LT Ranch

Community Development District

Financial Statements November 30, 2025

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Monthly Financial Statements

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

Assets Cash and Investments General Fund - Invested Cash Debt Service Fund	\$ 633,884	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Capital Project Fur Series 2022-1	Series 2022-2	Series 2024	Accoun General Long Term Debt	t Groups General Fixed Assets	Totals (Memorandum Only)
Cash and Investments General Fund - Invested Cash Debt Service Fund	\$ 633,884					Series 2019	Series 2022-1	Series 2022-2	Series 2024			•
Cash and Investments General Fund - Invested Cash Debt Service Fund	,,	\$ -	\$ -	\$ -								
General Fund - Invested Cash Debt Service Fund	,,	\$ -	\$ -	\$ -								
Debt Service Fund	,,	\$ -	\$ -	\$ -								
	-				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633,884
	-											
Reserve Account		475,650	85,378	459,173	268,961	-	-	-	-	-	-	1,289,161
Revenue Account	-	396,724	50,267	214,288	76,222	-	-	-	-	-	-	737,503
Construction Account	-	-	-	-	-	423	2,159	-	13,900	-	-	16,483
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	47,856	8,762	46,126	26,939	-	-	-	-	-	-	129,683
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	1,784,224	-	1,784,224
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	36,015,776	-	36,015,776
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086
Total Assets	\$ 639,321	\$ 920,230	\$ 144,407	\$ 719,587	\$ 372,122	\$ 423	\$ 21,906	\$ 61,353	\$ 13,900	\$ 37,800,000	\$ 19,159,086	\$ 59,852,336

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

				Governmen	ital Funds							
			Debt Service Fund	ls			Capital Project Fu	nds		Accoun	t Groups	Totals
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	General Long Term Debt	General Fixed Assets	(Memorandum Only)
Liabilities												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advances	-	-	-	-	-	_	-	_	1,293,146	_	_	1,293,146
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	_	-	-	-	-
Debt Service Fund(s)	129,683	-	-	-	-	_	-	_	-	_	_	129,683
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	-	-	-	_	-	-	-	_	-	14,640,000	_	14,640,000
Series 2022-1	-	-	-	-	-	_	-	_	-	2,280,000	_	2,280,000
Series 2022-2	-	-	-	_	-	-	-	_	-	12,680,000	_	12,680,000
Series 2024	-	-	-	-	-	-	-	_	-	\$7,480,000	-	7,480,000
Unamortized Prem or (Disc) on Bonds Payabl	-	-	-	-	-	54,012	-	_	-	_	_	54,012
Total Liabilities	\$ 129,683	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ 37,800,000	\$ -	\$ 39,276,841
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086
Fund Balance												
Restricted												
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	61,353	(1,279,340)	-	-	1,574,325
Results from Current Operations	-	(205,232)	(48,853)	(266,809)	(148,906)	3	2,149	-	93	-	-	(667,554)
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	277,865	-	-	-	-	-	-	-	-	-		277,865
Results of Current Operations	(42,645)	-	-	-	-	-	-	-	-	-	-	(42,645)
Total Fund Equity and Other Credits	\$ 509,639	\$ 920,230	\$ 144,407	\$ 719,587	\$ 372,122	\$ (53,588)	\$ 21,906	\$ 61,353	\$ (1,279,246)	\$ -	\$ 19,159,086	\$ 20,575,496
Total Liabilities Fund Faulity and China Condition	\$ 639,321	\$ 920,230	\$ 144,407	\$ 719,587	\$ 372,122	\$ 423	\$ 21,906	ć 61.252	\$ 13,900	\$ 37,800,000	ć 10.1E0.00C	\$ 59,852,336
Total Liabilities, Fund Equity and Other Credits =	φ 039,321	\$ 920,230	\$ 144,407	\$ 719,587	3 3/2,122 ——————————————————————————————————	ş 423	21,906	\$ 61,353	\$ 13,900	3 37,800,000	\$ 19,159,086	÷ 55,852,336

			Total Annual	% of	
Description	November	Year to Date	Budget	Budget	
- 121 2					
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	0%	
Special Assessment Revenue					
Special Assessments - On-Roll	193,537	212,441	2,067,227	10%	
Special Assessments - Off-Roll	-	-	-	0%	
Other Fees and Charges					
Discounts/Collection Fees	-	-	(169,983)	0%	
Contributions Private Sources					
Cost Share Program - LT Ranch South CDD	-	-	281,076	0%	
Developer Funding - Initial Reserve	-	-	250,000	0%	
Intragovernmental Transfer In		-	-	0%	
Total Revenue and Other Sources:	\$ 193,537	\$ 212,441	\$ 2,428,320	9%	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's - Fees	-	400	3,200	0%	
Executive					
Professional Management	4,417	8,833	53,000	17%	
Financial and Administrative					
Audit Services	-	-	7,500	0%	
Accounting Services	3,000	6,000	36,000	17%	
Assessment Roll Services	3,000	6,000	36,000	17%	
Arbitrage Rebate Services	-	-	1,500	0%	
Other Contractual Services					
Legal Advertising	-	-	3,200	0%	
Trustee Services	-	-	17,000	0%	
Dissemination Agent Services	-	200	8,000	3%	
Bond Amortization Schedules	-	-	1,000	0%	
Bank Service Fees	-	-	250	0%	
Communications & Freight Services					
Postage, Freight & Messenger	44	55	200	28%	
Computer Services - Website Development	-	-	2,400	0%	
Insurance	-	29,501	28,962	102%	
Printing & Binding	-	-	500	0%	
Subscription & Memberships	175	175	175	100%	
Legal Services					
Legal - General Counsel	337	337	15,000	2%	
Other General Government Services					
Engineering/ Field Services	-	-	7,500	0%	
Other Misc Charges - Sarasota County Tax	30	30	30	100%	
Emergency & Disaster Relief Services					

			Total Annual	% of
Description	November	Year to Date	Budget	Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Electric Service	2,741	5,015	31,647	16%
Re-Use Water (Sarasota County)	3,826	6,250	39,600	16%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	-	2,890	14,000	21%
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,771	2,771	65,000	4%
Repairs and Maintenance				
Aquatic Weed Control	7,467	7,467	94,000	8%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	-	-	32,000	0%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	4,500	4,500	158,900	3%
Enhancement Area Maintenance	-	-	86,400	0%
Creation Area Maintenance	-	-	60,900	0%
Shell Path Regrading	-	-	18,000	0%
Green Way Trail System	-			
Green Way Maintenance	6,737	6,737	24,000	28%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	-	-	10,418	0%
Road and Street Facilities (Lorraine, Skye Ranch, Latin	mer)			
Professional Services				
Asset Management	3,927	3,927	35,000	11%
SWFWMD Reporting Re-use System	-	-	3,000	0%
Utility Services				
Electric - Street Lights	750	1,505	8,400	18%

			Total Annual	% of
Description	November	Year to Date	Budget	Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	74,980	74,980	437,130	17%
Pressure Cleaning	-	-	9,000	0%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	24,000	0%
Landscape Replacements	-	-	15,000	0%
Mulch Installation	-	-	26,000	0%
Annuals	5,000	5,000	18,000	28%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	2,290	4,046	11,000	37%
Hog Damage		-	4,000	0%
Contingencies	-	-	11,023	0%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	16,911	16,911	101,467	17%
Pressure Cleaning	-	-	6,000	0%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	-	-	9,000	0%
Mulch Installation	-	-	36,000	0%
Annuals	3,660	3,660	7,000	52%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage		-	1,000	0%
Contingencies	-	-	3,549	0%
Community Park				
Professional Services				
Asset Management	1,630	1,630	30,000	5%
Utility Services				
Electric - Snack Shack Lighting	69	179	858	21%
Water and Sewer - Snack Shake Utilities	208	367	2,035	18%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Janitorial	4,280	8,435	54,000	16%
Gate Repairs and Maintenance	-	-	3,000	0%
Pressure Cleaning	-	-	18,000	0%
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	33,537	33,537	250,000	0%
Irrigation System	-			
Irrigation - Line Distribution System	-	-	2,000	0%

Description	November	Year to Date	Total Annual Budget	% of Budget
Mulch Installation	-			
Park excluding Playground Areas	13,747	13,747	6,000	229%
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	-	-	8,000	0%
Dog Park				
Miscellaneous Repairs	-	-	5,000	0%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	-	6,000	0%
Contingencies	-	-	10,876	0%
Reserve Allocations				
Extraordinary Capital/Operations	25,417	50,833	305,000	0%
Total Expenditures and Other Uses:	\$ 225,451	\$ 305,919	\$ 2,428,320	13%
Net Increase/ (Decrease) in Fund Balance	(31,913)	(93,478)	(0)	
Fund Balance - Beginning	516,135	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	50,833	305,000	
Fund Balance - Ending	\$ 509,639	\$ 509,639	\$ 857,283	

LT Ranch Community Development District Debt Service Fund - Series 2019

Description	Navanakan	Voor to Date	Total Annual	% of Budget	
Description Description	November	Year to Date	Budget	Buaget	
Revenue and Other Sources				201	
Carryforward	\$ -	\$ -	\$ -	0%	
Interest Income					
Reserve Account	1,608	3,215	19,991	16%	
Prepayment Account	-	-	-	0%	
Revenue Account	2,132	4,249	24,521	17%	
Special Assessments - Prepayments					
Special Assessments - On Roll	97,501	107,024	1,022,652	10%	
Special Assessments - Off Roll	-	-	-	0%	
Special Assessments - Prepayments	-	-	-	0%	
Other Fees and Charges					
Discounts for Early Payment	-	-	(66,906)	0%	
Intragovernmental Transfer In		-	-	0%	
Total Revenue and Other Sources:	\$ 101,241	\$ 114,488	\$ 1,000,258	11%	
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2019	-	-	365,000	0%	
Principal Debt Service - Early Redemptions					
Series 2019	25,000	25,000	-	0%	
Interest Expense					
Series 2019	294,720	294,720	589,440	50%	
Intragovernmental Transfer Out	-	-	-	0%	
Total Expenditures and Other Uses:	\$ 319,720	\$ 319,720	\$ 954,440	33%	
Net Increase/ (Decrease) in Fund Balance	(218,479)	(205,232)	45,818		
Fund Balance - Beginning	1,138,710	1,125,462	1,125,462		
Fund Balance - Ending	\$ 920,230	\$ 920,230	\$ 1,171,280		

LT Ranch Community Development District Debt Service Fund - Series 2022-1

Description		ovember	Ye	ar to Date	Total Annual Budget		% of Budget	
Revenue and Other Sources								
Carryforward	\$	-	\$	-	\$	-	0%	
Interest Income								
Reserve Account		288		576		3,576	16%	
Revenue Account		-		-		4	0%	
Capitalized Interest Account		-		7		58	0%	
Special Assessments - Prepayments								
Special Assessments - On Roll		17,852		19,596		183,003	11%	
Special Assessments - Off Roll		-		-		-	0%	
Special Assessments - Prepayments		-		-		-	0%	
Other Fees and Charges								
Discounts for Early Payment		-		-		(8,007)	0%	
Intragovernmental Transfer In		-		-		-	0%	
Total Revenue and Other Sources:	\$	18,140	\$	20,179	\$	178,634	11%	
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-1		-		-		35,000	0%	
Principal Debt Service - Early Redemptions								
Series 2022-1		-		-		-	0%	
Interest Expense								
Series 2022-1		66,889		66,889		133,778	50%	
Intragovernmental Transfer Out		-		2,143		-	0%	
Total Expenditures and Other Uses:	\$	66,889	\$	69,032	\$	168,778	41%	
Net Increase/ (Decrease) in Fund Balance		(48,748)		(48,853)		9,856		
Fund Balance - Beginning		195,299		193,260		193,260		
Fund Balance - Ending	\$	146,551	\$	144,407	\$	203,116		

LT Ranch Community Development District Debt Service Fund - Series 2022-2

					To	tal Annual	% of	
Description	N	ovember	Ye	ar to Date		Budget	Budget	
Revenue and Other Sources								
Carryforward	\$	-	\$	-	\$	-	0%	
Interest Income								
Reserve Account		1,552		3,103		19,297	16%	
Revenue Account		2		4		20	0%	
Capitalized Interest Account		-		-		3	0%	
Special Assessments - Prepayments								
Special Assessments - On Roll		93,976		103,156		986,846	10%	
Special Assessments - Off Roll		-		-		-	0%	
Special Assessments - Prepayments		-		-		-	0%	
Other Fees and Charges								
Discounts for Early Payment		-		-		(65,785)	0%	
Intragovernmental Transfer In		-		-		-	0%	
Total Revenue and Other Sources:	\$	95,531	\$	106,263	\$	940,381	11%	
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-2		-		-		205,000	0%	
Principal Debt Service - Early Redemptions								
Series 2022-2		15,000		15,000		-	0%	
Interest Expense								
Series 2022-2		358,073		358,073		716,145	50%	
Intragovernmental Transfer Out		-		-		-	0%	
Total Expenditures and Other Uses:	\$	373,073	\$	373,073	\$	921,145	41%	
Net Increase/ (Decrease) in Fund Balance		(277,542)		(266,809)		19,236		
Fund Balance - Beginning		997,128		986,396		986,396		
Fund Balance - Ending	\$	719,587	\$	719,587	\$			

LT Ranch Community Development District Debt Service Fund - Series 2024

					tal Annual	% of	
Description	N	ovember	Ye	ar to Date	Budget	Budget	
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$ -	0%	
Interest Income							
Reserve Account		909		1,818	11,305	0%	
Revenue Account		858		1,709	5,845	0%	
Capitalized Interest Account		-		-	2,207	0%	
Special Assessments - Prepayments							
Special Assessments - On Roll		54,884		60,245	575,619	10%	
Special Assessments - Off Roll		-		-	-	0%	
Special Assessments - Prepayments		-		-	-	0%	
Other Fees and Charges							
Discounts for Early Payment		-		-	(37,825)	0%	
Intragovernmental Transfer In		-		-	-	0%	
Total Revenue and Other Sources:	\$	56,652	\$	63,772	\$ 557,151	11%	
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2022-2		-		-	115,000	0%	
Principal Debt Service - Early Redemptions							
Series 2022-2		-		-	-	0%	
Interest Expense							
Series 2022-2		212,678		212,678	425,355	50%	
Intragovernmental Transfer Out				<u>-</u> _	 <u> </u>	0%	
Total Expenditures and Other Uses:	\$	212,678	\$	212,678	\$ 540,355	39%	
Net Increase/ (Decrease) in Fund Balance		(156,026)		(148,906)	16,796		
Fund Balance - Beginning		528,148		521,027	521,027		
Fund Balance - Ending	\$	372,122	\$	372,122	\$ 537,823		

LT Ranch Community Development District Capital Projects Fund - Series 2019

			Total Annual		% of		
Description	No	ovember	Ye	ar to Date	Вι	ıdget	Budget
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	0%
Interest Income							
Construction Account		1		3		-	0%
Operating Transfers In (From Other Funds)		-		-		-	0%
Total Revenue and Other Sources:	\$	1	\$	3	\$	-	0%
Expenditures and Other Uses							
Capital Outlay							
Operating Transfers Out (To Other Funds)		-		-		-	0%
Total Expenditures and Other Uses:	\$	-	\$	-	\$	-	0%
Net Increase/ (Decrease) in Fund Balance	\$	1	\$	3	\$	_	
Fund Balance - Beginning	\$	(53,590)	\$	(53,591)	\$	-	
Fund Balance - Ending	\$	(53,588)	\$	(53,588)	\$		

LT Ranch Community Development District Capital Projects Fund - Series 2022-1

			.,		Total Annual		% of
Description	November		Year to Date		Budget		Budget
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	0%
Interest Income							
Construction Account		6		6		-	0%
Operating Transfers In (From Other Funds)		-		2,143		-	0%
Total Revenue and Other Sources:	\$	6	\$	2,149	\$	-	0%
Expenditures and Other Uses							
Capital Outlay							
Operating Transfers Out (To Other Funds)		-		-		-	0%
Total Expenditures and Other Uses:	\$	-	\$	-	\$	-	0%
Net Increase/ (Decrease) in Fund Balance	\$	6	\$	2,149	\$	-	
Fund Balance - Beginning	\$	21,900	\$	19,757	\$	-	
Fund Balance - Ending	\$	21,906	\$	21,906	\$		

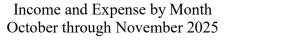
LT Ranch Community Development District Capital Projects Fund - Series 2022-2

Description		November		Year to Date		Total Annual Budget	
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	0%
Interest Income							
Operating Transfers In (From Other Funds)		-		-		-	0%
Total Revenue and Other Sources:	\$	-	\$	-	\$	-	0%
Expenditures and Other Uses							
Capital Outlay							
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	\$	-	
Fund Balance - Ending	\$	61,353	\$	61,353	\$	_	

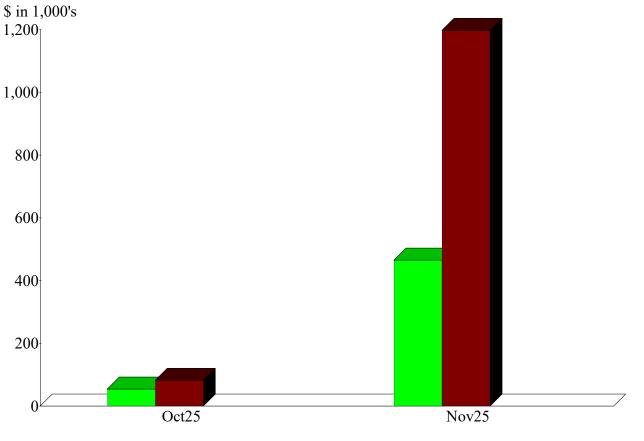
LT Ranch Community Development District Capital Projects Fund - Series 2024

Description	November		Year to Date		Total Annual Budget		% of Budget
Revenue and Other Sources							
Carryforward	\$	-	\$	-	\$	-	0%
Interest Income							
Construction Account		47		93		-	0%
Cost of Issuance		-		-		-	0%
Operating Transfers In (From Other Funds)		-		-		-	0%
Total Revenue and Other Sources:	\$	47	\$	93	\$	-	0%
Expenditures and Other Uses							
Capital Outlay							
Operating Transfers Out (To Other Funds)		-		-		_	0%
Total Expenditures and Other Uses:	\$	-	\$	-	\$	-	0%
Net Increase/ (Decrease) in Fund Balance	\$	47	\$	93	\$	_	
Fund Balance - Beginning	\$	(1,279,293)	\$	(1,279,340)	\$	-	
Fund Balance - Ending	\$	(1,279,246)	\$		\$	-	

LT Ranch Community Development District







Expense Summary
October through November 2025

