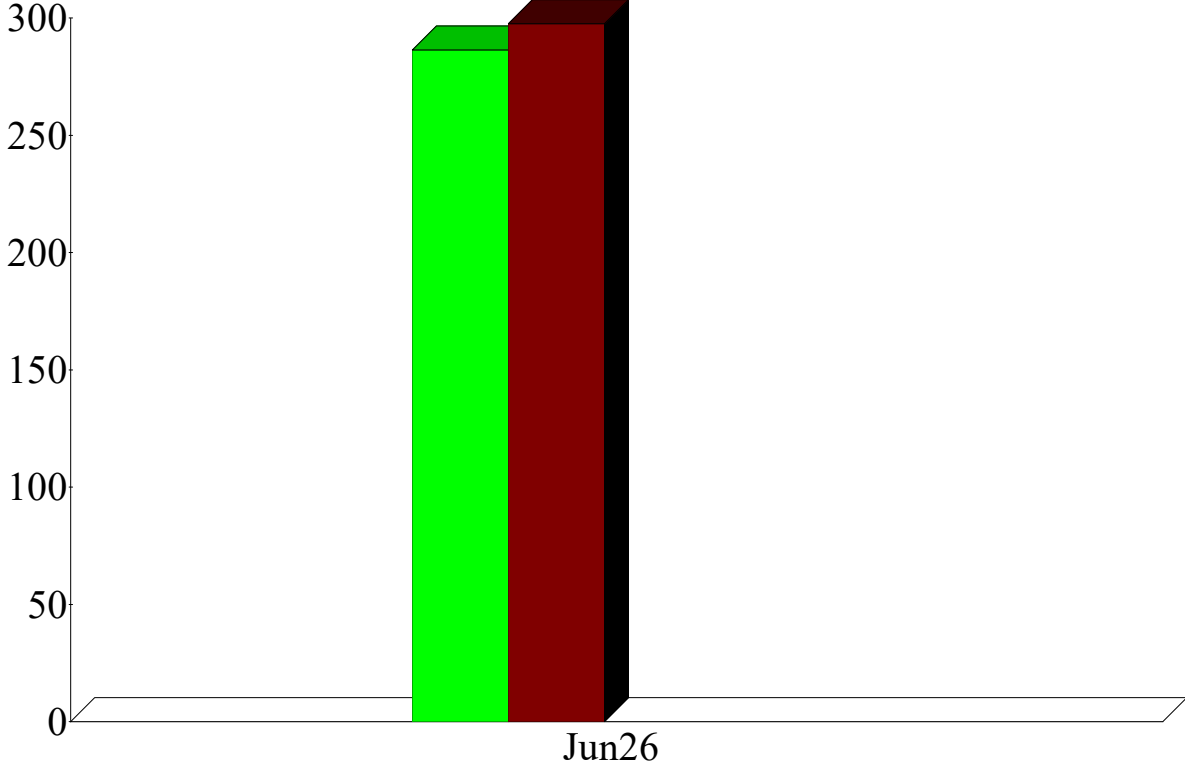
LT Ranch Community Development District

Income and Expense by Month

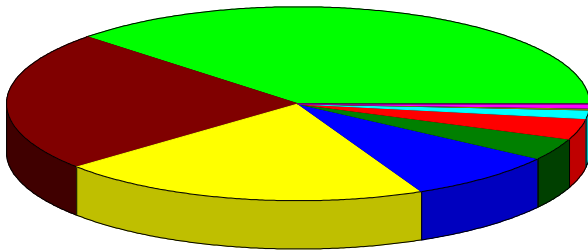
June 2026



\$ in 1,000's



Expense Summary June 2026



5410000	· Road and Street Fac	37.92%
5380000	· Stormwater Managem	23.54
5720000	· Community Park (CP-	20.71
9099000	· Reserve Additons	8.54
5130000	· Financial and Administ	3.76
5370000	· Conservation and Reso	3.55
5120000	· Executive	1.48
5140000	· Legal Services	0.39
5110000	· Legislative	0.07
5190000	· Other General Governn	0.04
Total		\$297,562.39

By Account