

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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LT Ranch Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds												Account Groups		Totals (Memorandum Only)			
	Debt Service Funds						Capital Project Funds											
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road	General Long Term Debt	General Fixed Assets						
Assets																		
Cash and Investments																		
General Fund - Invested Cash	\$ 547,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547,132			
Debt Service Fund																		
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	-	1,288,873			
Revenue Account	-	626,950	106,322	513,020	252,067	-	-	-	-	-	-	-	-	-	1,498,358			
Capitalized Interest	-	-	1,849	1	-	-	-	-	-	-	-	-	-	-	1,850			
Prepayment Account	-	22,862	-	14,202	-	-	-	-	-	-	-	-	-	-	37,065			
Construction Account	-	-	-	-	-	421	10	-	13,807	-	-	-	-	-	14,237			
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Due from Other Funds																		
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	1,036,742	-	-	-	1,036,742			
Other Assets - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	-	-	-	5,437			
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	-	-	-	81,100			
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	2,305,119	-	-	2,305,119			
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	35,534,881	-	-	35,534,881			
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	19,159,086			
Total Assets	\$ 552,569	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ 421	\$ 19,757	\$ 61,353	\$ 13,807	\$ 1,036,742	\$ 37,840,000	\$ 19,159,086	\$ 61,509,880					

LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds												Account Groups		Totals (Memorandum Only)			
	Debt Service Funds						Capital Project Funds											
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road	General Long Term Debt	General Fixed Assets						
Liabilities																		
Accounts Payable & Payroll Liabilities	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,036,742	\$ -	\$ -	\$ -	\$ 1,037,028				
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Developer Advances	-	-	-	-	-	-	-	-	-	1,293,146	-	-	-	-	1,293,146			
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	-	-	-	-	-	-	-	-	-	-	14,665,000	-	-	14,665,000				
Series 2022-1	-	-	-	-	-	-	-	-	-	-	2,280,000	-	-	2,280,000				
Series 2022-2	-	-	-	-	-	-	-	-	-	-	12,695,000	-	-	12,695,000				
Series 2024	-	-	-	-	-	-	-	-	-	-	\$7,480,000	-	-	7,480,000				
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	-	54,012	-	-	-	-	-	-	-	54,012				
Total Liabilities	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ 1,036,742	\$ 37,840,000	\$ -	\$ -	\$ 40,224,186				
Fund Equity and Other Credits																		
Investment in General Fixed Assets														19,159,086	19,159,086			
Fund Balance																		
Restricted																		
Beginning: October 1, 2024 (Unaudited)	-	1,016,541	177,774	914,156	481,220	(53,609)	19,757	61,353	(1,291,554)	-	-	-	-	1,325,638				
Results from Current Operations	-	108,921	15,486	72,240	39,807	18	-	-	12,214	-	-	-	-	248,687				
Unassigned																		
Beginning: October 1, 2024 (Unaudited)	589,056	-	-	-	-	-	-	-	-	-	-	-	-	-				
Allocation of Fund Balance																		
Funds Un-Allocated at September 30, 2024	176,430	-	-	-	-	-	-	-	-	-	-	-	-	176,430				
System-Wide Reserves	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000				
Reserve for First Two Months Operations	162,626	-	-	-	-	-	-	-	-	-	-	-	-	162,626				
Results of Current Operations	(36,773)	-	-	-	-	\$ (53,591)	\$ 19,757	\$ 61,353	\$ (1,279,340)	\$ -	\$ -	\$ -	\$ -	(36,773)				
Total Fund Equity and Other Credits	\$ 552,283	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ (53,591)	\$ 19,757	\$ 61,353	\$ (1,279,340)	\$ -	\$ -	\$ -	\$ 19,159,086	\$ 21,285,694				
Total Liabilities, Fund Equity and Other Credits	\$ 552,569	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ 421	\$ 19,757	\$ 61,353	\$ 13,807	\$ 1,036,742	\$ 37,840,000	\$ 19,159,086	\$ 61,509,880					

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	0%
Cash Available Fund FY 2025 Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 65,419	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	5	133,405	572,251	144,601	31,827	1,044,876	31,437	15,011	16,046	226	-	-	1,989,686	2,067,227	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ (155,874)	0%
Contributions Private Sources															
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Taylor Morrison	-	-	-	-	412,626	-	-	-	-	-	-	-	412,626	412,626	100%
Reserve Distrib.-Extraordinary Cap/Operations	-	-	-	-	-	-	-	-	-	-	-	449,399	449,399	-	0%
Note Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5	\$ 133,405	\$ 572,251	\$ 144,601	\$ 444,453	\$ 1,044,876	\$ 31,437	\$ 15,011	\$ 16,046	\$ 226	\$ -	\$ 449,399	\$ 2,851,711	\$ 2,226,772	128%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	-	-	-	-	-	-	800	-	400	-	200	-	1,400	-	0%
Executive															
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	7,400	-	-	-	-	-	-	-	7,400	5,900	125%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	100%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	25,500	25,500	100%
Arbitrage Rebate Services	-	-	-	-	-	1,500	-	-	-	-	500	-	2,000	1,500	133%
Other Current Charges & Obligations															
Sarasota County RE Tax	-	29	-	-	-	-	-	-	-	-	-	-	29	-	0%
Other Contractual Services															
Legal Advertising	-	-	552	-	-	200	-	-	2,397	459	1,036	408	5,051	2,000	253%
Trustee Services	-	-	-	12,631	-	-	-	4,246	-	-	-	-	16,878	17,600	96%
Dissemination Agent Services	-	-	-	-	-	3,000	-	-	-	-	-	-	3,000	8,000	38%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	600	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	11	-	62	-	11	47	-	130	200	65%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	1,000	1,300	2,000	65%
Insurance	27,316	-	946	-	-	-	-	-	-	-	-	-	28,262	70,000	40%

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LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual	% of	
														Budget	Budget	
Printing & Binding	-	-	-	-	373	-	-	-	-	-	-	-	-	373	400	93%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services																
Legal - General Counsel	-	-	3,466	675	972	617	526	810	-	1,128	-	939	9,132	10,000	91%	
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services																
Engineering/ Field Services	-	-	424	-	106	-	110	2,274	-	165	110	165	3,354	7,500	45%	
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services																
Hurricane Milton	3,465	48,917	22,999	40,883	22,133	34,769	-	1,900	-	5,109	121,932	52,187	354,293	-	-	0%
Conservation and Resource MGMT																
Re-Use System																
Utility Services																
Electric Service	55	2,157	2,763	2,892	2,704	2,837	1,911	3,629	3,183	2,862	2,735	1,714	29,442	-	0%	
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	4,245	4,913	2,564	2,586	794	1,569	60	30,151	36,450	83%	
Repairs and Maintenance																
Irrigation System (Line Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	615	615	12,000	5%
Irrigation System (Pump Station)	-	-	-	5,480	-	-	-	210	-	6,862	-	455	13,007	16,000	81%	

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services															
Lake, Lake Bank and Littoral Shelf Maintenance															
Professional Services															
Asset Management	-	4,767	4,767	-	9,533	4,767	-	9,533	4,767	4,767	4,767	9,533	57,200	57,200	100%
Repairs and Maintenance															
Aquatic Weed Control	-	14,934	7,467	-	14,934	14,487	7,467	7,467	7,467	7,467	7,467	7,467	96,624	94,000	103%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Detention Area Maintenance	-	-	925	-	-	925	-	925	-	-	925	-	3,700	4,200	88%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	2,100	-	-	-	-	-	-	6,000	-	-	-	35,000	43,100	25,000	172%
Preserve Services															
Shell Path Regrading	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	130	390	-	650	15,400	64,275	-	19,875	675	19,850	20,000	141,245	158,900	89%
Enhancement Area Maintenance	-	-	8,150	8,150	-	8,150	-	8,150	-	8,150	-	8,150	48,900	86,400	57%
Lake Maintenance	-	-	-	-	-	-	-	-	-	2,700	-	-	2,700	-	0%
Preserve Maintenance	-	-	-	-	-	-	-	4,315	-	-	-	39,175	43,490	-	0%
Creation Area Maintenance	-	-	1,075	1,075	-	1,075	28,050	10,425	19,300	1,075	-	16,650	78,725	60,900	129%
Green Way Maintenance	-	-	1,100	1,100	-	1,100	10,250	4,438	5,125	12,119	30,619	3,338	69,188	27,600	251%
Green Way Trail System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	800	12,500	-	-	13,300	9,520	140%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lorraine Road Maintenance															
Professional Services															
Asset Management	-	2,383	2,383	-	4,767	2,383	-	4,767	2,383	2,383	2,383	4,767	28,600	28,600	100%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Utility Services															
Electric - Street Lights	580	562	708	934	744	600	684	621	566	471	364	715	7,550	10,000	75%
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance															
Landscape Maintenance															
Periodic Maintenance	-	37,130	14,231	93,183	45,645	45,645	2,112	103,406	38,168	33,127	-	90,627	503,274	396,000	127%
Pressure Cleaning	-	-	-	-	675	-	-	675	-	-	-	-	1,350	15,000	9%
Frost Damage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Vehicular Damage	-	-	-	-	-	-	-	1,582	-	-	7,125	1,109	9,815	8,000	123%
Tree Trimming	-	-	-	-	-	-	-	-	16,692	-	-	-	16,692	25,000	67%
Landscape Replacements	-	-	-	938	-	-	-	-	-	-	-	531	1,469	24,000	6%
Mulch Installation	-	-	11,005	-	-	-	-	-	22,273	-	-	-	33,278	40,000	83%
Annuals	-	-	7,785	-	-	7,936	-	-	-	5,478	-	-	21,198	25,000	85%
Roadway Lighting	-	-	-	-	-	6,350	-	-	-	-	-	-	6,350	5,000	127%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Fountain Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation Repairs	-	721	1,576	2,075	997	-	837	2,605	2,077	-	297	1,278	12,462	5,000	24%	
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	659	3,770	-	531	-	-	2,559	7,519	12,860	58%	
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Skye Ranch Rd, Lattimer, Luna Ln Maintenance																
Periodic Maitenance	-	8,209	-	26,099	11,087	11,087	-	36,496	13,471	11,692	-	26,963	145,105	100,000	145%	
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	3,875	3,875	-	-	0%
Community Park																
Professional Services																
Asset Management	-	2,150	2,150	-	4,300	2,150	-	4,300	2,150	2,150	2,150	4,300	25,800	25,800	100%	
Park Staffing	-	-	-	-	-	-	-	-	-	-	-	-	-	43,120	0%	
Utility Services																
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance																
Sand Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%	
Janitorial	-	3,980	3,980	7,960	4,065	-	3,980	4,065	8,100	3,980	4,105	5,555	49,770	51,000	98%	
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Floratam Grass Areas	-	13,697	6,700	46,616	19,094	19,094	-	18,334	6,736	5,846	-	13,482	149,599	49,000	305%	
Gate Repairs & Maitenance	-	-	-	-	-	-	-	-	-	-	-	150	150	-	-	0%
Bermuda Grass Area																
Mowing Area	-	-	-	-	-	-	-	44,520	16,465	14,290	-	32,955	108,230	156,000	69%	
Agronomic Scope	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Aeration/Venticutting	-	-	-	-	-	-	-	-	-	20,590	-	-	20,590	22,000	94%	
Topdressing	-	-	-	-	-	-	-	-	-	10,100	-	-	10,100	10,100	100%	
Rye Seeding	-	-	-	-	-	-	-	-	-	-	-	-	-	5,500	0%	
Bahai Maintenance																
Mowing/Edging and Weedeating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bed Maitenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%	
Maintenance Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation - Park excluding Playgnd	-	-	-	-	-	-	7,686	-	-	-	-	-	-	7,686	7,500	102%
ADA Compliant Mulch for Playground	-	-	-	-	-	-	-	-	-	-	8,985	-	8,985	-	-	0%
Irrigation System - Wet Checks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation - Line Distribution System	-	1,335	-	-	-	-	-	-	-	-	-	-	-	1,335	2,000	67%
Snack Shack																
Utility Services																
Electric	103	72	60	62	56	51	63	78	113	130	143	137	1,069	5,000	21%	
Water and Sewer	150	-	359	146	162	159	148	159	170	156	162	187	1,959	4,000	49%	
Building Maintenance	-	-	-	-	-	600	-	-	3,164	-	-	-	3,764	2,000	188%	

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
	-	-	-	100	-	-	-	-	-	-	-	-	257	357	5,000	7%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Repairs	-	400	700	-	-	1,115	-	17,500	-	-	5,534	8,710	33,959	8,000	424%	
Dog Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	6,200	5,000	124%
Outdoor Sport Courts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Repairs	-	-	-	-	400	-	-	-	-	-	-	-	-	400	3,500	11%
Outdoor Sports Fields - Other	-	2,300	-	200	-	623	-	-	-	-	200	-	-	3,323	6,000	55%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	300	160	-	-	-	150	-	-	-	-	-	610	23,247	3%
Other Financing Uses																
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,312	153,955	122,788	264,968	159,939	199,477	146,123	314,748	208,451	191,225	231,546	403,554	2,439,085	1,976,772	123%	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
	-	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000	100%
Reserves													162,626	162,626	0%
Operations	-	-	-	-	-	-	-	-	-	-	-	-	412,626	412,626	250,000
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	-	412,626	412,626	250,000
Total Expenditures and Other Uses:	\$ 42,312	\$ 153,955	\$ 122,788	\$ 264,968	\$ 159,939	\$ 199,477	\$ 146,123	\$ 314,748	\$ 208,451	\$ 191,225	\$ 231,546	\$ 816,180	\$ 2,851,711	\$ 2,226,772	128%
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	845,400	(114,686)	(299,736)	(192,405)	(190,999)	(231,546)	(366,781)	-	-	-
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	1,139,810	1,985,209	1,870,523	1,570,787	1,378,382	1,187,383	955,837	589,056	589,056	589,056
Fund Balance - Ending	\$ 546,749	\$ 526,199	\$ 975,663	\$ 855,295	\$ 1,139,810	\$ 1,985,209	\$ 1,870,523	\$ 1,570,787	\$ 1,378,382	\$ 1,187,383	\$ 955,837	\$ 1,001,682	\$ 1,001,682	\$ 839,056	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Interest Income																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Reserve Account	1,969	1,912	1,776	1,769	1,715	1,549	1,715	1,660	1,715	1,660	1,715	1,714	20,872	22,697	92%	
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Revenue Account	2,231	2,189	927	1,650	1,854	2,141	2,499	3,744	2,122	2,115	2,217	2,243	25,934	23,410	111%	
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Special Assessments - Prepayments																
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	522,438	15,719	7,506	8,023	113	-	-	994,843	1,022,652	97%	
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	36,565	-	36,565	-	0%	
Other Fees and Charges																
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(66,906)	0%	
Debt Proceeds															0%	
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Total Revenue and Other Sources:	\$ 4,202	\$ 70,804	\$ 288,830	\$ 75,720	\$ 19,484	\$ 526,129	\$ 19,933	\$ 12,910	\$ 11,861	\$ 3,888	\$ 40,497	\$ 3,957	\$ 1,078,214	\$ 1,001,853	108%	
Expenditures and Other Uses																
Debt Service																
Principal Debt Service - Mandatory																
Series 2019	-	-	-	-	-	-	-	-	355,000	-	-	-	-	355,000	355,000	100%
Principal Debt Service - Early Redemptions																
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Interest Expense																
Series 2019	-	300,045	-	-	-	-	-	300,045	-	-	-	-	600,090	601,260	100%	
Operating Transfers Out (To Other Funds)																
Total Expenditures and Other Uses:	\$ -	\$ 300,045	\$ -	\$ 655,045	\$ -	\$ -	\$ -	\$ 14,202	\$ 969,292	\$ 956,260	101%					
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	526,129	19,933	(642,135)	11,861	3,888	40,497	(10,245)	108,921	45,593		
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,175,534	1,701,663	1,721,596	1,079,462	1,091,322	1,095,210	1,135,708	1,016,541	1,016,541		
Fund Balance - Ending	\$ 1,020,743	\$ 791,501	\$ 1,080,331	\$ 1,156,051	\$ 1,175,534	\$ 1,701,663	\$ 1,721,596	\$ 1,079,462	\$ 1,091,322	\$ 1,095,210	\$ 1,135,708	\$ 1,125,462	\$ 1,062,134			

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	352	342	318	317	307	277	307	297	307	297	307	307	3,735	4,050	92%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	1	-	-	-	-	-	1	-	-	-	-	2	-	0%
Capitalized Interest Account	9	11	1	3	4	4	6	7	3	3	4	5	60	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	95,727	2,880	1,375	1,470	21	-	-	182,286	183,003	100%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(8,007)	0%
Debt Proceeds														-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 361	\$ 12,576	\$ 52,746	\$ 13,567	\$ 3,227	\$ 96,009	\$ 3,193	\$ 1,680	\$ 1,780	\$ 321	\$ 312	\$ 312	\$ 186,083	\$ 179,046	104%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022-1	-	-	-	-	-	-	-	35,000	-	-	-	-	35,000	35,000	100%
Principal Debt Service - Early Redemptions															
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022-1	-	67,799	-	-	-	-	-	67,799	-	-	-	-	135,598	135,598	100%
Operating Transfers Out (To Other Funds)															0%
Total Expenditures and Other Uses:	\$ -	\$ 67,799	\$ -	\$ 102,799	\$ -	\$ -	\$ -	\$ -	\$ 170,598	\$ 170,598	100%				
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	96,009	3,193	(101,119)	1,780	321	312	312	15,486	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	192,453	288,461	291,654	190,535	192,315	192,636	192,948	177,774	177,774	
Fund Balance - Ending	\$ 178,136	\$ 122,913	\$ 175,659	\$ 189,226	\$ 192,453	\$ 288,461	\$ 291,654	\$ 190,535	\$ 192,315	\$ 192,636	\$ 192,948	\$ 193,260	\$ 193,260	\$ 186,222	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Interest Income																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Reserve Account	1,899	1,846	1,715	1,708	1,656	1,496	1,656	1,603	1,656	1,603	1,656	1,655	20,148	21,855	92%	
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Revenue Account	2	2	-	1	1	2	2	4	2	2	2	2	22	-	0%	
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	-	-	2	6,250	0%	
Special Assessments - Prepayments																
Special Assessments - On Roll	2	64,283	275,748	69,678	15,336	503,490	15,149	7,233	7,732	109	-	-	958,761	986,847	97%	
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Other Fees and Charges																
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(65,785)	0%	
Debt Proceeds														-	0%	
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	14,202	14,202	-	
Total Revenue and Other Sources:	\$ 1,905	\$ 66,132	\$ 277,463	\$ 71,387	\$ 16,994	\$ 504,987	\$ 16,807	\$ 8,840	\$ 9,390	\$ 1,714	\$ 1,658	\$ 15,859	\$ 993,135	\$ 949,167	105%	
Expenditures and Other Uses																
Debt Service																
Principal Debt Service - Mandatory																
Series 2022-2	-	-	-	-	-	-	-	-	195,000	-	-	-	-	195,000	195,000	100%
Principal Debt Service - Early Redemptions																
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Interest Expense																
Series 2022-2	-	362,948	-	-	-	-	-	362,948	-	-	-	-	725,895	725,895	100%	
Operating Transfers Out (To Other Funds)															0%	
Total Expenditures and Other Uses:	\$ -	\$ 362,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,948	\$ -	\$ -	\$ -	\$ -	\$ 920,895	\$ 920,895	100%	
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	504,987	16,807	(549,108)	9,390	1,714	1,658	15,859	72,240	28,272		
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	985,089	1,490,076	1,506,883	957,775	967,165	968,879	970,537	914,156	914,156		
Fund Balance - Ending	\$ 916,060	\$ 619,245	\$ 896,708	\$ 968,095	\$ 985,089	\$ 1,490,076	\$ 1,506,883	\$ 957,775	\$ 967,165	\$ 968,879	\$ 970,537	\$ 986,396	\$ 986,396	\$ 942,428		

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,473	0%	
Interest Income																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Reserve Account	1,113	1,081	1,004	1,002	970	876	970	939	970	939	970	969	11,803	-	0%	
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Revenue Account	-	-	-	118	412	744	894	1,610	836	842	887	901	7,244	-	0%	
Capitalized Interest Account	877	865	-	-	-	-	-	-	-	-	-	-	1,742	-	0%	
Special Assessments - Prepayments																
Special Assessments - On Roll	1	37,577	161,190	40,731	8,965	294,318	8,855	4,228	4,520	64	-	-	560,449	575,619	97%	
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Other Fees and Charges																
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(37,080)	0%	
Debt Proceeds														-	0%	
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Total Revenue and Other Sources:	\$ 1,991	\$ 39,524	\$ 162,194	\$ 41,850	\$ 10,347	\$ 295,937	\$ 10,719	\$ 6,777	\$ 6,326	\$ 1,845	\$ 1,857	\$ 1,870	\$ 581,238	\$ 743,012	78%	
Expenditures and Other Uses																
Debt Service																
Principal Debt Service - Mandatory																
Series 2022-2	-	-	-	-	-	-	-	-	110,000	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions																
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	
Interest Expense																
Series 2022-2	-	204,473	-	-	-	-	-	215,235	-	-	-	-	419,708	419,708	100%	
Operating Transfers Out (To Other Funds)																
Total Expenditures and Other Uses:																
Total Expenditures and Other Uses:	\$ -	\$ 216,195	\$ -	\$ 325,235	\$ -	\$ -	\$ -	\$ -	\$ 541,430	\$ 529,708	102%					
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	295,937	10,719	(318,458)	6,326	1,845	1,857	1,870	39,807	213,304		
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	520,931	816,868	827,587	509,130	515,456	517,300	519,157	481,220	481,220		
Fund Balance - Ending	\$ 483,211	\$ 306,539	\$ 468,733	\$ 510,584	\$ 520,931	\$ 816,868	\$ 827,587	\$ 509,130	\$ 515,456	\$ 517,300	\$ 519,157	\$ 521,027	\$ 521,027	\$ 694,524		

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	2	2	2	2	1	1	1	1	1	1	2	2	18	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 2	\$ 2	\$ 18	\$ -	0%					
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	0%													
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 18	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,597)	\$ (53,596)	\$ (53,594)	\$ (53,593)	\$ (53,609)	\$ -	
Fund Balance - Ending	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,597)	\$ (53,596)	\$ (53,594)	\$ (53,593)	\$ (53,591)	\$ (53,609)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	0%													
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	0%													
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-
Fund Balance - Ending	\$ 19,757	-													

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	0%													
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
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	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-
Fund Balance - Ending	\$ 61,353	-													

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	6	45	50	48	44	49	47	49	48	49	50	485	-	0%
Cost of Issuance	7	-	-	-	-	-	-	-	-	-	-	-	7	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	11,722	-	-	-	-	-	-	-	-	-	-	11,722	-	0%
Total Revenue and Other Sources:	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 50	\$ 12,214	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	0%												
Net Increase/(Decrease) in Fund Balance	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 50	\$ 12,214	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,279,389)	\$ (1,291,554)	\$ -	
Fund Balance - Ending	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,279,389)	\$ (1,279,340)	\$ (1,279,340)	\$ -	

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Developer Contributions																
TM - Lorraine Rd Widening	\$ - \$	224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 1,959,255	\$ 4,751,596	\$ -	0%	
Total Revenue and Other Sources:	\$ - \$	224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 1,959,255	\$ 4,751,596	\$ -	0%	
Expenditures and Other Uses																
Professional Services																
Legal - Lorraine Rd Widening	-	224	480	-	224	-	99	-	-	-	-	-	-	1,027	-	0%
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance																-
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay																-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Construction in Progress	-	-	10,799	-	69,157	-	783,503	-	581,213	1,346,642	-	1,959,255	4,750,569	-	0%	
Total Expenditures and Other Uses:	\$ - \$	224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 1,959,255	\$ 4,751,596	\$ -	0%	
Net Increase/ (Decrease) in Fund Balance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	-
Fund Balance - Beginning	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	-
Fund Balance - Ending	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	-