LT Ranch
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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LT Ranch Community Development District
Balance Sheet
Through September 30, 2026

Description	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds					
		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	$ 7,876	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,876
FMIT - Investment Account	1,020,899	-	-	-	-	-	-	-	-	-	1,020,899
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	267,650	-	-	-	-	-	1,284,783
Revenue Account	-	701,725	121,581	560,417	290,441	-	-	-	-	-	1,674,164
Prepayment Account	-	150	-	1,120	5,123	-	-	-	-	-	6,393
Construction Account	-	-	-	-	-	-	2,224	18	-	-	2,241
Accounts Receivable	22,380	-	-	-	-	-	-	-	-	-	22,380
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	-	-	-	-	-	-	-	-	2,402,125	-	2,402,125
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,602,875	-	34,602,875
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	22,319,649	22,319,649
Total Assets	**$ 1,056,592**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ -**	**$ 21,971**	**$ 18**	**$ 37,005,000**	**$ 22,319,649**	**$ 63,368,569**

LT Ranch Community Development District
Balance Sheet
Through September 30, 2026

Description	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			General Long Term Debt	General Fixed Assets	
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024			
Liabilities											
Accounts Payable	$ 81,045	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 81,045
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	-	-	-	-	-	-	-	-	$7,325,000	-	7,325,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	**$ 81,045**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,012**	**$ -**	**$ 1,279,161**	**$ 37,005,000**	**$ -**	**$ 38,419,217**
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	22,319,649	22,319,649
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	-	51,262	13,411	32,334	42,187	(421)	2,214	196	-	-	141,184
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	532,031	-	-	-	-	-	-	-	-		532,031
Results of Current Operations	423,264	-	-	-	-	-	-	-	-	-	423,264
Total Fund Equity and Other Credits	**$ 975,547**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ (54,012)**	**$ 21,971**	**$ (1,279,143)**	**$ -**	**$ 22,319,649**	**$ 24,949,352**
Total Liabilities, Fund Equity and Other Credits	**$ 1,056,592**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ -**	**$ 21,971**	**$ 18**	**$ 37,005,000**	**$ 22,319,649**	**$ 63,368,569**

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	3,895	20,899	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	74,239	305,707	281,076	109%
Community Fundraising Contribution	-	-	7,000	0%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	**$ 78,134**	**$ 2,541,431**	**$ 2,435,320**	**104%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	400	2,000	3,200	63%
Executive				
Professional Management	4,417	53,000	53,000	100%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	36,000	36,000	100%
Assessment Roll Services	3,000	36,000	36,000	100%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	430	2,091	3,200	65%
Trustee Services		17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	-	450	1,000	45%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	-	221	200	110%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	29,501	28,962	102%
Printing & Binding	5	347	500	69%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	4,392	10,636	15,000	71%
Other General Government Services				
Engineering/ Field Services	191	1,429	7,500	19%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	**$ 15,918**	**$ 202,163**	**$ 221,417**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	1,679	31,589	39,600	80%
Electric Service	2,841	32,061	31,647	101%
Repairs and Maintenance				
Irrigation System (Line Distribution)	539	1,055	12,000	9%
Irrigation System (Pump Station)	4,459	35,583	14,000	254%
Sub-total	**$ 9,517**	**$ 100,288**	**$ 97,247**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	11,670	47,705	65,000	73%
Repairs and Maintenance				
Aquatic Weed Control	7,467	89,604	94,000	95%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	1,800	12,750	4,000	319%
Control Structures, Catch Basins & Outfalls	-	49,580	32,000	155%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	-	279,740	158,900	176%
Enhancement Area Maintenance	4,600	39,600	86,400	46%
Creation Area Maintenance	5,800	17,700	60,900	29%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System	-			
Green Way Maintenance	3,368	40,419	24,000	168%
Secondary Drainage System	5,488	5,488	8,000	69%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	17,583	29,720	10,418	285%
Sub-total	**$ 57,776**	**$ 622,446**	**$ 596,318**	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	11,642	36,359	35,000	104%
SWFWMD Reporting Re-use System	750	1,530	3,000	51%

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Utility Services				
Electric - Street Lights	595	11,083	8,400	132%
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	37,817	446,895	437,130	102%
Pressure Cleaning	-	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	26,000	102%
Annuals	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	2,437	15,165	11,000	138%
Hog Damage	4,505	4,505	4,000	113%
Contingencies	-	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	101,468	101,467	100%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	-	1,250	10,000	13%
Landscape Replacements	-	5,389	9,000	60%
Mulch Installation	-	-	18,000	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	**$ 66,202**	**$ 787,870**	**$ 771,569**	
Community Park				
Professional Services				
Asset Management	10,709	32,918	30,000	110%
Utility Services				
Electric - Snack Shack Lighting	138	755	858	88%
Water and Sewer - Snack Shake Utilities	162	2,275	2,035	112%

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	310	715	3,000	24%
Janitorial	4,040	50,390	54,000	93%
Pressure Cleaning	-	7,477	18,000	42%
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	16,768	238,472	250,000	95%
Irrigation System	-			
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation	-			
Park excluding Playground Areas	-	19,888	12,000	166%
ADA Compliant Mulch for Playground	-	3,388	2,500	136%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	264	1,264	2,000	63%
Miscellaneous Repairs	4,415	4,825	5,000	96%
Playground				
Miscellaneous Repairs	-	9,341	27,000	35%
Dog Park				
Miscellaneous Repairs	320	2,506	5,000	50%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	200	775	6,000	13%
Contingencies	21,221	30,411	10,876	280%
Sub-total	**$ 58,548**	**$ 405,400**	**$ 443,769**	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	305,000	305,000	100%
Sub-total	**$ 25,417**	**$ 305,000**	**$ 305,000**	
Total Expenditures and Other Uses	**$ 233,378**	**$ 2,423,167**	**$ 2,435,320**	100%
Net Increase/ (Decrease) in Fund Balance	**(155,244)**	**118,264**	**(0)**	
Fund Balance - Beginning	1,105,374	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	305,000	305,000	
Fund Balance - Ending	**$ 975,547**	**$ 975,547**	**$ 857,283**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,410	17,179	19,991	86%
Revenue Account	2,072	29,569	24,521	121%
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	**$ 3,482**	**$ 1,035,202**	**$ 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	**3,482**	**51,262**	**45,818**	
Fund Balance - Beginning	1,173,242	1,125,462	1,125,462	
Fund Balance - Ending	**$ 1,176,725**	**$ 1,176,725**	**$ 1,171,280**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	253	3,078	3,576	86%
Revenue Account	1	7	4	171%
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**	**$ 184,332**	**$ 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**	**13,411**	**9,856**	
Fund Balance - Beginning	206,418	193,260	193,260	
Fund Balance - Ending	**$ 206,671**	**$ 206,671**	**$ 203,116**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,358	16,571	19,297	86%
Revenue Account	2	33	20	165%
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**	**$ 1,003,051**	**$ 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**	**32,334**	**19,236**	
Fund Balance - Beginning	1,017,370	986,396	986,396	
Fund Balance - Ending	**$ 1,018,730**	**$ 1,018,730**	**$ 1,005,632**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	799	9,724	11,305	86%
Revenue Account	857	12,133	5,845	208%
Prepayment Account	18	156	-	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	**$ 1,674**	**$ 618,022**	**$ 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	-	0%
Interest Expense				
Series 2024	-	425,834	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 575,834**	**$ 540,355**	**107%**
Net Increase/ (Decrease) in Fund Balance	**1,674**	**42,187**	**14,589**	
Fund Balance - Beginning	561,541	521,027	521,027	
Fund Balance - Ending	**$ 563,214**	**$ 563,214**	**$ 535,616**	

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

Description	September	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)**	**$ -**	

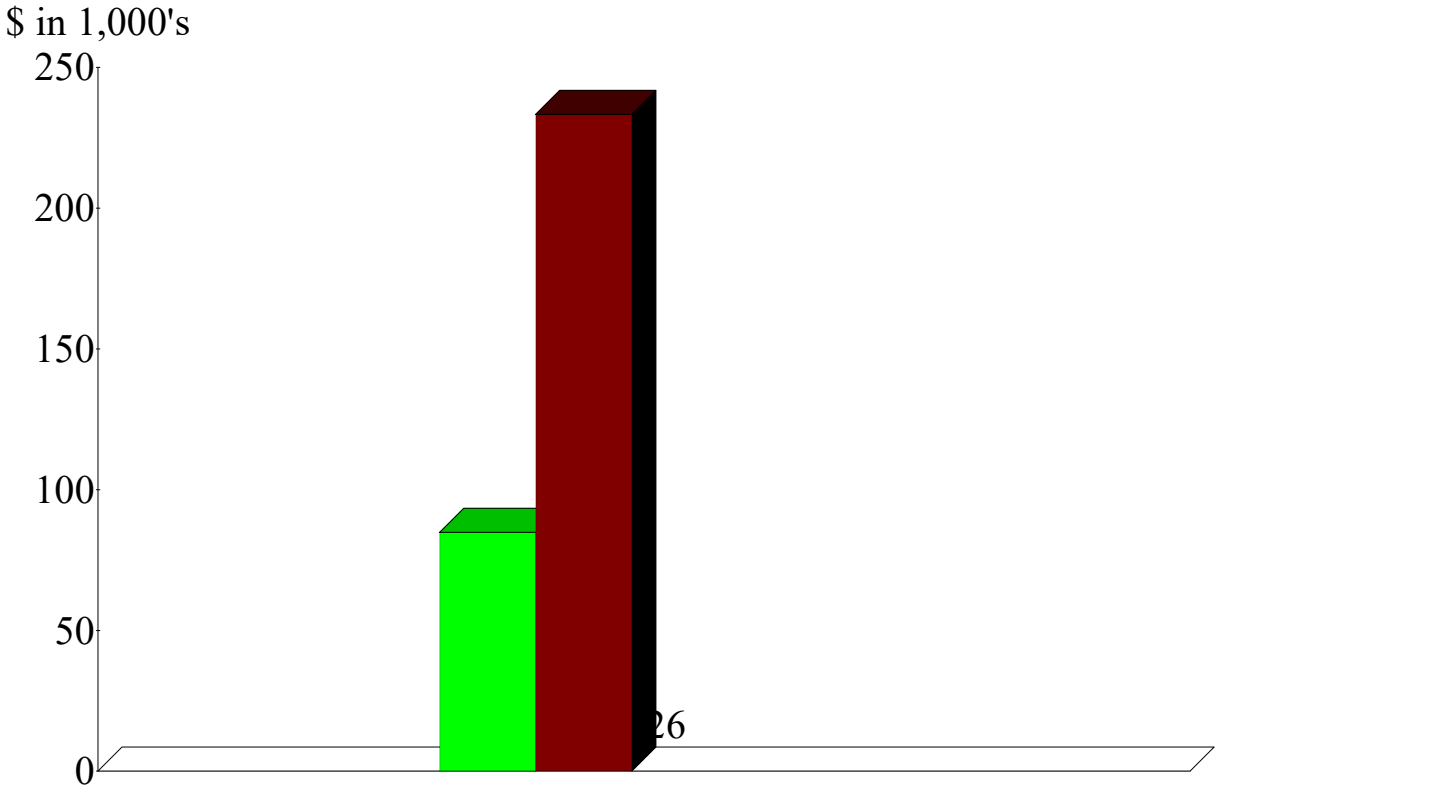
LT Ranch Community Development District
Construction Project Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	7	70	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	$ 7	$ 2,214	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**$ 7**	**$ 2,214**	**$ -**	
Fund Balance - Beginning	$ 21,964	$ 19,757	$ -	
Fund Balance - Ending	**$ 21,971**	**$ 21,971**	**$ -**	

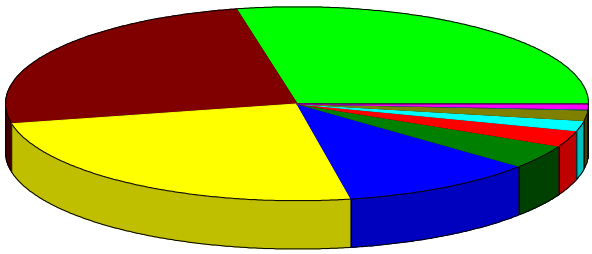
LT Ranch Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	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
Income and Expense by Month
September 2026



Expense Summary
September 2026



5410000 · Road and Street Fac	28.37%
5720000 · Community Park (CP-	25.09
5380000 · Stormwater Managem	24.76
9099000 · Reserve Additons	10.89
5370000 · Conservation and Reso	4.08
5130000 · Financial and Administ	2.79
5120000 · Executive	1.89
5140000 · Legal Services	1.88
5110000 · Legislative	0.17
5190000 · Other General Governn	0.08
Total	$233,377.58

By Account