LT Ranch

Community Development District

Financial Statements
July 31, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

TABLE OF CONTENTS

LT Ranch Community Development District

Monthly Financial Statements

LT Ranch Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds										
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		Totals (Memorandum Only)
		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	$ 26,911	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,911
FMIT - Investment Account	1,217,003	-	-	-	-	-	-	-	-	-	1,217,003
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	268,961	-	-	-	-	-	1,286,093
Revenue Account	-	694,788	121,075	557,697	287,493	-	-	-	-	-	1,661,052
Prepayment Account	-	150	-	1,120	38,812	-	-	-	-	-	40,082
Construction Account	-	-	-	-	-	-	2,210	18	-	-	2,228
Accounts Receivable	88,139	-	-	-	-	-	-	-	-	-	88,139
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	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,391,962	-	2,391,962
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,648,038	-	34,648,038
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	**$ 1,337,491**	**$ 1,169,788**	**$ 206,165**	**$ 1,016,010**	**$ 595,266**	**$ -**	**$ 21,958**	**$ 18**	**$ 37,040,000**	**$ 23,024,269**	**$ 64,410,963**

LT Ranch Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds										
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		Totals (Memorandum Only)
		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	-	-	-	-	-	-	-	-	$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	-	-	-	-	-	-	-	-	$7,360,000	-	7,360,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,012**	**$ -**	**$ 1,279,161**	**$ 37,040,000**	**$ -**	**$ 38,373,173**
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	-	44,325	12,904	29,614	74,238	(421)	2,201	196	-	-	163,058
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	481,198	-	-	-	-	-	-	-	-		481,198
Results of Current Operations	785,208	-	-	-	-	-	-	-	-	-	785,208
Total Fund Equity and Other Credits	**$ 1,337,491**	**$ 1,169,788**	**$ 206,165**	**$ 1,016,010**	**$ 595,266**	**$ (54,012)**	**$ 21,958**	**$ (1,279,143)**	**$ -**	**$ 23,024,269**	**$ 26,037,790**
Total Liabilities, Fund Equity and Other Credits	**$ 1,337,491**	**$ 1,169,788**	**$ 206,165**	**$ 1,016,010**	**$ 595,266**	**$ -**	**$ 21,958**	**$ 18**	**$ 37,040,000**	**$ 23,024,269**	**$ 64,410,963**

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	17,666	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	4,211	17,003	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	-	231,469	281,076	82%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	**$ 21,878**	**$ 2,463,297**	**$ 2,428,320**	**101%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	400	1,600	3,200	50%
Executive				
Professional Management	4,417	44,167	53,000	83%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	30,000	36,000	83%
Assessment Roll Services	3,000	30,000	36,000	83%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	-	595	3,200	19%
Trustee Services	-	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	11	185	200	93%
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	-	6,245	15,000	42%
Other General Government Services				
Engineering/ Field Services	-	668	7,500	9%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	**$ 10,828**	**$ 173,906**	**$ 221,417**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	2,425	29,910	39,600	76%
Electric Service	-	26,658	31,647	84%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	225	12,000	2%
Irrigation System (Pump Station)	2,497	21,628	14,000	154%
Sub-total	**$ 4,922**	**$ 78,422**	**$ 97,247**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,566	33,635	65,000	52%
Repairs and Maintenance				
Aquatic Weed Control	7,467	74,670	94,000	79%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	10,950	4,000	274%
Control Structures, Catch Basins & Outfalls	-	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	2,300	137,525	86,400	159%
Creation Area Maintenance	2,900	21,825	60,900	36%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System	-			
Green Way Maintenance	3,368	33,683	24,000	140%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	4,280	10,218	10,418	98%
Sub-total	**$ 22,881**	**$ 472,478**	**$ 596,318**	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	4,205	20,868	35,000	60%
SWFWMD Reporting Re-use System	-	780	3,000	26%
Utility Services				
Electric - Street Lights	2,655	9,819	8,400	117%

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	36,427	372,650	437,130	85%
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	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	-	10,321	11,000	94%
Hog Damage		-	4,000	0%
Contingencies	1,491	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	84,557	101,467	83%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	1,500	5,389	9,000	60%
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	**$ 54,735**	**$ 641,644**	**$ 789,569**	
Community Park				
Professional Services				
Asset Management	3,092	18,672	30,000	62%
Utility Services				
Electric - Snack Shack Lighting	-	617	858	72%
Water and Sewer - Snack Shake Utilities	174	1,878	2,035	92%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	-	405	3,000	14%
Janitorial	-	37,890	54,000	70%
Pressure Cleaning	-	7,477	18,000	42%

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	47,458	204,936	250,000	82%
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	8,000	117%
Dog Park				
Miscellaneous Repairs	-	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	**$ 50,724**	**$ 311,640**	**$ 418,769**	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	254,167	305,000	83%
Sub-total	**$ 25,417**	**$ 254,167**	**$ 305,000**	
Total Expenditures and Other Uses	**$ 169,506**	**$ 1,932,256**	**$ 2,428,320**	80%
Net Increase/ (Decrease) in Fund Balance	**(147,628)**	**531,041**	**(0)**	
Fund Balance - Beginning	1,459,702	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve		254,167	305,000	
Fund Balance - Ending	**$ 1,312,074**	**$ 1,337,491**	**$ 857,283**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,365	14,359	19,991	72%
Revenue Account	1,943	25,452	24,521	104%
Special Assessment Revenue				
Special Assessments - On Roll	7,078	988,026	1,022,652	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	428	-	0%
Total Revenue and Other Sources	**$ 10,386**	**$ 1,028,265**	**$ 1,000,258**	**103%**
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	**10,386**	**44,325**	**45,818**	
Fund Balance - Beginning	1,159,402	1,125,462	1,125,462	
Fund Balance - Ending	**$ 1,169,788**	**$ 1,169,788**	**$ 1,171,280**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	245	2,572	3,576	72%
Revenue Account	0	6	4	145%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	1,630	181,240	183,003	99%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 1,875**	**$ 183,825**	**$ 178,634**	**103%**
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	**1,875**	**12,904**	**9,856**	
Fund Balance - Beginning	204,290	193,260	193,260	
Fund Balance - Ending	**$ 206,165**	**$ 206,165**	**$ 203,116**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,316	13,856	19,297	72%
Revenue Account	2	28	20	142%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	8,578	954,065	986,846	97%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Total Revenue and Other Sources	**$ 9,896**	**$ 1,000,331**	**$ 940,381**	**106%**
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	**9,896**	**29,614**	**19,236**	
Fund Balance - Beginning	1,006,114	986,396	986,396	
Fund Balance - Ending	**$ 1,016,010**	**$ 1,016,010**	**$ 1,005,632**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	773	8,127	11,305	72%
Revenue Account	794	10,436	5,845	179%
Prepayment Account	22	22	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	5,010	557,196	575,619	97%
Prepayments	-	38,812	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 6,599**	**$ 614,593**	**$ 554,944**	**111%**
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	**6,599**	**74,238**	**14,589**	
Fund Balance - Beginning	588,667	521,027	521,027	
Fund Balance - Ending	**$ 595,266**	**$ 595,266**	**$ 535,616**	

LT Ranch Community Development District
Construction Project Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	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 July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	6	57	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	$ 6	$ 2,201	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**$ 6**	**$ 2,201**	**$ -**	
Fund Balance - Beginning	$ 21,951	$ 19,757	$ -	
Fund Balance - Ending	$ 21,958	$ 21,958	$ -	

LT Ranch Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

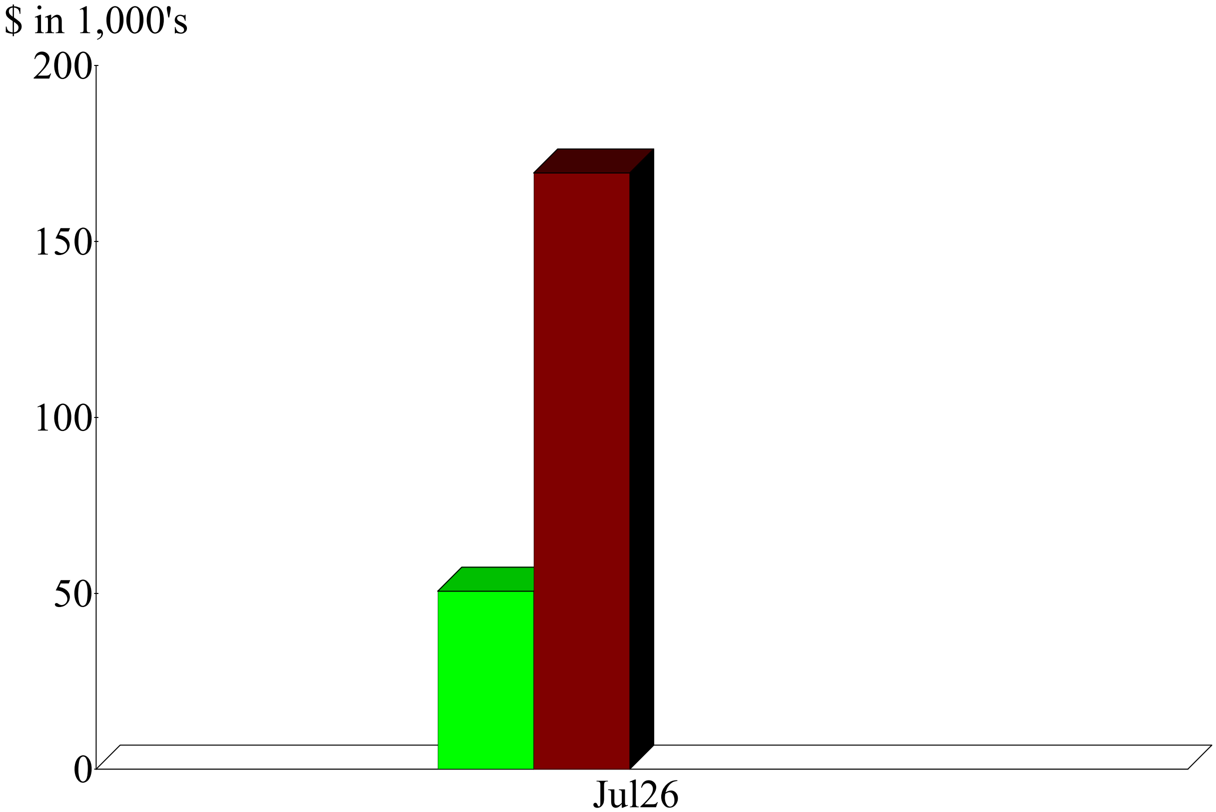
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	$ 0	$ 196	$ -	**0%**
Expenditures and Other Uses				
Capital 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 July 31, 2026

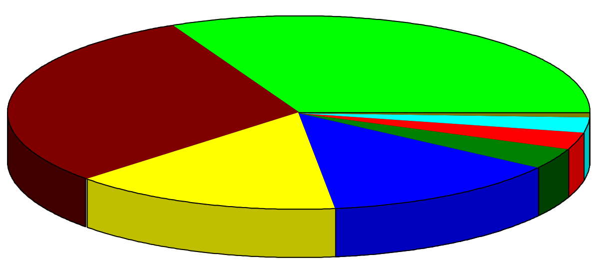
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	$ -	$ 171,892	$ -	0%
Total Revenue and Other Sources	$ -	$ 171,892	$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay		-	-	0%
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
July 2026



Expense Summary
July 2026



5410000 · Road and Street Fac	32.29%
5720000 · Community Park (CP-	29.92
9099000 · Reserve Additons	14.99
5380000 · Stormwater Managem	13.50
5130000 · Financial and Administ	3.55
5370000 · Conservation and Reso	2.90
5120000 · Executive	2.61
5110000 · Legislative	0.24
Total	$169,505.56

By Account