LT Ranch

Community Development District

Financial Statements
August 31, 2026

PFM Management Services, LLC
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LT Ranch Community Development District

Monthly Financial Statements

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

		Governmental Funds							Account Groups		
	General Fund	Debt Service Funds				Capital Project Funds					Totals (Memorandum Only)
Description		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	$ 82,934	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,934
FMIT - Investment Account	1,017,003	-	-	-	-	-	-	-	-	-	1,017,003
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	268,961	-	-	-	-	-	1,286,093
Revenue Account	-	698,242	121,328	559,057	288,768	-	-	-	-	-	1,667,395
Prepayment Account	-	150	-	1,120	3,812	-	-	-	-	-	5,082
Construction Account	-	-	-	-	-	-	2,217	18	-	-	2,235
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	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,397,030	-	2,397,030
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,607,970	-	34,607,970
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	**$ 1,105,374**	**$ 1,173,242**	**$ 206,418**	**$ 1,017,370**	**$ 561,541**	**$ -**	**$ 21,964**	**$ 18**	**$ 37,005,000**	**$ 23,024,269**	**$ 64,115,195**

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

		Governmental Funds									
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		Totals (Memorandum Only)
Description		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	-	-	-	-	-	-	-	-	$7,325,000	-	7,325,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	$ -	$ -	$ -	$ -	$ -	$ 54,012	$ -	$ 1,279,161	$ 37,005,000	$ -	$ 38,338,173
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	-	47,780	13,158	30,974	40,513	(421)	2,207	196	-	-	134,407
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	506,615	-	-	-	-	-	-	-	-		506,615
Results of Current Operations	553,091	-	-	-	-	-	-	-	-	-	553,091
Total Fund Equity and Other Credits	$ 1,105,374	$ 1,173,242	$ 206,418	$ 1,017,370	$ 561,541	$ (54,012)	$ 21,964	$ (1,279,143)	$ -	$ 23,024,269	$ 25,777,023
Total Liabilities, Fund Equity and Other Credits	$ 1,105,374	$ 1,173,242	$ 206,418	$ 1,017,370	$ 561,541	$ -	$ 21,964	$ 18	$ 37,005,000	$ 23,024,269	$ 64,115,195

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	-	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	**$ -**	**$ 2,463,297**	**$ 2,428,320**	**101%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	1,600	3,200	50%
Executive				
Professional Management	4,417	48,583	53,000	92%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	33,000	36,000	92%
Assessment Roll Services	3,000	33,000	36,000	92%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	1,066	1,660	3,200	52%
Trustee Services	-	17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	250	450	1,000	45%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	36	221	200	110%
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	571	1,238	7,500	17%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	**$ 12,338**	**$ 186,245**	**$ 221,417**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	-	29,910	39,600	76%
Electric Service	2,562	29,220	31,647	92%
Repairs and Maintenance				
Irrigation System (Line Distribution)	291	516	12,000	4%
Irrigation System (Pump Station)	9,496	31,124	14,000	222%
Sub-total	**$ 12,349**	**$ 90,771**	**$ 97,247**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,401	36,035	65,000	55%
Repairs and Maintenance				
Aquatic Weed Control	7,467	82,137	94,000	87%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	10,950	4,000	274%
Control Structures, Catch Basins & Outfalls	1,800	49,580	32,000	155%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	58,788	150,840	158,900	95%
Enhancement Area Maintenance	16,450	153,975	86,400	178%
Creation Area Maintenance	-	21,825	60,900	36%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System	-			
Green Way Maintenance	3,368	37,051	24,000	154%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	1,919	12,137	10,418	116%
Sub-total	**$ 92,192**	**$ 564,670**	**$ 596,318**	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	3,850	24,718	35,000	71%
SWFWMD Reporting Re-use System	-	780	3,000	26%
Utility Services				
Electric - Street Lights	669	10,489	8,400	125%

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	36,427	409,077	437,130	94%
Pressure Cleaning	400	25,885	9,000	288%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	-	41,797	24,000	174%
Landscape Replacements	-	15,283	15,000	102%
Mulch Installation	26,565	26,565	26,000	102%
Annuals	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	2,407	12,728	11,000	116%
Hog Damage		-	4,000	0%
Contingencies	-	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	93,012	101,467	92%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	1,250	1,250	10,000	13%
Landscape Replacements	-	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	**$ 80,024**	**$ 721,669**	**$ 789,569**	
Community Park				
Professional Services				
Asset Management	3,538	22,209	30,000	74%
Utility Services				
Electric - Snack Shack Lighting	-	617	858	72%
Water and Sewer - Snack Shake Utilities	234	2,113	2,035	104%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	-	405	3,000	14%
Janitorial	8,460	46,350	54,000	86%
Pressure Cleaning	-	7,477	18,000	42%

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	16,768	221,704	250,000	89%
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	3,388	3,388	2,500	136%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	1,000	1,000	2,000	50%
Miscellaneous Repairs	409	409	5,000	8%
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	225	575	6,000	10%
Contingencies	1,190	9,190	10,876	84%
Sub-total	**$ 35,213**	**$ 346,852**	**$ 418,769**	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	279,583	305,000	92%
Sub-total	**$ 25,417**	**$ 279,583**	**$ 305,000**	
Total Expenditures and Other Uses	**$ 257,534**	**$ 2,189,790**	**$ 2,428,320**	**90%**
Net Increase/ (Decrease) in Fund Balance	**(257,534)**	**273,507**	**(0)**	
Fund Balance - Beginning	1,312,074	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve		279,583	305,000	
Fund Balance - Ending	**$ 1,054,541**	**$ 1,105,374**	**$ 857,283**	

Prepared by:
PFM Management Services LLC

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,410	15,769	19,991	79%
Revenue Account	2,045	27,497	24,521	112%
Special Assessment Revenue				
Special Assessments - On Roll	-	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	**$ 3,455**	**$ 1,031,720**	**$ 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	**3,455**	**47,780**	**45,818**	
Fund Balance - Beginning	1,169,788	1,125,462	1,125,462	
Fund Balance - Ending	**$ 1,173,242**	**$ 1,173,242**	**$ 1,171,280**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	253	2,825	3,576	79%
Revenue Account	1	6	4	158%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	-	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	**$ 253**	**$ 184,078**	**$ 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	**253**	**13,158**	**9,856**	
Fund Balance - Beginning	206,165	193,260	193,260	
Fund Balance - Ending	**$ 206,418**	**$ 206,418**	**$ 203,116**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,358	15,214	19,297	79%
Revenue Account	2	31	20	153%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	-	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	**$ 1,360**	**$ 1,001,691**	**$ 940,381**	**107%**
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	**1,360**	**30,974**	**19,236**	
Fund Balance - Beginning	1,016,010	986,396	986,396	
Fund Balance - Ending	**$ 1,017,370**	**$ 1,017,370**	**$ 1,005,632**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	799	8,925	11,305	79%
Revenue Account	840	11,276	5,845	193%
Prepayment Account	115	138	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	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	**$ 1,754**	**$ 616,348**	**$ 554,944**	**111%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions				
Series 2024	35,000	35,000	-	0%
Interest Expense				
Series 2024	479	425,834	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ 35,479**	**$ 575,834**	**$ 540,355**	**107%**
Net Increase/ (Decrease) in Fund Balance	**(33,725)**	**40,513**	**14,589**	
Fund Balance - Beginning	595,266	521,027	521,027	
Fund Balance - Ending	**$ 561,541**	**$ 561,541**	**$ 535,616**	

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

Description	August	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 August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	7	64	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	$ 7	$ 2,207	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**$ 7**	**$ 2,207**	**$ -**	
Fund Balance - Beginning	$ 21,958	$ 19,757	$ -	
Fund Balance - Ending	$ 21,964	$ 21,964	$ -	

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

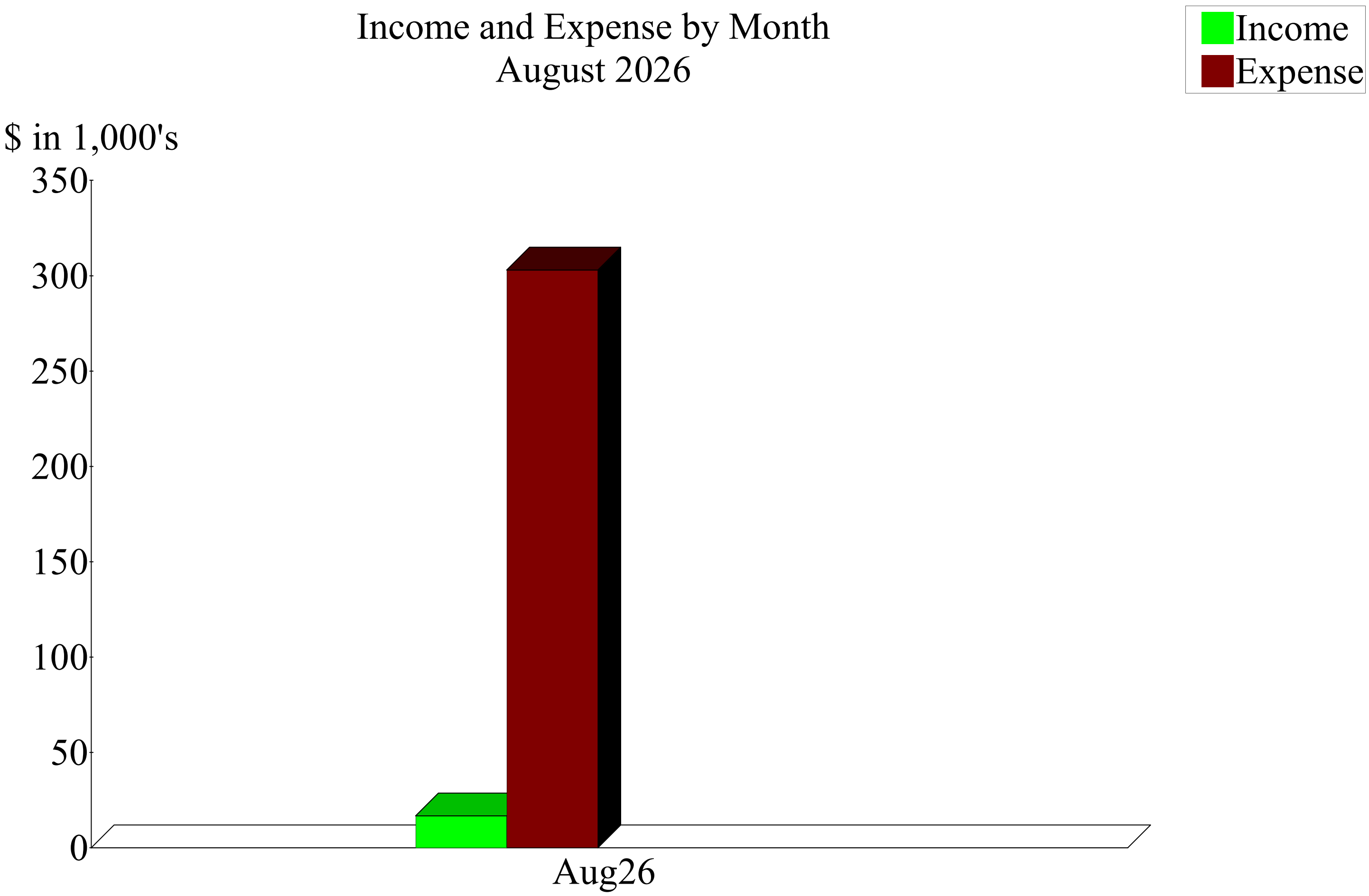
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	$ 0	$ 196	$ -	**0%**
Expenditures and Other Uses				
Capital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

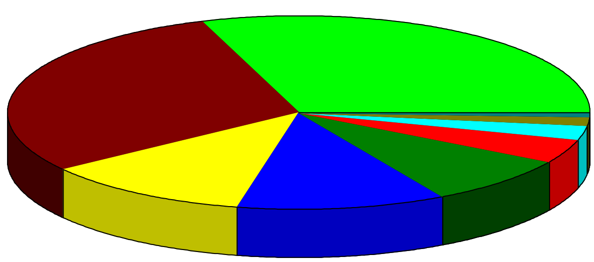
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	$ 9,903	$ 181,795	$ -	0%
Total Revenue and Other Sources	$ -	$ 181,795	$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay		-	-	0%
Engineering	-	-	-	0%
Construction in Progress	9,903	181,795	-	0%
Total Expenditures and Other Uses	$ 9,903	$ 181,795	-	0%
Net Increase/ (Decrease) in Fund Balance	**$ (9,903)**	**$ -**	**$ -**	
Fund Balance - Beginning	$ -	$ -	$ -	
Fund Balance - Ending	$ (9,903)	$ -	$ -	

LT Ranch Community Development District

Income and Expense by Month
August 2026



Expense Summary
August 2026



5380000 · Stormwater Manage	30.43%
5410000 · Road and Street Facili	29.69
5170000 · Debt Service	11.71
5720000 · Community Park (CP-	11.62
9099000 · Reserve Additons	8.39
5370000 · Conservation and Reso	4.08
5130000 · Financial and Administ	2.43
5120000 · Executive	1.46
5190000 · Other General Governn	0.19
Total	$302,915.97

By Account