

LT Ranch South

Community Development District

Meeting Agenda

May 27, 2026

PFM Management Services LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

MEETING AGENDA

Board of Supervisors

Ron Schwied, Chairman
Christian Cotter, Vice Chairman
Scott Turner, Assistant Secretary
Von Kuhns, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=ma637b1944c206eb442024880ff0ce1d8>

✓ Phone: (408) 418-9388 Code: 2343 130 0166; Event Password: Jpward

MAY, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Meeting.

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3. Appointment of Individual to fill Seat 5, which became effective May 1, 2026, whose term is set to expire November 2030. Discussion of individuals to fill Seat 5.

- I. Appointment of individuals to fill Seat 5.
- II. Oath of Office.
- III. Guide to the Sunshine Law and Code of Ethics for Public Employees.
- IV. Sample of E-filed Form 1 – Statement of Financial Interests.

Pages 8-46

4. Consideration of **Resolution 2026-11**, a Resolution of the Board of Supervisors re-designating the officers of the LTR South Community Development District.

Pages 47-48

5. Consideration of **Resolution 2026-12**, a Resolution of the LT Ranch South Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Tuesday, July 28, 2026**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232**.

Pages 49-58

6. Consideration of **Resolution 2026-13**, a Resolution of the LT Ranch South Community Development District Ratifying Acquisition of Neighborhood 6 Earthwork Improvements

Pages 59-97

7. Consideration of **Resolution 2026-14**, a Resolution of the LT Ranch South Community Development District Ratifying Acquisition of Offsite Utilities, Roadway & Drainage Improvements.

Pages 98-146

8. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager
 - a) Supervisor of Elections Qualified Elector Report dated April 15, 2026.
 - b) **Important Meeting Dates for Fiscal Year 2026:**
 - NEXT MEETING: Tuesday, June 9, 2026.
 - Public Hearing: Proposed Budget FY 2027 - Tuesday, July 28, 2026, 1:00PM.
 - c) Financial Report for the period ending March 31, 2026 (unaudited).
 - d) Financial Report for the period ending April 30, 2026 (unaudited).

Pages 147-167

AGENDA

9. Supervisors Requests.

10. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

11. Adjournment.

Meeting Schedule FY 2026

Tuesday, October 14, 2025

Tuesday, November 11, 2025

Tuesday, December 9, 2025

Tuesday, January 13, 2026

Tuesday, February 10, 2026

Tuesday, March 10, 2026

Tuesday, April 14, 2026

Tuesday, May 12, 2026

Wednesday, May 27, 2026

Tuesday, June 9, 2026

Tuesday, July 28, 2026

Tuesday, August 11, 2026

Tuesday, September 8, 2026

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: The next item is administrative in nature and is to accept the Resignation of Mr. John Wollard from Seat 5, which became effective May 1, 2026, whose term is set to expire November 2030.

The District's Charter, Chapter 190 F.S. provides the mechanism for which to replace a member who has resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member. Once the Board appoints an individual to fill the seat, Mr. Ward will make arrangements to swear those individuals into office.

The newly appointed Board Members must file a Form 1 - Statement of Financial Interests, which must be filed with the Florida Commission on Ethics within thirty (30) days of being seated on this Board.

Additionally, if the newly appointed Board member currently sits as a member of any other Community Development District Board, they must amend their current Form 1 - Statement of Financial Interests to now include the LT Ranch South Community Development District. The amended form must be filed with the Florida Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors.

Item 4: Consideration of **Resolution 2026-11**, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch South Community Development District. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	RON SCHWEID
VICE-CHAIRPERSON	CHRISTIAN COTTER
ASSISTANT SECRETARY	VON KUHNS
ASSISTANT SECRETARY	SCOTT TURNER
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

AGENDA

- Item 5: **Resolution 2026-12**, a Resolution of the LT Ranch South Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Tuesday, July 28, 2026**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232**.
- Item 6. **Resolution 2026-13**, a Resolution of the LT Ranch South Community Development District Ratifying Acquisition of Neighborhood 6 Earthwork Improvements.
- Item 7. **Resolution 2026-14**, a Resolution of the LT Ranch South Community Development District Ratifying Acquisition of Offsite Utilities, Roadway & Drainage Improvements.
- Item 8: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

**NOTICE OF MEETING
BOARD OF SUPERVISORS OF THE
LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors of the **LT Ranch South Community Development District** has been scheduled for **Wednesday, May 27, 2026** at **1:00 p.m.**, at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District fully encourages public participation in a safe and efficient manner. Anyone wishing to listen and participate in the meeting may do so remotely, via the WebEx.com weblink posted to the District's website www.LTRanchsouthcdd.org. A copy of the agenda for the meeting may be obtained from the office of the District Manager, PFM Management Services LLC, by calling (954) 658-4900, email: Wardj@pfm.com or on the District's website at www.LTRanchsouthcdd.org at least seven (7) days in advance of the meeting.

This meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

LT Ranch South Community Development District
James P. Ward, District Manager
May 18 2026
LSAR0519698

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **LT Ranch South Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **LT Ranch South Community Development District**, Sarasota County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of Physical presence or online notarization this ___ day of _____, 2026, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



**GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees**

2026

State of Florida COMMISSION ON ETHICS

Jon M. Philipson, Chair
Tampa

Joseph Oglesby, Vice Chair
Tallahassee

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Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA’S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida’s first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year “to serve as guardian of the standards of conduct” for public officials, state and local. Five of the Commission’s nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. Prohibited Actions or Conduct

1. Stolen Valor

A candidate, an elected public officer, an appointed public officer, or a public employee may not, for the **purpose of material gain**, knowingly misrepresent their military service or a decoration, medal title, honor, awarded qualification or military occupational specialty from the Armed Forces of the United States.

Candidates, elected public officers, appointed public officers, and public employees are also prohibited, for the purpose of material gain, from knowingly making false statements or misrepresenting active service in the Armed Forces of the United States during a wartime era, regardless of whether there was a declared war, or service in combat operations in a warzone, including misrepresentations or false statement of being a prisoner of war.

A candidate elected public officer, appointed public officer or a public employee may not, for the purpose of material gain, wear the uniform or any medal or insignia authorized for use by members or veterans of the Armed Forces of the United States that he or she is not authorized to wear.

2. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly accepting a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

3. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

4. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from **corruptly** using or attempting to use their official positions or the resources thereof to obtain a **special privilege or benefit** for themselves or others. [Sec. 112.313(6), Fla. Stat.]

5. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

6. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

7. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. Prohibited Employment and Business Relationships

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way

in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. Restrictions on Appointing, Employing and Contracting with Relatives

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a

relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions

The officers, directors, and chief executive officer of a business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any employee of that business entity who is acting as the chief administrative or executive officer or employee of the political subdivision, are public officers and employees subject to the following standards of conduct:

- i. Section 112.313, and their “agency” is the political subdivision. However, the contract allowing the business entity to serve as the chief executive or administrative officer of the political subdivision is not deemed to violate the prohibitions against doing business with one’s own agency [Sec. 112.313(3), Fla. Stat.] and conflicting employment and contractual relationships [Sec. 112.313(7)(a), Fla. Stat.];
- ii. The Form 1 financial disclosure requirement for “local officers” [Sec. 112.3145, Fla. Stat.];
- iii. And the Form 9 and the Form 10 gift disclosure requirements for “reporting individuals” [Secs. 112.3148 & 112.3149, Fla. Stat.]. [Sec. 112.3136, Fla. Stat.]

E. Post Office Holding and Employment (Revolving Door) Restrictions

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions,

unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a

department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and

employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

F. Voting Conflicts of Interest

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

G. Disclosures

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a

political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.
- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.¹

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. FORM 1F - Final Form 1 Limited Financial Disclosure

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices;¹ the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth.

In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

CANDIDATES must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The

officer or employee then must disclose this information by filing a statement by July 1 that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to

any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS).¹ Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$20,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$20,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$20,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the \$1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and

all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission may only investigate complaints based on personal knowledge or information other than hearsay. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website at www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt. Amendments to complaints must be received within 60 days of the original complaint.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. During the first stage, the Commission must also determine whether the allegation(s) in the complaint are based on personal knowledge or information other than hearsay. If the complaint is found not to be legally sufficient or the allegations are not based on personal knowledge or information other than hearsay, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floralobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER’S ACT

In 1986, the Legislature enacted a “Whistle-blower’s Act” to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida’s ethics laws. The “Sunshine Amendment” is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission’s functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission’s rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission’s final orders. The Commission’s rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing

information about the law, the Commission’s interpretations of the law, and the Commission’s procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and local officer of an independent special district are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission’s website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

MEMO

District Manager: James P. Ward
2301 NE 37 Street
Fort Lauderdale, Florida 33308
954.658.4900

To: Board of Supervisors
From: James P. Ward
Date: November 25, 2025
Re: Commission on Ethics required Annual Ethics Training - 2nd Reminder

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a community development district organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) - to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

- 1. General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics)**
- 2. Free Training Programs:**

Ethics law - The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open - use another web browser.
[Video Tutorial](#)
- b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**
[23-page presentation - no audio](#)
- c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
[Audio presentation - no video](#)
- d. Ethics law, Sunshine law, and Public Records law - The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
[FLC Mandated Ethics Workshop](#)

3. Other Training Programs

- a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
 - [4-Hour Ethics Course](#)
- b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

2025 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent;

community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

RESOLUTION 2026-11

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch South Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida, and:

WHEREAS, pursuant to Chapter 190.006, *Florida Statutes*, the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS, the Board of Supervisors of the LT Ranch South Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are hereby appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	RON SCHWEID
VICE-CHAIRPERSON	CHRISTIAN COTTER
ASSISTANT SECRETARY	SCOTT TURNER
ASSISTANT SECRETARY	VON KUHNS
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 27th day of May 2026.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairperson

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of LT Ranch South Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Tuesday, July 28, 2026
HOUR: 1:00 PM
LOCATION: Offices of Taylor Morrison
551 N. Cattlemen Road, Suite 200
Sarasota, Florida 34232

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Sarasota County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 27th day of May 2026.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairman

Exhibit A: Proposed Fiscal Year 2027 Budget

LT Ranch South

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ 3,204	\$ 3,204	\$ 13,126	Added Cash Required to Partially Fund 1st Quarter Operations
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 520,044	Assessment From Property Owner's
Contributions - Private Sources					
Taylor Morrison	\$ 639,751	\$ 109,000	\$ 639,751	\$ -	Developer Funding of Operations
Total Revenue and Other Sources	\$ 639,751	\$ 112,204	\$ 642,955	\$ 533,170	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Developer Board)
Executive					
Professional - Management	\$ 53,000	\$ 13,250	\$ 53,000	\$ 55,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,000	\$ -	\$ 4,200	\$ 4,200	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ 5,000	\$ 20,000	\$ 21,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 13,333	\$ 21,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 1,042	\$ 5,000	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$ 5,000	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Required Reporting for Bonds
Amortization Schedules	\$ -	\$ -	\$ -	\$ 500	
Property Appraiser Fees	\$ 500	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance					
	\$ 6,000	\$ 5,500	\$ 5,500	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Legal Services					
General Counsel	\$ 20,000	\$ 135	\$ 15,000	\$ 20,000	District Attorney

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Other General Government Services					
Engineering Services	\$ 15,000	\$ 110	\$ 10,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Sub-Total	\$ 155,075	\$ 26,412	\$ 138,355	\$ 160,521	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Preserve Services					
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ 16,212	
Wetland Maintenance	\$ 64,000	\$ 4,900	\$ 64,000	\$ 64,000	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$ 75,600	\$ 16,000	\$ 75,600	\$ 77,000	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$ 64,000	\$ -	\$ 64,000	\$ 66,000	Preserve Maintenance
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 203,600	\$ 20,900	\$ 203,600	\$ 223,212	
Road & Street Facilities - Lorraine Road					
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd					
Cost Share Program with LT Ranch CDD - LT Ranch South = 12.06%					
Routine Maintenance	\$ 218,565		\$ 228,565	\$ 52,732	Lorraine Road
Tree Trimming	\$ 12,000		\$ 12,000	\$ 2,895	58 Royal Palms, 402 Cabbage Palmes & 87 ribbon Palms
Mulch Installation	\$ 13,000		\$ 17,500	\$ 3,619	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$ 4,500		\$ 10,310	\$ 1,206	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	\$ 1,250		\$ 1,250	\$ 302	Damage from Vehicular Traffic
Landscape Replacements	\$ 7,500		\$ 5,000	\$ 1,809	Yearly replacements of plants as needed
Annuals	\$ 9,000		\$ 2,500	\$ 2,654	Three (3) times per year
Roadway Lighting	\$ 2,250		\$ -	\$ 362	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 5,500		\$ 6,000	\$ 1,327	Periodic repairs as needed
Hog Damage	\$ 2,000		\$ 1,000	\$ 1,448	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ 5,511		\$ 3,750	\$ 961	2% of Repairs and Maintenance
Capital Outlay	\$ -		\$ -	\$ -	N/A for Fiscal Year 2027
Sub-Total	\$ 281,076	\$ -	\$ 287,875	\$ 69,315	

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Community Park (CP1 - Turner Park)					Cost Share Program with LT Ranch CDD - LT Ranch South = 12.06%
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 4,222	
Utility Services					
Electric					
Snack Shack Lighting	\$ -	\$ -	\$ -	\$ 119	Electric
Water and Sewer					
Snack Shack - Utilities	\$ -	\$ -	\$ -	\$ 278	Restrooms
Repairs & Maintenance					
Sand Replacement	\$ -	\$ -	\$ -	\$ 181	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ -	\$ -	\$ -	\$ 362	Preventative Maint. & Repairs as needed to the security gates
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 965	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	\$ -	\$ -	\$ -	\$ 6,755	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance					
Mowing - Playground, Dog Park & Sports Field	\$ -	\$ -	\$ -	\$ 24,273	42 event (Mowing, edging, and Weed eating)
Irrigation					
Line Distribution System	\$ -	\$ -	\$ -	\$ 241	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ -	\$ -	\$ -	\$ 2,533	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ -	\$ -	\$ -	\$ 483	Two (2) time per year
Landscape Replacements	\$ -	\$ -	\$ -	\$ 965	Around Playground and Amenity Center (as needed)
Snack Shack					
Building Maintenance	\$ -	\$ -	\$ -	\$ 483	Maintenance as needed
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 603	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 724	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 603	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	\$ -	\$ -	\$ -	\$ 603	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 422	As needed.
Contingencies	\$ -	\$ -	\$ -	\$ 1,206	3% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ -	\$ -	\$ -	\$ 46,022	

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2027
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee				\$ 34,100	Discounts/Fees on assessments on Tax Rolls
Sub-Total	\$ -	\$ -	\$ -	\$ 34,100	

Total Expenditures and Other Uses **\$ 639,751 \$ 47,312 \$ 629,829 \$ 533,170**

Fund Balances:

Change from Current Year Operations	\$ -	\$ 64,892	\$ 13,126	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 3,204		\$ 3,204	\$ 13,126	
Prior Year Carryforward	\$ -		\$ (3,204)	\$ (13,126)	
Total Fund Balance	\$ 3,204		\$ 13,126	\$ -	

	FY 2026	FY 2027	
Unit Count	1	1	TBD -
Assessment Rate	\$ 639,751.30	\$ 533,170.09	
Cap Rate	\$ 767,701.56	\$ 639,804.11	

LT Ranch South Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 2,577	\$ 7,730	\$ 6,957
Capitalized Interest Account	\$ -	\$ 185	\$ 185	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 786,456	\$ -	\$ 786,456	\$ 786,456
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 786,456	\$ 2,762	\$ 794,372	\$ 793,413
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 105,000	\$ -	\$ 105,000	\$ 110,000
Interest Expense	\$ 237,134	\$ 41,335	\$ 237,134	\$ 387,398
Other Fees and Charges				
Discounts for Early Payment	\$ 51,450	\$ -	\$ 51,450	\$ 51,450
Operating Transfers Out	\$ -	\$ 2,762	\$ 2,762	\$ -
Total Expenditures and Other Uses	\$ 393,584	\$ 44,097	\$ 396,346	\$ 548,848
Net Increase/(Decrease) in Fund Balance	\$ 392,872	\$ (41,335)	\$ 398,025	\$ 244,565
Fund Balance - Beginning	\$ 289,645	\$ 289,645	\$ 289,645	\$ 687,670
Fund Balance - Ending	\$ 682,517	\$ 248,310	\$ 687,670	\$ 932,236

Restricted Fund Balance:

Reserve Account Requirement	\$ 248,310
Restricted for the November 1, 2027 Interest Payment	\$ 191,499
Total - Restricted Fund Balance	\$ 439,809

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Single Family - Executive - 50' -59'	153	\$ 1,605.00	\$ 1,605.00
Single Family - Manor - 60' - 69'	76	\$ 1,925.97	\$ 1,925.97
Terrace/Cottage - MF - 8 Unit Buildings	96	\$ 855.99	\$ 855.99
Terrace/Cottage - MF - 30 Unit Buildings	210	\$ 855.99	\$ 855.99
Villas - 2 Unit Attached	118	\$ 1,123.60	\$ 1,123.60
Total:	653		

**LT Ranch South Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,180,000	Varies			
11/1/2025		\$ -		\$ 41,335.29		
5/1/2026		\$ 105,000	4.000%	\$ 195,798.75	\$ 342,134	\$ 7,075,000
11/1/2026				\$ 193,698.75		
5/1/2027		\$ 110,000	4.000%	\$ 193,698.75	\$ 497,398	\$ 6,965,000
11/1/2027				\$ 191,498.75		
5/1/2028		\$ 115,000	4.000%	\$ 191,498.75	\$ 497,998	\$ 6,850,000
11/1/2028				\$ 189,198.75		
5/1/2029		\$ 120,000	4.000%	\$ 189,198.75	\$ 498,398	\$ 6,730,000
11/1/2029				\$ 186,798.75		
5/1/2030		\$ 125,000	4.000%	\$ 186,798.75	\$ 498,598	\$ 6,605,000
11/1/2030				\$ 184,298.75		
5/1/2031		\$ 130,000	4.625%	\$ 184,298.75	\$ 498,598	\$ 6,475,000
11/1/2031				\$ 181,292.50		
5/1/2032		\$ 135,000	4.625%	\$ 181,292.50	\$ 497,585	\$ 6,340,000
11/1/2032				\$ 178,170.63		
5/1/2033		\$ 140,000	4.625%	\$ 178,170.63	\$ 496,341	\$ 6,200,000
11/1/2033				\$ 174,933.13		
5/1/2034		\$ 150,000	4.625%	\$ 174,933.13	\$ 499,866	\$ 6,050,000
11/1/2034				\$ 171,464.38		
5/1/2035		\$ 155,000	4.625%	\$ 171,464.38	\$ 497,929	\$ 5,895,000
11/1/2035				\$ 167,880.00		
5/1/2036		\$ 165,000	5.600%	\$ 167,880.00	\$ 500,760	\$ 5,730,000
11/1/2036				\$ 163,260.00		
5/1/2037		\$ 175,000	5.600%	\$ 163,260.00	\$ 501,520	\$ 5,555,000
11/1/2037				\$ 158,360.00		
5/1/2038		\$ 185,000	5.600%	\$ 158,360.00	\$ 501,720	\$ 5,370,000
11/1/2038				\$ 153,180.00		
5/1/2039		\$ 195,000	5.600%	\$ 153,180.00	\$ 501,360	\$ 5,175,000
11/1/2039				\$ 147,720.00		
5/1/2040		\$ 205,000	5.600%	\$ 147,720.00	\$ 500,440	\$ 4,970,000
11/1/2040				\$ 141,980.00		
5/1/2041		\$ 215,000	5.600%	\$ 141,980.00	\$ 498,960	\$ 4,755,000
11/1/2041				\$ 135,960.00		
5/1/2042		\$ 230,000	5.600%	\$ 135,960.00	\$ 501,920	\$ 4,525,000
11/1/2042				\$ 129,520.00		
5/1/2043		\$ 240,000	5.600%	\$ 129,520.00	\$ 499,040	\$ 4,285,000
11/1/2043				\$ 122,800.00		
5/1/2044		\$ 255,000	5.600%	\$ 122,800.00	\$ 500,600	\$ 4,030,000
11/1/2044				\$ 115,660.00		
5/1/2045		\$ 270,000	5.600%	\$ 115,660.00	\$ 501,320	\$ 3,760,000
11/1/2045				\$ 108,100.00		
5/1/2046		\$ 285,000	5.750%	\$ 108,100.00	\$ 501,200	\$ 3,475,000
11/1/2046				\$ 99,906.25		
5/1/2047		\$ 305,000	5.750%	\$ 99,906.25	\$ 504,813	\$ 3,170,000
11/1/2047				\$ 91,137.50		
5/1/2048		\$ 320,000	5.750%	\$ 91,137.50	\$ 502,275	\$ 2,850,000
11/1/2048				\$ 81,937.50		

**LT Ranch South Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2049		\$ 340,000	5.750%	\$ 81,937.50	\$ 503,875	\$ 2,510,000
11/1/2049				\$ 72,162.50		
5/1/2050		\$ 360,000	5.750%	\$ 72,162.50	\$ 504,325	\$ 2,150,000
11/1/2050				\$ 61,812.50		
5/1/2051		\$ 380,000	5.750%	\$ 61,812.50	\$ 503,625	\$ 1,770,000
11/1/2051				\$ 50,887.50		
5/1/2052		\$ 405,000	5.750%	\$ 50,887.50	\$ 506,775	\$ 1,365,000
11/1/2052				\$ 39,243.75		
5/1/2053		\$ 430,000	5.750%	\$ 39,243.75	\$ 508,488	\$ 935,000
11/1/2053				\$ 26,881.25		
5/1/2054		\$ 455,000	5.750%	\$ 26,881.25	\$ 508,763	\$ 480,000
11/1/2054				\$ 13,800.00		
5/1/2055		\$ 480,000	5.750%	\$ 13,800.00	\$ 507,600	\$ -
		\$ 7,180,000		\$ 7,704,220.32	\$ 14,884,220	
Outstanding at September 30, 2027		\$ 6,965,000				

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD 6 EARTHWORK IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch South Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as Skye Ranch Neighborhood Six, which plan is detailed in the *Master Engineer's Report*, dated April 2025, as supplemented by the *Second Supplemental Engineer's Report*, dated March 10, 2026 ("Capital Improvement Program"); and

WHEREAS, the District has authorized an *Acquisition Agreement*, dated April 23, 2025, with Taylor Morrison of Florida, Inc. ("Developer") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain Skye Ranch Neighborhood 6 Earthwork Improvements ("Improvements"), located within the plats known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 - 243, of the Official Records of Sarasota County, Florida; and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 27th day of May 2026.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairperson

Exhibit A: Skye Ranch Neighborhood 6 Earthwork Improvements Acquisition Package

TO OWNER: Taylor Morrison
 FROM CONTRACTOR: Deme Construction LLC
 CONTRACT FOR:
 PROJECT: Skye Ranch Neighborhood 6 Phase 1
 Contract Number: 24-014
 VIA ENGINEER: Atwell / Waldrop Engineering

APPLICATION NO: 24014-21 RET REV
 PERIOD TO: 12/16/25 - 1/15/26 COST CODE:
 PROJECT NO: 14330400 OWNER JOB #:
 PO NO: 6402
 CONTRACT DATE: 7/24/2024
 INVOICE DATE: 2/17/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 13,331,738.74
2. NET CHANGE BY CHANGE ORDERS	\$ 3,491,081.81
3. CONTRACT SUM TO DATE (LINE 1 ± 2)	\$ 16,822,820.55
4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET)	\$ 15,781,947.35
5. RETAINAGE:	
a. 5 % of Completed Work (Columns E plus F on Continuation Sheet)	\$ 789,097.37
b. % of Stored Material (Column G on Continuation Sheet)	\$
Total Retainage (Line 5a plus 5b or Total in Column J on Continuation Sheet)	\$ 789,097.37
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$ 14,992,849.98
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 14,203,752.62
8. CURRENT PAYMENT DUE	\$ 789,097.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 8)	\$ 1,829,970.57

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 02/17/26

Subscribed and sworn to before me this Tuesday February 17, 2026

State of Florida
 County of Manatee

Notary Public
[Signature]
 Printed Name of Notary: Lisa Antos
 Commission Number: HH480379
 My Commission expires: 4/6/2028

(Notary Seal)

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$ 789,097.36

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 3,491,081.81	\$
Total approved this Month	\$	\$
TOTALS	\$ 3,491,081.81	\$
NET CHANGES by Change Order	\$ 3,491,081.81	

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:
 By: [Signature] Date: 2/26/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 765-6900

Draw: # 24014-21 RET REV

OWNER: Taylor Morrison

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26 , Inclusive

DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Potable Water									
1	6" PVC WM (DR-18)	5,168.0	LF	\$ 32.32	\$ 167,029.76		5,168.00	\$ -	\$ 167,029.76
2	8" PVC WM (DR-18)	4,775.0	LF	\$ 45.57	\$ 217,596.75		4,775.00	\$ -	\$ 217,596.75
3	12" PVC WM (DR-18)	2,355.0	LF	\$ 84.56	\$ 199,138.80		2,355.00	\$ -	\$ 199,138.80
4	6" Gate Valve	21.0	EA	\$ 2,095.00	\$ 43,995.00		21.00	\$ -	\$ 43,995.00
5	8" Gate Valve	18.0	EA	\$ 2,800.00	\$ 50,400.00		18.00	\$ -	\$ 50,400.00
6	12" Gate Valve	7.0	EA	\$ 4,660.00	\$ 32,620.00		7.00	\$ -	\$ 32,620.00
7	Fire Hydrant Assembly (Water)	12.0	EA	\$ 7,575.00	\$ 90,900.00		12.00	\$ -	\$ 90,900.00
8	1" Single Service (Short)	120.0	EA	\$ 764.00	\$ 91,680.00		120.00	\$ -	\$ 91,680.00
9	1" Single Service (Long)	109.0	EA	\$ 965.00	\$ 105,185.00		109.00	\$ -	\$ 105,185.00
10	6" Blow-off Assembly	6.0	EA	\$ 1,380.00	\$ 8,280.00		6.00	\$ -	\$ 8,280.00
11	8" Blow-off Assembly	6.0	EA	\$ 1,420.00	\$ 8,520.00		6.00	\$ -	\$ 8,520.00
12	Connect to Exsiting WM	3.0	EA	\$ 2,040.00	\$ 6,120.00		3.00	\$ -	\$ 6,120.00
13	Chlorination and Testing	1.0	EA	\$ 37,810.00	\$ 37,810.00		1.00	\$ -	\$ 37,810.00
14	3" Water Meter		EA	N/A	N/A				
15	4" Backflow Preventer Assembly	1.0	EA	\$ 16,480.00	\$ 16,480.00		1.00	\$ -	\$ 16,480.00
16	Fire Hydrant Assembly (Fire)	1.0	EA	\$ 6,990.00	\$ 6,990.00		1.00	\$ -	\$ 6,990.00
17	4" PVC Water Service	221.0	LF	\$ 37.05	\$ 8,188.05		221.00	\$ -	\$ 8,188.05
18	2" PE Water Service	598.0	LF	\$ 19.52	\$ 11,672.96		598.00	\$ -	\$ 11,672.96
19	3/4" PE Water Service	407.0	LF	\$ 14.74	\$ 5,999.18		407.00	\$ -	\$ 5,999.18
20	Double Check Detector Assembly	1.0	EA	\$ 11,605.00	\$ 11,605.00		1.00	\$ -	\$ 11,605.00
21	Auto-Flusher	1.0	EA	\$ 11,020.00	\$ 11,020.00		1.00	\$ -	\$ 11,020.00
22	2" Water Service to Lift Station	2.0	EA	\$ 2,155.00	\$ 4,310.00		2.00	\$ -	\$ 4,310.00
23	6" DR-14	385.0	LF	\$ 47.61	\$ 18,329.85		385.00	\$ -	\$ 18,329.85
24	FDC	1.0	EA	\$ 2,350.00	\$ 2,350.00		1.00	\$ -	\$ 2,350.00
25	6" Stainless Steel Fire Riser	2.0	EA	\$ 2,140.00	\$ 4,280.00		2.00	\$ -	\$ 4,280.00
26	Water Service to Construction Trailer	1.0	EA	\$ 47,592.20	\$ 47,592.20		1.00	\$ -	\$ 47,592.20
Subtotal					\$ 1,208,092.55			\$ -	\$ 1,208,092.55
TOTAL PAGE:					\$ 1,208,092.55			\$ -	\$ 1,208,092.55

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/18/25 - 1/15/26

Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Wastewater									
1	8" PVC Sanitary Sewer SDR-26 (0-6')	1,728.0	LF	\$ 34.60	\$ 59,788.80		1,728.00	\$ -	\$ 59,788.80
2	8" PVC Sanitary Sewer SDR-26 (6-8')	1,247.0	LF	\$ 43.80	\$ 54,618.60		1,247.00	\$ -	\$ 54,618.60
3	8" PVC Sanitary Sewer SDR-26 (8-10')	1,629.0	LF	\$ 44.70	\$ 72,816.30		1,629.00	\$ -	\$ 72,816.30
4	8" PVC Sanitary Sewer SDR-26 (10-12')	1,681.0	LF	\$ 51.60	\$ 86,739.60		1,681.00	\$ -	\$ 86,739.60
5	8" PVC Sanitary Sewer SDR-26 (12-14')	1,390.0	LF	\$ 56.75	\$ 78,882.50		1,390.00	\$ -	\$ 78,882.50
6	8" PVC Sanitary Sewer SDR-26 (14-16')	957.0	LF	\$ 84.70	\$ 81,057.90		957.00	\$ -	\$ 81,057.90
7	8" PVC Sanitary Sewer SDR-26 (16-18')	1,078.0	LF	\$ 96.95	\$ 104,512.10		1,078.00	\$ -	\$ 104,512.10
8	8" PVC Sanitary Sewer SDR-14 (16-18')	42.0	LF	\$ 113.00	\$ 4,746.00		42.00	\$ -	\$ 4,746.00
9	12" PVC Sanitary Sewer SDR-14 (16-18')	42.0	LF	\$ 150.00	\$ 6,300.00		42.00	\$ -	\$ 6,300.00
10	Manhole 4' Diameter (0-6')	12.0	EA	\$ 6,395.00	\$ 76,740.00		12.00	\$ -	\$ 76,740.00
11	Manhole 4' Diameter (6-8')	6.0	EA	\$ 7,325.00	\$ 43,950.00		6.00	\$ -	\$ 43,950.00
12	Manhole 4' Diameter (8-10')	7.0	EA	\$ 8,330.00	\$ 58,310.00		7.00	\$ -	\$ 58,310.00
13	Manhole 4' Diameter (10-12')	8.0	EA	\$ 9,415.00	\$ 75,320.00		8.00	\$ -	\$ 75,320.00
14	Manhole 4' Diameter (12-14')	4.0	EA	\$ 10,595.00	\$ 42,380.00		4.00	\$ -	\$ 42,380.00
15	Manhole 4' Diameter (14-16')	2.0	EA	\$ 11,535.00	\$ 23,070.00		2.00	\$ -	\$ 23,070.00
16	Manhole 4' Diameter (16-18')	1.0	EA	\$ 12,850.00	\$ 12,850.00		1.00	\$ -	\$ 12,850.00
17	Lined Manhole 4' Diameter (16-18')	6.0	EA	\$ 15,850.00	\$ 95,100.00		6.00	\$ -	\$ 95,100.00
18	Single Lateral Service	26.0	EA	\$ 1,125.00	\$ 29,250.00		26.00	\$ -	\$ 29,250.00
19	Double Lateral Service	125.0	EA	\$ 1,665.00	\$ 208,125.00		125.00	\$ -	\$ 208,125.00
20	6" PVC Guard House Service (C900, SDR-26)	1.0	LS	\$ 6,090.00	\$ 6,090.00		1.00	\$ -	\$ 6,090.00
21	4" PVC Force Main (C900, DR-18)	2,604.0	LF	\$ 26.23	\$ 68,302.92		2,604.00	\$ -	\$ 68,302.92
22	10" PVC Force Main (C900, DR-18)	3,049.0	LF	\$ 48.23	\$ 147,053.27		3,049.00	\$ -	\$ 147,053.27
23	4" Gate valve (FM)	2.0	EA	\$ 1,695.00	\$ 3,390.00		2.00	\$ -	\$ 3,390.00
24	10" Gate valve (FM)	2.0	EA	\$ 3,805.00	\$ 7,610.00		2.00	\$ -	\$ 7,610.00
25	Testing and Inspection (TV, Mandrel & Air)	1.0	LS	\$ 29,450.00	\$ 29,450.00		1.00	\$ -	\$ 29,450.00
26	Lift Station #700 (Fence By Others)	1.0	EA	\$ 509,625.00	\$ 509,625.00		1.00	\$ -	\$ 509,625.00
27	Lift Station #800 (Fence By Others)	1.0	EA	\$ 554,705.00	\$ 554,705.00		1.00	\$ -	\$ 554,705.00
28	Lift Station Concrete Driveways	2,165.0	SF	\$ 10.20	\$ 22,083.00		2,165.00	\$ -	\$ 22,083.00
29	Testing and Inspection (FM)	1.0	LS	\$ 6,500.00	\$ 6,500.00		1.00	\$ -	\$ 6,500.00
30	1250 Gallon Grease Trap	1.0	EA	\$ 6,805.00	\$ 6,805.00		1.00	\$ -	\$ 6,805.00
31	6" Sanitary Sewer Service	1.0	LS	\$ 8,525.00	\$ 8,525.00		1.00	\$ -	\$ 8,525.00
32	6" Sewer Service Cleanouts (Included)		EA	N/A	N/A			N/A	N/A
Subtotal					\$ 2,584,695.99			\$ -	\$ 2,584,695.99
TOTAL PAGE:					\$ 2,584,695.99			\$ -	\$ 2,584,695.99

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

Draw: # 24014-21 RET REV

OWNER: Taylor Morrison

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Paving									
1	1" Asphaltic Concrete (Type SP-9.5) 1st Lift	38,657.0	SY	\$ 10.05	\$ 388,502.85		38,657.00	\$ -	\$ 388,502.85
2	8" Shell Base (98% Density LBR 100)	38,657.0	SY	\$ 20.00	\$ 773,140.00		38,657.00	\$ -	\$ 773,140.00
3	12" Subgrade (Type B Stabilization LBR 40)	46,156.0	SY	\$ 6.90	\$ 318,476.40		46,156.00	\$ -	\$ 318,476.40
4	Type A Curb	2,380.0	LF	\$ 17.10	\$ 40,698.00		2,380.00	\$ -	\$ 40,698.00
5	Type D Curb	115.0	LF	\$ 16.45	\$ 1,891.75		115.00	\$ -	\$ 1,891.75
6	Type F Curb	12,640.0	LF	\$ 21.90	\$ 276,816.00		12,640.00	\$ -	\$ 276,816.00
7	Ribbon Curb at Guardhouse Entry (By Others)	100.0	LF	N/A	N/A			N/A	N/A
8	2' Valley Gutter	9,500.0	LF	\$ 17.60	\$ 167,200.00		9,500.00	\$ -	\$ 167,200.00
9	4" Concrete Sidewalk (5' wide)	5,469.0	SY	\$ 54.45	\$ 297,787.05		5,469.00	\$ -	\$ 297,787.05
10	4" Concrete N6 Trail (12' wide)	3,699.0	SY	\$ 54.45	\$ 201,410.55		3,699.00	\$ -	\$ 201,410.55
11	4" Concrete Multi-Use Trail (12' wide) (Around OS Ponds)	5,108.0	SY	N/A	N/A			N/A	N/A
12	ADA Handicapped Ramps w/ Detectable Warnings	41.0	EA	\$ 1,145.00	\$ 46,945.00		41.00	\$ -	\$ 46,945.00
13	1st Lift Temp Striping	1.0	LS	\$ 27,985.00	\$ 27,985.00		1.00	\$ -	\$ 27,985.00
14	Thickened Edge Curb	1,050.0	LF	\$ 16.25	\$ 17,062.50		1,050.00	\$ -	\$ 17,062.50
15	Dumpster Pad (By Others)	500.0	SF	N/A	N/A			N/A	N/A
16	Final Dress	1.0	LS	\$ 40,085.00	\$ 40,085.00		1.00	\$ -	\$ 40,085.00
Subtotal					\$ 2,598,000.10			\$ -	\$ 2,598,000.10
TOTAL PAGE:					\$ 2,598,000.10			\$ -	\$ 2,598,000.10

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Watdrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Drainage									
1	10" HDPE	183.0	LF	\$ 22.35	\$ 4,090.05		183.00	\$ -	\$ 4,090.05
2	12" HDPE	2,691.0	LF	\$ 26.40	\$ 71,042.40		2,691.00	\$ -	\$ 71,042.40
3	15" HDPE	1,646.0	LF	\$ 38.10	\$ 62,712.60		1,646.00	\$ -	\$ 62,712.60
4	18" HDPE	753.0	LF	\$ 45.10	\$ 33,960.30		753.00	\$ -	\$ 33,960.30
5	24" HDPE	826.0	LF	\$ 64.30	\$ 53,111.80		826.00	\$ -	\$ 53,111.80
6	30" HDPE	201.0	LF	\$ 107.00	\$ 21,507.00		201.00	\$ -	\$ 21,507.00
7	15" RCP	470.0	LF	\$ 48.65	\$ 22,865.50		470.00	\$ -	\$ 22,865.50
8	18" RCP	332.0	LF	\$ 59.00	\$ 19,588.00		332.00	\$ -	\$ 19,588.00
9	24" RCP	518.0	LF	\$ 87.00	\$ 45,066.00		518.00	\$ -	\$ 45,066.00
10	30" RCP	1,039.0	LF	\$ 136.00	\$ 141,304.00		1,039.00	\$ -	\$ 141,304.00
11	36" RCP	359.0	LF	\$ 176.00	\$ 63,184.00		359.00	\$ -	\$ 63,184.00
12	42" RCP	608.0	LF	\$ 226.00	\$ 137,408.00		608.00	\$ -	\$ 137,408.00
13	Yard Drain	52.0	EA	\$ 2,625.00	\$ 136,500.00		52.00	\$ -	\$ 136,500.00
14	Grate Inlet	39.0	EA	\$ 4,964.00	\$ 193,596.00		39.00	\$ -	\$ 193,596.00
15	Valley Gutter Inlet	36.0	EA	\$ 5,480.00	\$ 197,280.00		36.00	\$ -	\$ 197,280.00
16	Type "9" Curb Inlet	23.0	EA	\$ 6,475.00	\$ 148,925.00		23.00	\$ -	\$ 148,925.00
17	Control Structures	11.0	EA	\$ 8,685.00	\$ 95,535.00		11.00	\$ -	\$ 95,535.00
18	Rip Rap Outfall Structures	5.0	EA	\$ 8,235.00	\$ 41,175.00		5.00	\$ -	\$ 41,175.00
19	10" Flared End	1.0	EA	\$ 3,190.00	\$ 3,190.00		1.00	\$ -	\$ 3,190.00
20	12" Flared End	5.0	EA	\$ 3,440.00	\$ 17,200.00		5.00	\$ -	\$ 17,200.00
21	15" Flared End	4.0	EA	\$ 3,885.00	\$ 15,540.00		4.00	\$ -	\$ 15,540.00
22	18" Flared End	2.0	EA	\$ 4,080.00	\$ 8,160.00		2.00	\$ -	\$ 8,160.00
23	24" Flared End	7.0	EA	\$ 4,380.00	\$ 30,660.00		7.00	\$ -	\$ 30,660.00
24	30" Flared End	14.0	EA	\$ 5,215.00	\$ 73,010.00		14.00	\$ -	\$ 73,010.00
25	36" Flared End	4.0	EA	\$ 5,855.00	\$ 23,420.00		4.00	\$ -	\$ 23,420.00
26	42" Flared End	2.0	EA	\$ 6,445.00	\$ 12,890.00		2.00	\$ -	\$ 12,890.00
27	Junction Box	12.0	EA	\$ 6,470.00	\$ 77,640.00		12.00	\$ -	\$ 77,640.00
28	Storm System Cleaning	1.0	LS	\$ 40,699.00	\$ 40,699.00		1.00	\$ -	\$ 40,699.00
29	15" HP	797.0	LF	\$ 44.25	\$ 35,267.25		797.00	\$ -	\$ 35,267.25
30	18" HP	963.0	LF	\$ 49.50	\$ 47,668.50		963.00	\$ -	\$ 47,668.50
31	24" HP	1,596.0	LF	\$ 74.75	\$ 119,301.00		1,596.00	\$ -	\$ 119,301.00
32	30" HP	3,228.0	LF	\$ 120.00	\$ 387,360.00		3,228.00	\$ -	\$ 387,360.00
33	36" HP	463.0	LF	\$ 137.00	\$ 63,431.00		463.00	\$ -	\$ 63,431.00
34	42" HP	428.0	LF	\$ 171.00	\$ 73,188.00		428.00	\$ -	\$ 73,188.00
35	Brick Storm Plug	4.0	EA	\$ 975.00	\$ 3,900.00		4.00	\$ -	\$ 3,900.00
Subtotal					\$ 2,521,375.40		\$ -	\$ 2,521,375.40	
TOTAL PAGE:					\$ 2,521,375.40		\$ -	\$ 2,521,375.40	

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

Draw: # 24014-21 RET REV

OWNER: Taylor Morrison

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Irrigation									
1	12" PVC Irrigation Main (C900 DR-18)	1,507.0	LF	\$ 85.61	\$ 129,014.27		1,507.00	\$ -	\$ 129,014.27
2	8" PVC Irrigation Main (C900 DR-18)	20.0	LF	\$ 39.42	\$ 788.40		20.00	\$ -	\$ 788.40
3	6" PVC Irrigation Main (C900 DR-18)	4,830.0	LF	\$ 31.95	\$ 154,318.50		4,830.00	\$ -	\$ 154,318.50
4	4" PVC Irrigation Main (C900 DR-18)	6,056.0	EA	\$ 24.95	\$ 151,097.20		6,056.00	\$ -	\$ 151,097.20
5	6" PVC Re-Use Main (C900 DR-18)	1,944.0	LF	\$ 56.27	\$ 109,388.88		1,944.00	\$ -	\$ 109,388.88
6	12" Gate Valve	3.0	EA	\$ 4,545.00	\$ 13,635.00		3.00	\$ -	\$ 13,635.00
7	8" Gate Valve	1.0	EA	\$ 2,685.00	\$ 2,685.00		1.00	\$ -	\$ 2,685.00
8	6" Gate Valve	12.0	EA	\$ 1,980.00	\$ 23,760.00		12.00	\$ -	\$ 23,760.00
9	4" Gate Valve	19.0	EA	\$ 1,695.00	\$ 32,205.00		19.00	\$ -	\$ 32,205.00
10	1" Single Service (Short)	76.0	EA	\$ 752.00	\$ 57,152.00		76.00	\$ -	\$ 57,152.00
11	1" Double Service (Short)		EA	\$ 1,225.00	N/A			N/A	N/A
12	1" Single Service (Long)	95.0	EA	\$ 942.00	\$ 89,490.00		95.00	\$ -	\$ 89,490.00
13	1" Double Service (Long)		EA	N/A	N/A			N/A	N/A
14	2" Single Service (Common)	57.0	EA	\$ 1,425.00	\$ 81,225.00		57.00	\$ -	\$ 81,225.00
15	4" Blowoff Assembly	8.0	EA	\$ 1,285.00	\$ 10,280.00		8.00	\$ -	\$ 10,280.00
16	6" Blowoff Assembly	5.0	EA	\$ 1,435.00	\$ 7,175.00		5.00	\$ -	\$ 7,175.00
17	8" Blowoff Assembly	1.0	EA	\$ 1,590.00	\$ 1,590.00		1.00	\$ -	\$ 1,590.00
18	12" Blowoff Assembly	1.0	EA	\$ 1,700.00	\$ 1,700.00		1.00	\$ -	\$ 1,700.00
19	Testing and Inspection	1.0	LS	\$ 17,235.00	\$ 17,235.00		1.00	\$ -	\$ 17,235.00
Subtotal					\$ 882,739.25			\$ -	\$ 882,739.25
TOTAL PAGE:					\$ 882,739.25			\$ -	\$ 882,739.25

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Earthwork									
1	Double Row Silt Fence	18,099.0	LF	\$ 4.30	\$ 77,825.70		18,099.00	\$ -	\$ 77,825.70
2	Single Row Silt Fence	16,887.0	LF	\$ 2.15	\$ 36,307.05		16,887.00	\$ -	\$ 36,307.05
3	Inlet Protection Device	186.0	EA	\$ 173.00	\$ 32,178.00		186.00	\$ -	\$ 32,178.00
4	Clearing and Grubbing	143.2	AC	\$ 2,335.00	\$ 334,372.00		143.20	\$ -	\$ 334,372.00
5	Mobilization	1.0	LS	\$ 190,275.00	\$ 190,275.00		1.00	\$ -	\$ 190,275.00
6	Construction Trailer W/ services	1.0	EA	\$ 35,000.00	\$ 35,000.00		1.00	\$ -	\$ 35,000.00
7	Finish Grading (Lots & ROW)	1.0	EA	\$ 66,810.00	\$ 66,810.00		1.00	\$ -	\$ 66,810.00
8	Seed and Mulch (Lots)	214,779.0	SY	\$ 0.45	\$ 96,650.55		214,779.00	\$ -	\$ 96,650.55
9	Bahia Sod (Pond Slope Stabilization TOB* 20FT)	49,000.0	SY	\$ 2.60	\$ 127,400.00		49,000.00	\$ -	\$ 127,400.00
10	Bahia Sod (6' Wide Rear Yard Swales)	3,800.0	SY	\$ 2.60	\$ 9,880.00	-	2,850.00	\$ -	\$ 7,410.00
11	Bahia Sod (8' BOC - Front of Lots Only)	19,000.0	SY	\$ 2.60	\$ 49,400.00		19,000.00	\$ -	\$ 49,400.00
12	NPDES Compliance	1.0	LS	\$ 13,915.00	\$ 13,915.00		1.00	\$ -	\$ 13,915.00
13	Pond 100 Excavation	20,968.0	CY	\$ 2.85	\$ 59,758.80		20,968.00	\$ -	\$ 59,758.80
14	Pond 200 Excavation	165,691.0	CY	\$ 2.85	\$ 472,219.35	-	-	\$ -	\$ -
15	Pond 300 Excavation	23,637.0	CY	\$ 2.85	\$ 67,365.45	-	-	\$ -	\$ -
16	Pond 810 Excavation	175,024.0	CY	\$ 2.85	\$ 498,818.40	-	-	\$ -	\$ -
17	Pond 1200 Excavation		CY	\$ 2.85	N/A			N/A	N/A
18	Pond 1300 Excavation	42,509.0	CY	\$ 2.85	\$ 121,150.65		42,509.00	\$ -	\$ 121,150.65
19	Pond 1301 Excavation	25,160.0	CY	\$ 2.85	\$ 71,706.00		25,160.00	\$ -	\$ 71,706.00
20	Pond 1400 Excavation		CY	\$ 2.85	N/A			N/A	N/A
21	Pond 1500 Excavation	92,391.0	CY	\$ 2.85	\$ 263,314.35		92,391.00	\$ -	\$ 263,314.35
22	Pond 1700 Excavation	9,847.0	CY	\$ 2.85	\$ 28,063.95		9,847.00	\$ -	\$ 28,063.95
23	Pond 1800 Excavation	20,731.0	CY	\$ 2.85	\$ 59,083.35		20,731.00	\$ -	\$ 59,083.35
24	Pond 1900 Excavation	41,742.0	CY	\$ 2.85	\$ 118,964.70		41,742.00	\$ -	\$ 118,964.70
25	Pond 1901 Excavation	45,527.0	CY	\$ 2.85	\$ 129,751.95		45,527.00	\$ -	\$ 129,751.95
26	Pond 2600 Excavation	18,672.0	CY	\$ 2.85	\$ 53,215.20		18,672.00	\$ -	\$ 53,215.20
27	Berm Grading	1.0	LS	\$ 80,170.00	\$ 80,170.00		1.00	\$ -	\$ 80,170.00
28	Construction Entrance	1.0	EA	\$ 5,175.00	\$ 5,175.00		1.00	\$ -	\$ 5,175.00
29	Locate Existing Utilities	1.0	LS	\$ 2,695.00	\$ 2,695.00		1.00	\$ -	\$ 2,695.00
30	Retaining Wall (By Others)	55.0	LF	N/A	N/A			N/A	N/A
31	Tree Barricades	1,748.0	LF	\$ 7.50	\$ 13,110.00		1,748.00	\$ -	\$ 13,110.00
Subtotal					\$ 3,114,575.45			\$ -	\$ 2,073,702.25
TOTAL PAGE:					\$ 3,114,575.45			\$ -	\$ 2,073,702.25

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Survey									
1	Construction Stakeout	1.0	LS	\$ 344,445.00	\$ 344,445.00		1.00	\$ -	\$ 344,445.00
2	Record As-Built Survey (Included)	1.0	LS	N/A	N/A			N/A	N/A
Subtotal					\$ 344,445.00			\$ -	\$ 344,445.00
TOTAL PAGE:					\$ 344,445.00			\$ -	\$ 344,445.00

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Geotechnical									
1	Compaction Testing (Roads, Lots & Utilities)	1.0	LS	\$ 77,815.00	\$ 77,815.00		1.00	\$ -	\$ 77,815.00
Subtotal					\$ 77,815.00			\$ -	\$ 77,815.00
TOTAL PAGE:					\$ 77,815.00			\$ -	\$ 77,815.00

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

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PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Amendment #1 - Add and Mobilize Two Pipe Crews									
1	Mobilization of Two Pipe Crews	1.0	LS	\$ 500,000.00	\$ 500,000.00		1.00	\$ -	\$ 500,000.00
2	Two Pipe Crews	1.0	LS	\$ 200,000.00	\$ 200,000.00		1.00	\$ -	\$ 200,000.00
Subtotal					\$ 700,000.00			\$ -	\$ 700,000.00
TOTAL PAGE:					\$ 700,000.00			\$ -	\$ 700,000.00

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive

DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
	Amendment #2 - Excavation of Additional Fill Material Out of NB6 Ponds								
	Earthwork								
1	Additional Fill Material	125,000.0	CY	\$ 3.10	\$ 387,500.00		125,000.00	\$ -	\$ 387,500.00
2	Excavation of Pond 1200	9,272.0	CY	\$ 2.85	\$ 26,425.20		9,272.00	\$ -	\$ 26,425.20
3	Excavation of Pond 1400	54,802.0	CY	\$ 2.85	\$ 156,185.70		54,802.00	\$ -	\$ 156,185.70
	Subtotal					\$ 570,110.90		\$ -	\$ 570,110.90
	TOTAL PAGE:					\$ 570,110.90		\$ -	\$ 570,110.90

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

Draw: # 24014-21 RET REV

OWNER: Taylor Morrison

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Amendment #3 - Plan Revisions per Drawings Dated 7/24/24									
Earthwork									
1	Excavation	1,356.0	CY	\$ 2.85	\$ 3,864.60		1,356.00	\$ -	\$ 3,864.60
2	Additional Striping and Signage	1.0	LS	\$ 3,000.00	\$ 3,000.00		1.00	\$ -	\$ 3,000.00
Storm									
3	15" RCP CL III	-27.0	LF	\$ 48.65	\$ (1,313.55)		(27.00)	\$ -	\$ (1,313.55)
4	18" RCP CL III	-16.0	LF	\$ 59.00	\$ (944.00)		(16.00)	\$ -	\$ (944.00)
5	24" RCP CL III	3.0	LF	\$ 87.00	\$ 261.00		3.00	\$ -	\$ 261.00
6	30" RCP CL III	14.0	LF	\$ 136.00	\$ 1,904.00		14.00	\$ -	\$ 1,904.00
7	42" RCP CL III	4.0	LF	\$ 226.00	\$ 904.00		4.00	\$ -	\$ 904.00
8	18" ADS HP	-13.0	LF	\$ 45.10	\$ (586.30)		(13.00)	\$ -	\$ (586.30)
9	Grate Inlet	-3.0	EA	\$ 4,964.00	\$ (14,892.00)		(3.00)	\$ -	\$ (14,892.00)
10	30" FES	2.0	EA	\$ 5,215.00	\$ 10,430.00		2.00	\$ -	\$ 10,430.00
11	42" FES	1.0	EA	\$ 6,445.00	\$ 6,445.00		1.00	\$ -	\$ 6,445.00
12	Type 9 Curb Inlet	-1.0	EA	\$ 6,475.00	\$ (6,475.00)		(1.00)	\$ -	\$ (6,475.00)
13	Type 9 Curb Inlet	1.0	EA	\$ 6,587.20	\$ 6,587.20		1.00	\$ -	\$ 6,587.20
14	Junction Box	-1.0	EA	\$ 6,470.00	\$ (6,470.00)		(1.00)	\$ -	\$ (6,470.00)
15	Junction Box	1.0	EA	\$ 6,497.80	\$ 6,497.80		1.00	\$ -	\$ 6,497.80
Storm Amenity									
16	15" RCP CL III	141.0	LF	\$ 48.65	\$ 6,859.65		141.00	\$ -	\$ 6,859.65
17	18" RCP CL III	183.0	LF	\$ 59.00	\$ 10,797.00		183.00	\$ -	\$ 10,797.00
18	24" RCP CL III	100.0	LF	\$ 87.00	\$ 8,700.00		100.00	\$ -	\$ 8,700.00
19	Grate Inlet	4.0	EA	\$ 4,964.00	\$ 19,856.00		4.00	\$ -	\$ 19,856.00
20	Storm System Cleaning	1.0	LS	\$ 853.00	\$ 853.00		1.00	\$ -	\$ 853.00
Water									
21	2" HPDE	43.0	LF	\$ 10.65	\$ 457.95		43.00	\$ -	\$ 457.95
22	6" DR18 (W-1)	330.0	LF	\$ 32.32	\$ 10,665.60		330.00	\$ -	\$ 10,665.60
23	8" DR18 (W-2)	1,256.0	LF	\$ 45.57	\$ 57,235.92		1,256.00	\$ -	\$ 57,235.92
24	12" DR18	-1,439.0	LF	\$ 84.56	\$ (121,681.84)		(1,439.00)	\$ -	\$ (121,681.84)
25	6" Gate Valve	-1.0	EA	\$ 2,095.00	\$ (2,095.00)		(1.00)	\$ -	\$ (2,095.00)
26	8" Gate Valve	4.0	EA	\$ 2,800.00	\$ 11,200.00		4.00	\$ -	\$ 11,200.00
27	12" Gate Valve	-5.0	EA	\$ 4,660.00	\$ (23,300.00)		(5.00)	\$ -	\$ (23,300.00)
28	6" Cap / TBO	2.0	EA	\$ 1,380.00	\$ 2,760.00		2.00	\$ -	\$ 2,760.00
29	8" Cap / TBO	-4.0	EA	\$ 1,420.00	\$ (5,680.00)		(4.00)	\$ -	\$ (5,680.00)
30	12" Cap / TBO	1.0	EA	\$ 1,721.08	\$ 1,721.08		1.00	\$ -	\$ 1,721.08
31	Fire Hydrant Assembly	3.0	EA	\$ 7,575.00	\$ 22,725.00		3.00	\$ -	\$ 22,725.00
32	Auto-Flusher	3.0	EA	\$ 11,020.00	\$ 33,060.00		3.00	\$ -	\$ 33,060.00

Water Amenity									
33	2" HPDE (W-18)	192.0	LF	\$ 19.52	\$ 3,747.84		192.00	\$ -	\$ 3,747.84
34	4" DR18 (W-9)	12.0	LF	\$ 37.05	\$ 444.60		12.00	\$ -	\$ 444.60
35	6" DR18 (W-1)	115.0	LF	\$ 32.32	\$ 3,716.80		115.00	\$ -	\$ 3,716.80
36	4" Gate Valve	1.0	EA	\$ 1,674.98	\$ 1,674.98		1.00	\$ -	\$ 1,674.98
37	6" Gate Valve	1.0	EA	\$ 2,095.00	\$ 2,095.00		1.00	\$ -	\$ 2,095.00
38	2" Cap / TBO	1.0	EA	\$ 1,320.00	\$ 1,320.00		1.00	\$ -	\$ 1,320.00
39	Pressure Test	1.0	LS	\$ 1,141.95	\$ 1,141.95		1.00	\$ -	\$ 1,141.95
40	Chlorination	1.0	LS	\$ 1,141.95	\$ 1,141.95		1.00	\$ -	\$ 1,141.95
Sanitary									
41	8" PVC SDR 26 (0-6')	-100.0	LF	\$ 34.60	\$ (3,460.00)		(100.00)	\$ -	\$ (3,460.00)
42	8" PVC SDR 26 (6'-8')	351.0	LF	\$ 43.80	\$ 15,373.80		351.00	\$ -	\$ 15,373.80
43	8" PVC SDR 26 (8'-10')	19.0	LF	\$ 44.70	\$ 849.30		19.00	\$ -	\$ 849.30
44	8" PVC SDR 26 (10'-12')	-195.0	LF	\$ 51.60	\$ (10,062.00)		(195.00)	\$ -	\$ (10,062.00)
45	8" PVC SDR 26 (12'-14')	238.0	LF	\$ 56.75	\$ 13,506.50		238.00	\$ -	\$ 13,506.50
46	8" PVC SDR 26 (14'-16')	-57.0	LF	\$ 84.70	\$ (4,827.90)		(57.00)	\$ -	\$ (4,827.90)
47	8" PVC SDR 26 (16'-18')	-45.0	LF	\$ 96.95	\$ (4,362.75)		(45.00)	\$ -	\$ (4,362.75)
48	8" PVC SDR 14 (16'-18')	2.0	LF	\$ 113.00	\$ 226.00		2.00	\$ -	\$ 226.00
49	12" PVC SDR 14 (16'-18')	3.0	LF	\$ 150.00	\$ 450.00		3.00	\$ -	\$ 450.00
50	Manhole (0-6')	-1.0	EA	\$ 6,395.00	\$ (6,395.00)		(1.00)	\$ -	\$ (6,395.00)
51	Manhole (8'-10')	2.0	EA	\$ 8,330.00	\$ 16,660.00		2.00	\$ -	\$ 16,660.00
52	Manhole (10'-12')	-4.0	EA	\$ 9,415.00	\$ (37,660.00)		(4.00)	\$ -	\$ (37,660.00)
53	Manhole (12'-14')	1.0	EA	\$ 10,595.00	\$ 10,595.00		1.00	\$ -	\$ 10,595.00
54	Manhole (14'-16')	1.0	EA	\$ 11,535.00	\$ 11,535.00		1.00	\$ -	\$ 11,535.00
55	Lined Manhole (16'-18')	-1.0	EA	\$ 15,850.00	\$ (15,850.00)		(1.00)	\$ -	\$ (15,850.00)
56	Lined Drop Manhole (16'-18')	1.0	EA	\$ 17,358.00	\$ 17,358.00		1.00	\$ -	\$ 17,358.00
57	Air Test	1.0	LS	\$ 220.00	\$ 220.00		1.00	\$ -	\$ 220.00
58	Televise	1.0	LS	\$ 400.00	\$ 400.00		1.00	\$ -	\$ 400.00
59	Restrained Joints	1.0	LS	\$ 13,669.06	\$ 13,669.06		1.00	\$ -	\$ 13,669.06
Sanitary Amenity									
60	6" Sanitary Sewer Service (WW-31)	1.0	LS	\$ 28,719.29	\$ 28,719.29		1.00	\$ -	\$ 28,719.29
61	Air Test	1.0	LS	\$ 1,256.00	\$ 1,256.00		1.00	\$ -	\$ 1,256.00
62	Televise	1.0	LS	\$ 1,758.00	\$ 1,758.00		1.00	\$ -	\$ 1,758.00
Sanitary Forcemain									
63	4" PVC Forcemain (WW-21)	-2,604.0	LF	\$ 26.23	\$ (68,302.92)		(2,604.00)	\$ -	\$ (68,302.92)
64	4" PVC Forcemain (WW-21)	2,604.0	LF	\$ 29.67	\$ 77,260.68		2,604.00	\$ -	\$ 77,260.68
Reclaim									
65	6" PVC DR18 (I-3)	3,607.0	LF	\$ 31.95	\$ 115,243.65		3,607.00	\$ -	\$ 115,243.65
66	2" HPDE	22.0	LF	\$ 10.65	\$ 234.30		22.00	\$ -	\$ 234.30
67	4" PVC DR18 (I-4)	572.0	LF	\$ 24.95	\$ 14,271.40		572.00	\$ -	\$ 14,271.40
68	12" PVC DR18 (I-1)	170.0	LF	\$ 85.61	\$ 14,553.70		170.00	\$ -	\$ 14,553.70
69	2" Gate Valve	2.0	EA	\$ 1,436.26	\$ 2,872.52		2.00	\$ -	\$ 2,872.52
70	4" Gate Valve	-4.0	EA	\$ 1,695.00	\$ (6,780.00)		(4.00)	\$ -	\$ (6,780.00)
71	6" Gate Valve	2.0	EA	\$ 1,980.00	\$ 3,960.00		2.00	\$ -	\$ 3,960.00
72	2" Cap / TBO	2.0	EA	\$ 1,320.00	\$ 2,640.00		2.00	\$ -	\$ 2,640.00
73	4" Cap / TBO	-1.0	EA	\$ 1,285.00	\$ (1,285.00)		(1.00)	\$ -	\$ (1,285.00)

74	6" Cap / TBO	-1.0	EA	\$ 1,435.00	\$ (1,435.00)	(1.00)	\$ -	\$ (1,435.00)
75	12" Cap / TBO	1.0	EA	\$ 1,700.00	\$ 1,700.00	1.00	\$ -	\$ 1,700.00
76	Pressure Test	1.0	LS	\$ 3,995.34	\$ 3,995.34	1.00	\$ -	\$ 3,995.34
77	2" Single Service (Common)	4.0	EA	\$ 1,425.00	\$ 5,700.00	4.00	\$ -	\$ 5,700.00
78	Additional Survey, Stakeout, and As-builts	1.0	LS	\$ 5,000.00	\$ 5,000.00	1.00	\$ -	\$ 5,000.00
	Lift Station							
79	Back Up Pump Pad 6" Thick	1.0	LS	\$ 4,316.47	\$ 4,316.47	1.00	\$ -	\$ 4,316.47
80	Future Chemical Pad 6" Thick	1.0	LS	\$ 1,342.17	\$ 1,342.17	1.00	\$ -	\$ 1,342.17
81	Future Air Scrubber Pad 6" Thick	1.0	LS	\$ 1,342.17	\$ 1,342.17	1.00	\$ -	\$ 1,342.17
82	LS 700 Included Bypass	1.0	LS	\$ 259,253.74	\$ 259,253.74	1.00	\$ -	\$ 259,253.74
83	LS 800	1.0	LS	\$ 116,435.31	\$ 116,435.31	1.00	\$ -	\$ 116,435.31
	Flatwork Concrete Due to Delay							
84	A Curb	2,380.0	LF	\$ 0.10	\$ 238.00	2,380.00	\$ -	\$ 238.00
85	F Curb	12,640.0	LF	\$ 0.30	\$ 3,792.00	12,640.00	\$ -	\$ 3,792.00
86	Valley Gutter	9,500.0	LF	\$ 0.17	\$ 1,615.00	9,500.00	\$ -	\$ 1,615.00
					\$ 666,552.06		\$ -	\$ 666,552.06
					\$ 666,552.06		\$ -	\$ 666,552.06

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To:

12/16/25 - 1/15/26

, Inclusive

DATE:

02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Amendment #4 - Add Infrastructure to Town Home Section									
Earthwork									
1	Inlet Protection	10.0	EA	\$ 173.00	\$ 1,730.00		10.00	\$ -	\$ 1,730.00
2	Geotechnical Testing	1.0	LS	\$ 4,600.00	\$ 4,600.00		1.00	\$ -	\$ 4,600.00
3	Survey, Stakeout, As-builts	1.0	LS	\$ 26,990.00	\$ 26,990.00		1.00	\$ -	\$ 26,990.00
Storm									
4	10" ADS	174.0	LF	\$ 22.35	\$ 3,888.90		174.00	\$ -	\$ 3,888.90
5	12" ADS	76.0	LF	\$ 26.40	\$ 2,006.40		76.00	\$ -	\$ 2,006.40
6	18" ADS	108.0	LF	\$ 45.10	\$ 4,870.80		108.00	\$ -	\$ 4,870.80
7	30" ADS	40.0	LF	\$ 120.00	\$ 4,800.00		40.00	\$ -	\$ 4,800.00
8	36" ADS	202.0	LF	\$ 137.00	\$ 27,674.00		202.00	\$ -	\$ 27,674.00
9	Yard Drain	4.0	EA	\$ 2,625.00	\$ 10,500.00		4.00	\$ -	\$ 10,500.00
10	Grate Inlet	2.0	EA	\$ 4,964.00	\$ 9,928.00		2.00	\$ -	\$ 9,928.00
11	Control Structure	2.0	EA	\$ 8,685.00	\$ 17,370.00		2.00	\$ -	\$ 17,370.00
12	Type 9 Inlet	1.0	EA	\$ 6,475.00	\$ 6,475.00		1.00	\$ -	\$ 6,475.00
13	Rip Rap Outfall Structure	1.0	EA	\$ 8,235.00	\$ 8,235.00		1.00	\$ -	\$ 8,235.00
14	10" FES	2.0	EA	\$ 3,190.00	\$ 6,380.00		2.00	\$ -	\$ 6,380.00
15	12" FES	1.0	EA	\$ 3,440.00	\$ 3,440.00		1.00	\$ -	\$ 3,440.00
16	18" FES	2.0	EA	\$ 4,080.00	\$ 8,160.00		2.00	\$ -	\$ 8,160.00
17	Coffer Dam	2.0	EA	\$ 7,500.00	\$ 15,000.00		2.00	\$ -	\$ 15,000.00
18	Storm System Cleaning	1.0	LS	\$ 1,200.00	\$ 1,200.00		1.00	\$ -	\$ 1,200.00
Water									
19	6" DR18 (W-1)	684.0	LF	\$ 32.32	\$ 22,106.88		684.00	\$ -	\$ 22,106.88
20	6" Gate Valve & Box (W-4)	5.0	EA	\$ 2,095.00	\$ 10,475.00		5.00	\$ -	\$ 10,475.00
21	6" TBO (W-10)	1.0	EA	\$ 1,380.00	\$ 1,380.00		1.00	\$ -	\$ 1,380.00
22	Remove and Connect (W-12)	1.0	EA	\$ 1,140.00	\$ 1,140.00		1.00	\$ -	\$ 1,140.00
23	Fire Hydrant Assembly (W16)	1.0	LS	\$ 7,575.00	\$ 7,575.00		1.00	\$ -	\$ 7,575.00
24	2" HDPE	120.0	LF	\$ 10.65	\$ 1,278.00		120.00	\$ -	\$ 1,278.00
25	2" Gate Valve & Box	1.0	EA	\$ 1,570.00	\$ 1,570.00		1.00	\$ -	\$ 1,570.00
26	Autoflusher	1.0	EA	\$ 11,020.00	\$ 11,020.00		1.00	\$ -	\$ 11,020.00
27	Single Service Short (W-8)	30.0	EA	\$ 764.00	\$ 22,920.00		30.00	\$ -	\$ 22,920.00
28	Single Service Long (W-9)	18.0	EA	\$ 965.00	\$ 17,370.00		18.00	\$ -	\$ 17,370.00
29	Pressure Testing (W-13)	1.0	LS	\$ 1,087.50	\$ 1,087.50		1.00	\$ -	\$ 1,087.50
30	Chlorination (W-13)	1.0	LS	\$ 1,087.50	\$ 1,087.50		1.00	\$ -	\$ 1,087.50
Sanitary Sewer									
31	8" SDR 26 0'-6"	60.0	LF	\$ 34.60	\$ 2,076.00		60.00	\$ -	\$ 2,076.00

DEME CONSTRUCTION, LLC

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ENGINEER: Waldrop Engineering

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Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT		
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE	
	Amendment #5 - Additional Sod and Erosion Control									
	Earthwork									
1	Sod	28,950.0	SY	\$ 2.60	\$ 75,270.00		28,950.00	\$ -	\$ 75,270.00	
2	Rip Rap FES Erosion Control	1.0	LS	\$ 4,489.48	\$ 4,489.48		1.00	\$ -	\$ 4,489.48	
	Subtotal					\$ 79,759.48			\$ -	\$ 79,759.48
TOTAL PAGE:					\$ 79,759.48			\$ -	\$ 79,759.48	

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ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Amendment #6 - Additonal Infrastructure to Town Home Section									
Earthwork									
1	Inlet Protection	14.0	EA	\$ 173.00	\$ 2,422.00	14.00		\$ -	\$ 2,422.00
2	Seed & Mulch	30,519.0	SY	\$ 0.45	\$ 13,733.55	30,519.00		\$ -	\$ 13,733.55
3	Bahia Sod	1,038.0	SY	\$ 2.60	\$ 2,698.80	1,038.00		\$ -	\$ 2,698.80
4	Geotechnical Testing	1.0	LS	\$ 7,265.00	\$ 7,265.00	1.00		\$ -	\$ 7,265.00
5	Survey, Stakeout, As-builts	1.0	LS	\$ 31,000.00	\$ 31,000.00	1.00		\$ -	\$ 31,000.00
Storm									
6	12" HDPE	372.0	LF	\$ 26.40	\$ 9,820.80	372.00		\$ -	\$ 9,820.80
7	18" HP	123.0	LF	\$ 49.50	\$ 6,088.50	123.00		\$ -	\$ 6,088.50
8	24" HP	161.0	LF	\$ 74.75	\$ 12,034.75	161.00		\$ -	\$ 12,034.75
9	15" RCP	128.0	LF	\$ 48.65	\$ 6,227.20	128.00		\$ -	\$ 6,227.20
10	18" RCP	223.0	LF	\$ 59.00	\$ 13,157.00	223.00		\$ -	\$ 13,157.00
11	24" RCP	97.0	LF	\$ 87.00	\$ 8,439.00	97.00		\$ -	\$ 8,439.00
12	30" RCP	45.0	LF	\$ 136.00	\$ 6,120.00	45.00		\$ -	\$ 6,120.00
13	Valley Gutter Inlet	4.0	EA	\$ 5,480.00	\$ 21,920.00	4.00		\$ -	\$ 21,920.00
14	Grate Inlet	3.0	EA	\$ 4,780.00	\$ 14,340.00	3.00		\$ -	\$ 14,340.00
15	Type G Grate Inlet	1.0	EA	\$ 6,350.00	\$ 6,350.00	1.00		\$ -	\$ 6,350.00
16	Junction Box	1.0	EA	\$ 6,470.00	\$ 6,470.00	1.00		\$ -	\$ 6,470.00
17	Control Structure	1.0	EA	\$ 8,685.00	\$ 8,685.00	1.00		\$ -	\$ 8,685.00
18	Yard Drain	6.0	EA	\$ 2,625.00	\$ 15,750.00	6.00		\$ -	\$ 15,750.00
19	24" Flared End Section	1.0	EA	\$ 4,380.00	\$ 4,380.00	1.00		\$ -	\$ 4,380.00
20	Storm System Cleaning	1.0	LS	\$ 2,575.00	\$ 2,575.00	1.00		\$ -	\$ 2,575.00
Amenity Storm									
21	12" HDPE	71.0	LF	\$ 26.40	\$ 1,874.40	71.00		\$ -	\$ 1,874.40
22	15" HDPE	245.0	LF	\$ 38.10	\$ 9,334.50	245.00		\$ -	\$ 9,334.50
23	Yard Drain	3.0	EA	\$ 2,625.00	\$ 7,875.00	3.00		\$ -	\$ 7,875.00
24	15" Flared End Section	1.0	EA	\$ 3,885.00	\$ 3,885.00	1.00		\$ -	\$ 3,885.00
25	Storm System Cleaning	1.0	LS	\$ 200.00	\$ 200.00	1.00		\$ -	\$ 200.00
Water									
26	6" DR18 (W-1)	1,312.0	LF	\$ 32.32	\$ 42,403.84	1,312.00		\$ -	\$ 42,403.84
27	6" Gate Valve	3.0	EA	\$ 2,095.00	\$ 6,285.00	3.00		\$ -	\$ 6,285.00
28	Fire Hydrant Assembly	1.0	EA	\$ 7,575.00	\$ 7,575.00	1.00		\$ -	\$ 7,575.00
29	Pressure Test	1.0	LS	\$ 2,966.00	\$ 2,966.00	1.00		\$ -	\$ 2,966.00
30	Chlorination	1.0	LS	\$ 2,966.00	\$ 2,966.00	1.00		\$ -	\$ 2,966.00
31	Single Service (Short)	39.0	EA	\$ 764.00	\$ 29,796.00	39.00		\$ -	\$ 29,796.00

32	Single Service (Long)	53.0	EA	\$ 965.00	\$ 51,145.00		53.00	\$ -	\$ 51,145.00
	Amenity Water								
33	1" PE Water Service (NP-6B)	110.0	LF	\$ 17.85	\$ 1,963.50		110.00	\$ -	\$ 1,963.50
34	Double Check Detector Assembly (NP-6B)	1.0	EA	\$ 5,802.50	\$ 5,802.50		1.00	\$ -	\$ 5,802.50
35	Pressure Test	1.0	LS	\$ 275.00	\$ 275.00		1.00	\$ -	\$ 275.00
36	Chlorination	1.0	LS	\$ 275.00	\$ 275.00		1.00	\$ -	\$ 275.00
	Sanitary								
37	8" SDR 26 0'-6'	414.0	LF	\$ 34.60	\$ 14,324.40		414.00	\$ -	\$ 14,324.40
38	8" SDR 26 6'-8'	320.0	LF	\$ 43.80	\$ 14,016.00		320.00	\$ -	\$ 14,016.00
39	San Manhole 0'-6'	2.0	EA	\$ 6,395.00	\$ 12,790.00		2.00	\$ -	\$ 12,790.00
40	San Manhole 6'-8'	1.0	EA	\$ 7,325.00	\$ 7,325.00		1.00	\$ -	\$ 7,325.00
41	Double Lateral Service	31.0	EA	\$ 1,610.00	\$ 49,910.00		31.00	\$ -	\$ 49,910.00
42	Sanitary Air Testing	1.0	LS	\$ 1,347.00	\$ 1,347.00		1.00	\$ -	\$ 1,347.00
43	Sanitary Sewer System Testing	1.0	LS	\$ 1,347.00	\$ 1,347.00		1.00	\$ -	\$ 1,347.00
	Amenity Sanitary								
44	6" Sanitary Sewer Service (NB-6B)	1.0	LS	\$ 4,262.50	\$ 4,262.50		1.00	\$ -	\$ 4,262.50
	Reclaim								
45	4" DR-18 (I-4)	1,127.0	LF	\$ 24.95	\$ 28,118.65		1,127.00	\$ -	\$ 28,118.65
46	4" Gate Valve	3.0	EA	\$ 1,695.00	\$ 5,085.00		3.00	\$ -	\$ 5,085.00
47	Pressure Test	1.0	LS	\$ 2,425.00	\$ 2,425.00		1.00	\$ -	\$ 2,425.00
48	2" Single Service (common)	18.0	EA	\$ 1,425.00	\$ 25,650.00		18.00	\$ -	\$ 25,650.00
	Roadways								
49	1" SP-9.5 Asphalt (1st Lift)	5,446.0	SY	\$ 10.05	\$ 54,732.30		5,446.00	\$ -	\$ 54,732.30
50	8" DOT Shell	5,446.0	SY	\$ 20.00	\$ 108,920.00		5,446.00	\$ -	\$ 108,920.00
51	12" LBR 40 Subgrade	5,446.0	SY	\$ 6.90	\$ 37,577.40		5,446.00	\$ -	\$ 37,577.40
52	Type D Curb	633.0	LF	\$ 16.45	\$ 10,412.85		633.00	\$ -	\$ 10,412.85
53	Miami Curb	2,349.0	LF	\$ 17.60	\$ 41,342.40		2,349.00	\$ -	\$ 41,342.40
54	Thickened Edge Curb	1,080.0	LF	\$ 17.85	\$ 19,278.00		1,080.00	\$ -	\$ 19,278.00
55	Dumpster Pad	494.0	SF	\$ 10.20	\$ 5,038.80		494.00	\$ -	\$ 5,038.80
56	4" Thick Non-Reinforced Sidewalk (5' Wide)	7,000.0	SF	\$ 6.05	\$ 42,350.00		7,000.00	\$ -	\$ 42,350.00
57	Final Dress	1.0	LS	\$ 13,025.00	\$ 13,025.00		1.00	\$ -	\$ 13,025.00
58	2' B.O.C Sod	663.0	SY	\$ 2.60	\$ 1,723.80		663.00	\$ -	\$ 1,723.80
59	Striping & Signage	1.0	LS	\$ 6,650.00	\$ 6,650.00		1.00	\$ -	\$ 6,650.00
	Subtotal				\$ 881,749.44			\$ -	\$ 881,749.44
	TOTAL PAGE:				\$ 881,749.44			\$ -	\$ 881,749.44

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive

DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Amendment #7 - Additonal Infrastructure to Town Home Section									
Water									
1	6" DR 18 (W-1)	-162.0	LF	\$ 32.32	\$ (5,235.84)		(162.00)	\$ -	\$ (5,235.84)
2	8" DR 18 (W-2)	218.0	LF	\$ 45.57	\$ 9,934.26		218.00	\$ -	\$ 9,934.26
3	6" Gate Valve & Box (W-4)	-3.0	EA	\$ 2,095.00	\$ (6,285.00)		(3.00)	\$ -	\$ (6,285.00)
4	8" Gate Valve (W-5)	3.0	EA	\$ 2,800.00	\$ 8,400.00		3.00	\$ -	\$ 8,400.00
5	Remove and Connect (W-12)	1.0	EA	\$ 2,040.00	\$ 2,040.00		1.00	\$ -	\$ 2,040.00
6	2" HDPE	385.0	LF	\$ 10.65	\$ 4,100.25		385.00	\$ -	\$ 4,100.25
7	Pressure Testing (W-13)	1.0	LS	\$ 550.00	\$ 550.00		1.00	\$ -	\$ 550.00
8	Chlorination (W-13)	1.0	LS	\$ 550.00	\$ 550.00		1.00	\$ -	\$ 550.00
Sanitary Sewer									
9	Sanitary Manhole (8'-10' Cut)	1.0	EA	\$ 8,330.00	\$ 8,330.00		1.00	\$ -	\$ 8,330.00
Subtotal					\$ 22,383.67			\$ -	\$ 22,383.67
TOTAL PAGE:					\$ 22,383.67			\$ -	\$ 22,383.67

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison

Draw: # 24014-21 RET REV

PROJECT NAME: Skye Rance Neighborhood 6 Phase 1

ENGINEER: Waldrop Engineering

For Work Accomplished From Start To: 12/16/25 - 1/15/26 , Inclusive DATE: 02/17/26

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
	Amendment #8 - Relocation of Landscaping Berm								
	Earthwork								
1	Relocation of Landscape Berm	1.0	LS	\$ 49,200.00	\$ 49,200.00		1.00	\$ -	\$ 49,200.00
	Subtotal				\$ 49,200.00			\$ -	\$ 49,200.00
	GRAND TOTAL				\$ 16,822,820.55			\$ -	\$ 15,781,947.35

April 15th, 2026

LT Ranch South Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Neighborhood Six Earthwork Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement*, dated April 23, 2025 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the LT Ranch South Community Development District ("**District**") certain improvements ("**Improvements**"), and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways and/or utilities (which comprise a portion of the Improvements) to the County.

[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,


Agreed to by:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

TAYLOR MORRISON OF FLORIDA, INC., a
Florida corporation

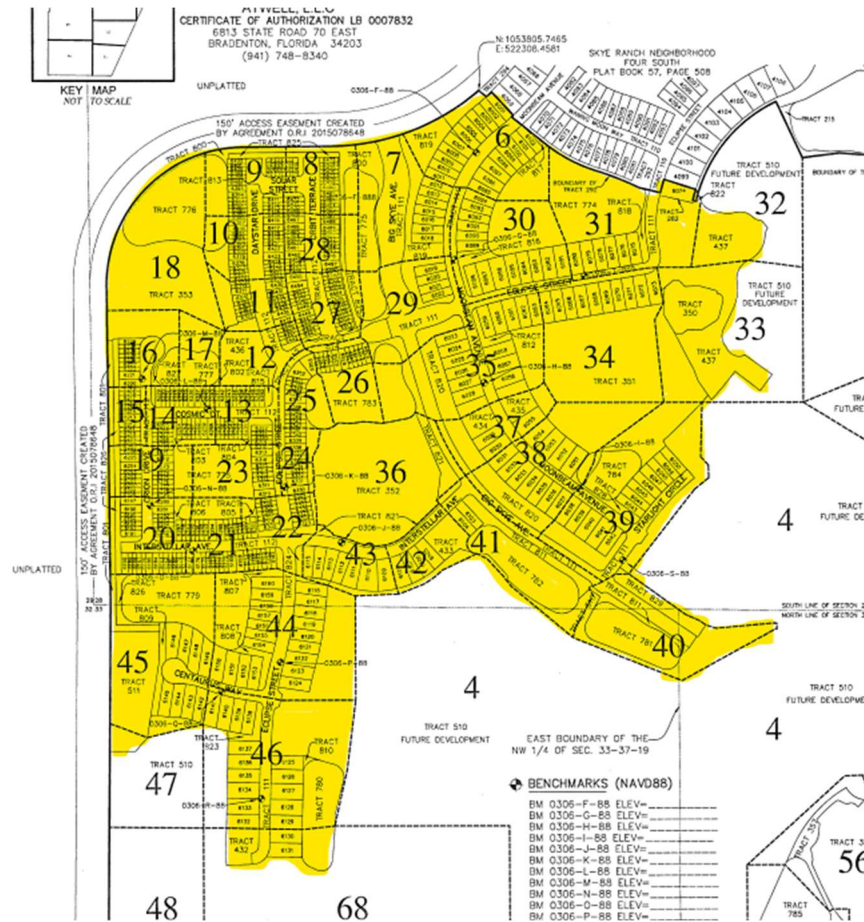


Name: Eric van Schaik
Title: Vice President

EXHIBIT A

Description of Neighborhood Six Earthwork Improvements

Earthwork Improvements – Earthwork improvements including but not limited to engineering, moving, and compacting soil or rock to prepare a site for construction, involving key processes such as site clearing, excavation, filling, and compaction, across the areas below, as identified in the plat known as *Skye Ranch Neighborhood Six Earthwork*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida:



DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE & RETAINED
			OWED (Developer to Contractor)
N6 PHASE 1 EARTHWORK*	\$2,242,494.32	\$2,130,369.60	\$112,124.72

*NOTE: The earthwork improvements were not included in the prior *Acquisition of Neighborhood Six Improvements*.

CORPORATE DECLARATION AND AGREEMENT
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]

Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), the developer of certain lands within the LT Ranch South Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District’s *Master Engineer’s Report*, dated April 2025, as supplemented from time to time (together, “**Engineer’s Report**”) describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]

Executed this 15th day of April, 2026.

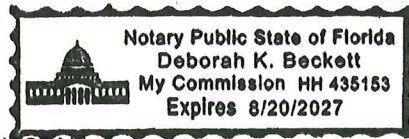
TAYLOR MORRISON OF FLORIDA, INC.



Name: Eric van Schaik
Title: Vice President

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed to before me by means of physical presence or online notarization this 15 day of April, 2026, by Eric van Schaik as Vice President of TAYLOR MORRISON OF FLORIDA, INC., and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Deborah K. Beckett
NOTARY PUBLIC, STATE OF FLORIDA

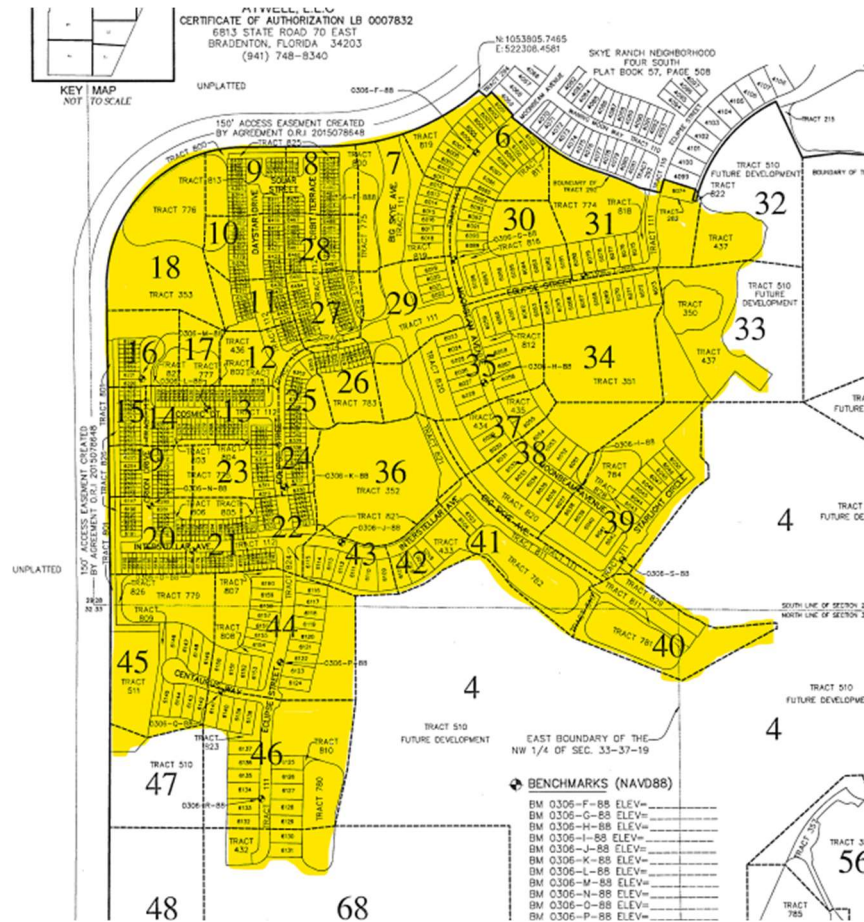
Name: DEBORAH K. BECKETT
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Neighborhood Six Earthwork Improvements

EXHIBIT A

Description of Neighborhood Six Earthwork Improvements

Earthwork Improvements – Earthwork improvements including but not limited to engineering, moving, and compacting soil or rock to prepare a site for construction, involving key processes such as site clearing, excavation, filling, and compaction, across the areas below, as identified in the plat known as *Skye Ranch Neighborhood Six Earthwork*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida:



DESCRIPTION	<u>CDD ELIGIBLE AMOUNT</u>	<u>PAID TO DATE</u>	BALANCE & RETAINED OVED (Developer to Contractor)
N6 PHASE 1 EARTHWORK*	\$2,242,494.32	\$2,130,369.60	\$112,124.72

*NOTE: The earthwork improvements were not included in the prior *Acquisition of Neighborhood Six Improvements*.

ACKNOWLEDGMENT AND RELEASE
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 15 day of April, 2026, by Deme Construction, LLC ("Contractor"), with an address of 3301 Whitfield Avenue Suite C, Sarasota, Florida 34243 ("Contractor"), in favor of the LT Ranch South Community Development District ("District"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain _____ *Agreement*, dated _____ ("Contract"), and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

DEME CONSTRUCTION, LLC

Kevin Fulcher
By: Kevin Fulcher
Its: president

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026, by Kevin Fulcher as President of Deme Construction LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Lisa Antos
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

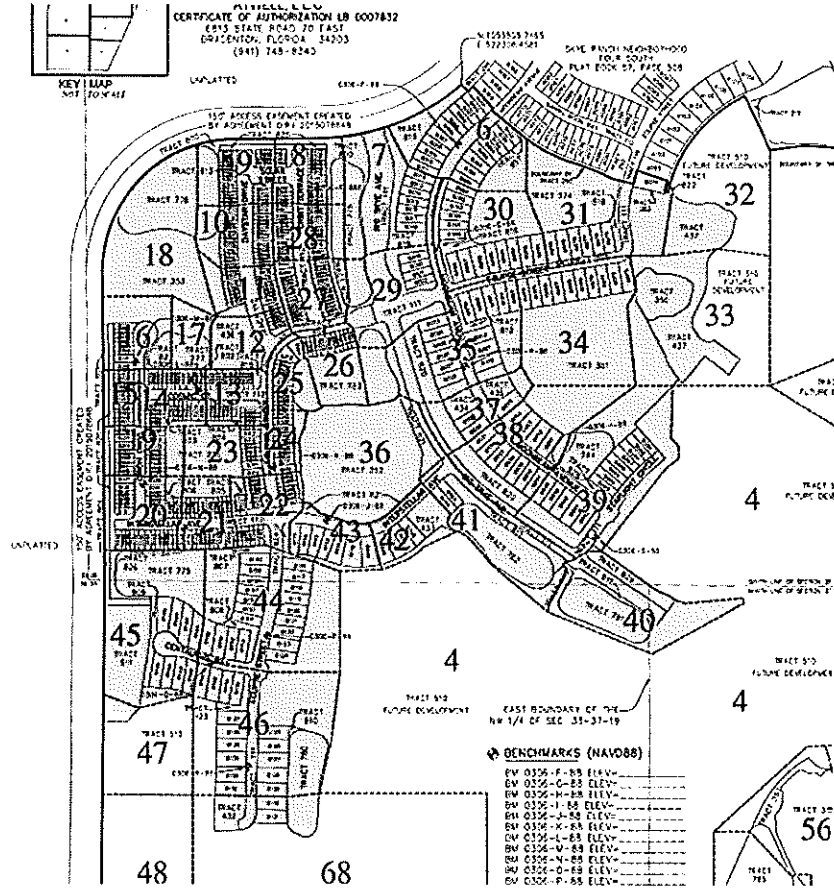
Name: LISA Antos
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



EXHIBIT A

Description of Neighborhood Six Earthwork Improvements

Earthwork Improvements – Earthwork improvements including but not limited to engineering, moving, and compacting soil or rock to prepare a site for construction, involving key processes such as site clearing, excavation, filling, and compaction, across the areas below, as identified in the plat known as *Skye Ranch Neighborhood Six Earthwork*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida:



DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE & RETAINED OWED (Developer to Contractor)
N6 PHASE 1 EARTHWORK*	\$2,242,494.32	\$2,130,369.60	\$112,124.72

*NOTE: The earthwork improvements were not included in the prior *Acquisition of Neighborhood Six Improvements*.

DISTRICT ENGINEER'S CERTIFICATE
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]

May 5th, 2026

Board of Supervisors
LT Ranch South Community Development District

Re: Neighborhood Six Earthwork Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC, ("**District Engineer**"), as engineer for the LT Ranch South Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements, as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. The District Engineer has inspected the improvements and has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The improvements are within the scope of the District's *Master Engineer's Report*, dated April 2025, as supplemented from time to time, and are therefore part of the District's Capital Improvement Program.
3. Based on limited site inspections, the improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following:(i) what was actually paid by the Developer to create and/or construct the improvements, and (ii) the reasonable fair market value of the improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the improvements.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO DISTRICT ENGINEER'S CERTIFICATE
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]

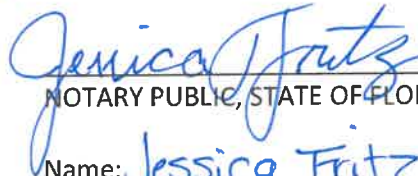
Executed this 5TH day of MAY, 2026.



PHILIP BRANNON, P.E.
Atwell, LLC
Florida Registration No. 87463
District Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 5 day of May, 2026, by Philip Brannon, as District Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Jessica Fritz

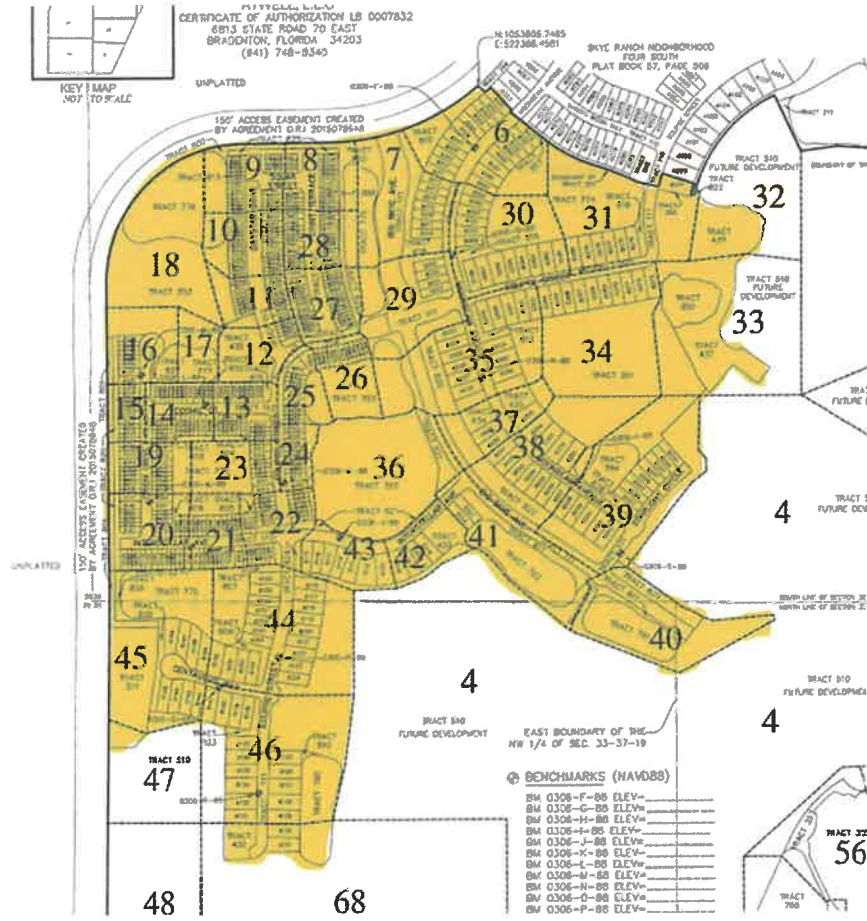
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



EXHIBIT A
Description of Neighborhood Six Earthwork Improvements

Earthwork Improvements – Earthwork improvements including but not limited to engineering, moving, and compacting soil or rock to prepare a site for construction, involving key processes such as site clearing, excavation, filling, and compaction, across the areas below, as identified in the plat known as *Skye Ranch Neighborhood Six Earthwork*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida:



DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE & RETAINED
			OWED (Developer to Contractor)
N6 PHASE 1 EARTHWORK*	\$2,242,494.32	\$2,130,369.60	\$112,124.72

*NOTE: The earthwork improvements were not included in the prior *Acquisition of Neighborhood Six Improvements*.

**BILL OF SALE AND LIMITED ASSIGNMENT
[NEIGHBORHOOD SIX EARTHWORK IMPROVEMENTS]**

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 15 day of April, 2026, by and between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation with a mailing address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (“**Grantor**”), and for good and valuable consideration, to it paid by the **LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and their respective successors and assigns.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, “**AS IS, WHERE IS**”, AND “**WITH ALL FAULTS**”. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the

Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

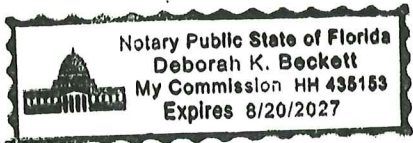
By: [Signature]
Name: Ronald Schwied

By: [Signature]
Name: Eric von Schack
Title: Vice President

By: [Signature]
Name: Wendy Colon

STATE OF FLORIDA
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026, by Eric von Schack, as _____ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

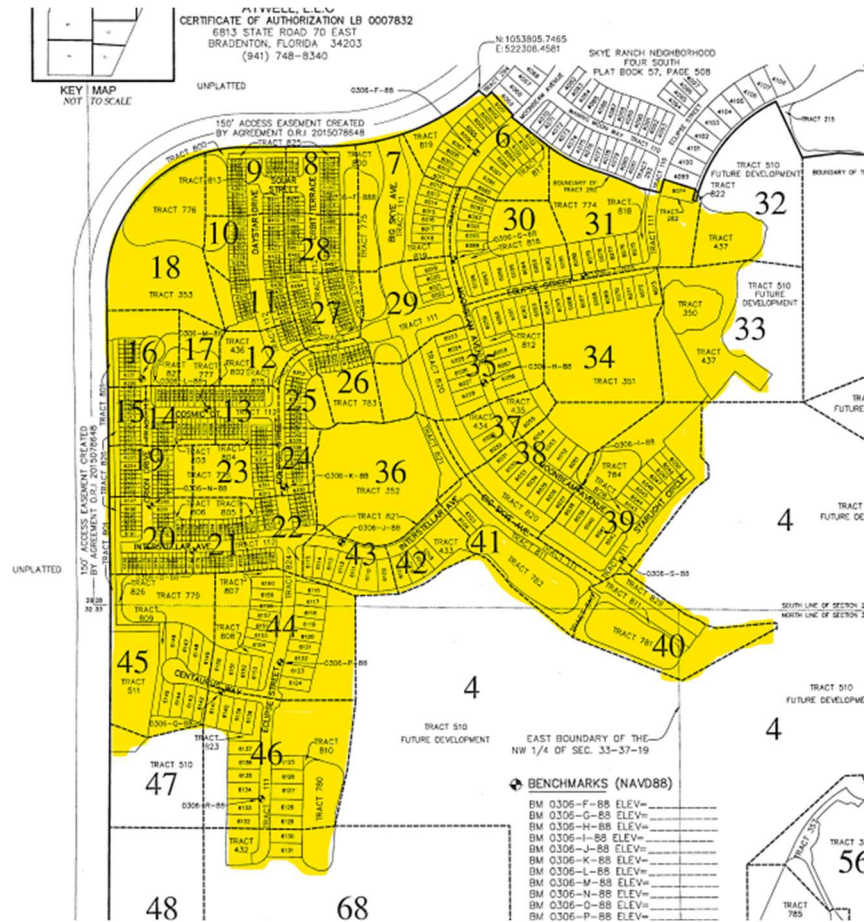
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Neighborhood Six Earthwork Improvements

Earthwork Improvements – Earthwork improvements including but not limited to engineering, moving, and compacting soil or rock to prepare a site for construction, involving key processes such as site clearing, excavation, filling, and compaction, across the areas below, as identified in the plat known as *Skye Ranch Neighborhood Six Earthwork*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida:



DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE & RETAINED
			OWED (Developer to Contractor)
N6 PHASE 1 EARTHWORK*	\$2,242,494.32	\$2,130,369.60	\$112,124.72

*NOTE: The earthwork improvements were not included in the prior *Acquisition of Neighborhood Six Improvements*.

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN OFFSITE UTILITIES, ROADWAY AND DRAINAGE IMPROVEMENTS AND CONVEYANCE OF OFFSITE UTILITIES, ROADWAY AND DRAINAGE IMPROVEMENTS TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch South Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as Skye Ranch, which plan is detailed in the *Master Engineer's Report*, dated April 2025, as supplemented by the *Second Supplemental Engineer's Report*, dated March 10, 2026 ("Capital Improvement Program"); and

WHEREAS, the District has authorized an *Acquisition Agreement*, dated April 23, 2025, with Taylor Morrison of Florida, Inc. ("Developer") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain Offsite Utilities, Roadway and Drainage Improvements ("Improvements"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements and subsequent conveyance of the Improvements to the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, the conveyance of the Improvements to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 27th day of May 2026.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairperson

Exhibit A: Offsite Utilities, Roadway & Drainage Improvements Acquisition Package

**AUTHORIZING ADDENDUM # 14 - Skye Ranch II - 2
TO
MASTER LAND DEVELOPMENT SERVICES AGREEMENT**

TAYLOR MORRISON:
TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

CONTRACTOR:
DEME Construction, LLC,
a Florida Limited Liability Company

Job Code: 14330400
Land DEV PO: 14330400-6349

NOTICE TO PROCEED DATE: 05/26/2024
SUBSTANTIAL COMPLETION DATE: See Schedule – Exhibit C

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Land Development Services Agreement (“**Authorizing Addendum**”) is made and entered into effective as of 26th day May, 2024 by and between Taylor Morrison of Florida, Inc., a Florida corporation (“**Taylor Morrison**”) and DEME Construction, LLC a Florida Limited Liability Company (“**Contractor**”), with respect to the Master Land Development Services Agreement between Taylor Morrison and Contractor dated November 7th, 2013 (the “**Agreement**”).

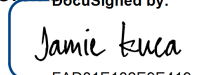
1. Scope/Work. Pursuant to the Agreement, Contractor shall perform the Work for the Contract Price and within the time frame set forth on **Exhibit A** attached to this Authorizing Addendum.

2. Site. The Work will be performed at the job site (the “**Site**”), the location of which is identified on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Authorizing Addendum shall have the meanings set forth in the Agreement. This Authorizing Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Authorizing Addendum, the Agreement shall control except to the extent that the Authorizing Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Authorizing Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:
TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

CONTRACTOR:
DEME Construction, LLC,
a Florida Limited Liability Company

DocuSigned by:

By: _____
FAD81E182E9E419

DocuSigned by:

By: _____
CDB8E5CD8DC8448

Name: Jamie Kuca

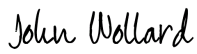
Name: Alex Deme

Title: PM Land Development

Title: Vice President

Date: 7/24/2024

Date: 7/24/2024

DocuSigned by:

B916F3B52226467 /24/2024

AUTHORIZING ADDENDUM # 14 - Skye Ranch II - 2
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES

EXHIBIT A
 SCOPE/CONTRACT PRICE/SCHEDULE

Job No.: 14330400
Land DEV PO : 14330400-6349
 Taylor Morrison's Representative: Jamie Kuca
 Contractor's Representative: Alex Deme

1. **Schedule.** See **Exhibit C**
2. **Contract Price/Budget.** The Contract Price is as follows: Lump Sum Per Plans and Schedule **\$1,553,235.03**
3. **Hourly Fee Schedule.** *N/A*
4. **Additional or Modified Provisions.** *N/A*
5. **Description of Work.** Contractor shall provide the following services for the Project (the "Work"):

Skye Ranch			
Lorraine Road			
BID SCHEDULE - REV 00			
	Bid Date:	Tuesday, May 21, 2024	
	Bid Due Date:	Friday, April 19, 2024	
	Bid Plan No., Rev No.	Skye Ranch Lorraine Rd - REV01	
	Contractor	Deme Construction	
SUMMARY			
	Potable Water		\$136,858.00
	Wastewater		\$71,908.50
	Paving		\$991,488.28
	Drainage		\$74,052.15
	Irrigation		\$108,896.65
	Earthwork		\$170,031.45
		TOTAL =	\$1,553,235.03

GRADING SCOPE OF WORK

Contractor shall provide all supervision, labor, materials, equipment and all other facilities required to complete the installation of the Grading Work in the time and manner shown on the Contract Documents (as defined in the Agreement) and as further specifically identified below.

1. Contractor shall rely on the Soils Report (defined herein) and site visits to gain an understanding of soil and subsoil conditions prior to submitting a bid. Any excavation due to caliché, cemented soil or rock is included in the Agreement. All soil work performed by Contractor shall strictly comply with the recommendations contained in the Soils Report. A copy of the Project's _____ Report(s) is/are attached and incorporated into this Exhibit (collectively, if more than one, "**Soils Report**").

2. Select applicable provision by checking either Option 2(A) **OR** 2(B):

A. Construction Water IS Supplied by Taylor Morrison

Construction water **shall** be provided by Taylor Morrison via _____. Taylor Morrison shall make all necessary efforts to keep water in pond, however if an unforeseen circumstance arises and water can not be delivered to, Taylor Morrison shall not be held liable for any downtime that may occur.

OR

B. Construction Water is NOT Supplied by Taylor Morrison

Construction water **shall not** be provided by Taylor Morrison. Contractor shall determine the best source of construction water required for compaction, testing and dust control. The cost of this water shall be included in Contractor's bid. Taylor Morrison shall not reimburse the cost of water, permits for water or water meters to be used for Contractor's construction purposes. Contractor is responsible for any maintenance of the existing improvements around the meter area.

- 3. The Work includes hurricane pump and/or pump/standpipe to fill water pulls and trucks.
- 4. Contractor shall provide earthwork calculations in its bid submittal.
- 5. Contractor shall coordinate its equipment line up with Taylor Morrison.
- 6. Contractor shall notify Taylor Morrison 48 hours prior to any staking or testing being required.
- 7. Contractor shall undercut all basins _____, or per direction of Taylor Morrison.
- 8. Contractor shall undercut all street 0.20' and leave all street subgrade flat (no crown).
- 9. Contractor shall cut all sidewalk areas 3" from top of curb elevation.

- 10. Contractor shall build stepped pads when adjacent pad differential is equal to or greater than 0.25' and rake when less than 0.25'.
- 11. Contractor shall overbuild front yards 5' from BSL on Final Plat and slope to sidewalk grade (do not bench).
- 12. Contractor shall overbuild all property lines 2' to allow for wall footing.
- 13. Contractor shall overbuild all areas with sidewalks a minimum of 18".
- 14. Contractor shall cut all retaining walls back 3' and leave spoils on the upper pad side to allow for backfill of retaining walls.
- 15. Contractor shall cut basins _____ in retention basins with dry wells, or per direction of Taylor Morrison, to make room for dry well spoils.
- 16. Contractor must supply weekly safety report and dust control records.
- 17. Contractor is required to have a Certified Dust Coordinator onsite at all times during operations, without exception.
- 18. Contractor shall install and maintain the stabilized entrance(s) and track-out(s) during grading operations.

PAVING SCOPE OF WORK

Contractor shall provide all supervision, labor, materials, equipment and all other facilities required to complete the installation of the Paving Work in the time and manner shown on the Contract Documents (as defined in the Agreement) and as further specifically identified below.

1. Contractor shall rely on the Soils Report (defined herein) and site visits to gain an understanding of soil and subsoil conditions prior to submitting a bid. Any excavation due to caliché, cemented soil or rock is included in the Agreement. All soil work performed by Contractor shall strictly comply with the recommendations contained in the Soils Report. A copy of the Project's _____ Report(s) is/are attached and incorporated into this Exhibit (collectively, if more than one, "Soils Report").

2. Select applicable provision by checking either Option 2(A) OR 2(B):

A. Construction Water IS Supplied by Taylor Morrison 0

Construction water shall be provided by Taylor Morrison via _____. Taylor Morrison shall make all necessary efforts to keep water in pond, however if an unforeseen circumstance arises and water cannot be delivered to, Taylor Morrison shall not be held liable for any downtime that may occur.

OR

B. Construction Water is NOT Supplied by Taylor Morrison 0

. Construction water shall not be provided by Taylor Morrison. Contractor shall determine the best source of construction water required for compaction, testing and dust control. The cost of this water shall be included in Contractor's bid. Taylor Morrison shall not reimburse the cost of water, permits for _____ Contractor _____ TM

water or water meters to be used for Contractor's construction purposes. Contractor is responsible for any maintenance of the existing improvements around the meter area.

3. Contractor shall clean out all laydown machines and other equipment in designated areas only, as determined by Taylor Morrison's Designated Representative.
4. Contractor's Work shall be performed in strict accordance with the Project's Contract Documents.
5. Contractor is required to furnish all labor, equipment, and materials to construct the improvements as set forth in the Project's Contract Documents. This work shall include but is not limited to: paving asphalt, subgrade prep, installing and prepping A.B.C., achieving compaction, adjust manholes, valves, and cleanouts, as well as providing and installing: barricades, survey monuments, fire hydrant markers, street sign bases, signage and striping, and temporary and/or permanent barricading.
6. Contractor shall re-grade any areas disturbed by the water, sewer, or utility contractors. The cost of this work shall be included in the bid, assuming the grade left by all utility contractors 0.30' from the original rough grade or 0.30' from design grade.
7. Contractor shall notify Taylor Morrison's Designated Representative at least 48 hours prior to any staking being required.
8. Contractor shall notify Taylor Morrison's Designated Representative at least 24 hours prior to any asphalt being placed for the purpose of coordinating testing.
9. Contractor shall be responsible for coordinating with Taylor Morrison's Designated Representative to provide a water truck for flow testing curb and paving, which cost shall be included in Contractor's bid.
10. Contractor shall be responsible for manhole adjustments, water and gas valve adjustments, street signs and bases, barricades, fire hydrant markers, striping, monuments, etc.
11. Contractors' bid shall include the cost of any removals, saw cuts, etc.
12. Contractor's bid shall include the cost of one mobilization. Additional mobilization costs must also be provided.
13. All entrances used by Contractor shall be kept clean, either by sweeping or washed with a water truck. Any track out shall be cleaned by Contractor on a daily basis.
14. Contractor shall protect the surveyor's stakes from damage. Any discrepancies that occur shall become the responsibility of the Contractor to repair, if the original survey stakes are missing when any problems are found. Any utilities or property pins damaged or removed during Contractor's work shall be repaired or replaced at the Contractor's expense.
15. Contractor shall exercise care around all existing improvements. Contractor shall arrange to walk the site with Taylor Morrison's Designated Representative before Contractor starts its work to determine the extent and location of any cracks in the concrete, the cleanliness of the manholes and the condition of water valves, etc. Any cleanup or repair needed for Contractor's pre-paving work shall be done by the Contractor at its own expense before the paving operation begins.
16. Contractor shall be responsible for all traffic control including barricades, as required by public authorities and Owner. Contractor shall obtain an approved traffic control plan, if the municipality or County within which the Project is located requires a traffic control plan.

17. Normal soil conditions are those outlined in the Soils Report. Any ripping, jack hammering, or blasting that is necessary to perform the work shall be included in Contractor's bid.

WET UTILITIES SCOPE OF WORK

Contractor shall provide all supervision, labor, materials, equipment and all other facilities required to complete the installation of the Wet Utilities Work in the time and manner shown on the Contract Documents (as defined in the Agreement) and as further specifically identified below.

1. Contractor shall rely on the Soils Report (defined herein) and site visits to gain an understanding of soil and subsoil conditions prior to submitting a bid. Any excavation due to caliché, cemented soil or rock is included in the Agreement. All soil work performed by Contractor shall strictly comply with the recommendations contained in the Soils Report. A copy of the Project's _____ Report(s) is/are attached and incorporated into this Exhibit (collectively, if more than one, "Soils Report").

2. Select applicable provision by checking Option 2(A) OR 2(B):

A. Construction Water IS Supplied by Taylor Morrison 0

Construction water shall be provided by Taylor Morrison via _____. Taylor Morrison will make all necessary efforts to keep water in pond, however if an unforeseen circumstance arises and water can not be delivered to, Taylor Morrison will not be held liable for any downtime that may occur.

OR

B. Construction Water is NOT Supplied by Taylor Morrison 0

Construction water shall not be provided by Taylor Morrison. Contractor shall determine the best source of construction water required for compaction, testing and dust control. The cost of this water shall be included in Contractor's bid. Taylor Morrison will not reimburse the cost of water, permits for water or water meters to be used for Contractor's construction purposes. Contractor is responsible for any maintenance of the existing improvements around the meter area.

3. One mobilization to be included in Agreement. Additional mobilization costs must also be provided.

4. Contractor shall coordinate services of surveying and observation contractors designated by Taylor Morrison;

5. The Contractor shall provide all materials, equipment, and labor necessary to install sewer, water and storm drain improvements as set forth in the Contract Documents. The Work shall include, but is not limited to: trenching, excavating, backfilling and compacting, bacteria, compaction, camera, and pressure testing, furnishing and installing bedding, pipe, fittings, valves, valve boxes and covers, fire hydrants, manholes, plugs, clean-outs, taps, services, meter boxes and lids, and any other necessary appurtenances.

6. Prior to commencing any other work, the Contractor shall expose all existing sewer tie-ins so that the surveyors can verify their locations.

7. Contractor shall install sewer services as follows: Sewer services to be stubbed into property five (5) feet behind the PUE. Sewer taps shall be marked with a 2x4 metal stud. The metal stud shall extend from the sewer tap to 3' above finished grade. Contractor shall paint top twelve (12) inches of metal stud green. The sewer tap should be installed with two 45 degree elbows and extended to within one (1) foot of finished grade. A 3/8" x 12" length of #4 rebar shall be duct taped to end of sewer tap;

8. Contractor shall stub water services up six (6) inches above grade and set to grade after sidewalk installation;
9. If water main valve boxes are located behind sidewalk, Contractor shall adjust them to grade after sidewalk installation;
10. Contractor shall remove any excess or miscellaneous materials from lots prior to receiving final payment;
11. Contractor will return site to +/- .3 ft. of original grade including lots, R.O.W., and P.U.E., and will be confirmed by Taylor Morrison's Designated Representative. Any excess dirt, ABC, or chips remaining after all trenches have been backfilled and compacted shall be spread evenly in the streets. Contractor will be responsible for all testing and coordination with inspectors or government entities. The Contractor will leave all trenches open long enough to allow as-built locations to be verified by the Owner's surveyor.
12. All sewer and water tie-ins that are in existing pavement will be permanently patched back by the sewer and water contractor, per governing municipality/provider requirements.
13. Contractor pricing to include municipality/private provider approved methods for backfill.
14. Contractor will provide all necessary barricades, barricade plans and traffic control plans. Contractor is responsible for city or county acceptance if necessary.
15. Contractor shall include in its bid price the cost for two air pressure and camera tests of the sewer system. One test will be after the sewer has been installed to verify that it has been installed correctly, and one test after the remainder of the underground utilities have been installed to verify that the sewer was not damaged by the installation of other utilities.
16. This proposal is to be based on the use of standard trenching equipment equivalent to a 125,000-pound class excavator with a rock bucket and with a production rate of at least 200 linear feet per an 8-hour working day. All excavation beyond the capability of the said equipment at the said production rate will be considered hard excavation.
17. Bidding Contractors to visit the site and account for any borings that may be necessary for any irrigation crossings.
18. Taylor Morrison' shall be notified by Contractor 48 hours prior to any staking being required;
19. The Contractor shall protect the surveyor's stakes from damage. Any discrepancies that occur will become the responsibility of the Contractor to repair if the original survey stakes are missing when any problems are found.
20. All costs associated with maintaining all dust control are included in the Agreement – this includes, but is not limited to, all dust generating activities, haul roads around the site, trenching, machine work, and using provided ingress/egress to and from the site. etc.
21. Contractor must use provided entrances/exits when arriving or leaving site. Any fines/violations incurred for this failure to comply will be paid by contractor. Contractor shall install and maintain the stabilized entrance(s) and track-out(s) during operations.
22. Contractor shall supply weekly safety and dust records.

**AUTHORIZING ADDENDUM # 14 - Skye Ranch II - 2
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES**

**EXHIBIT B
JOB SITE**

Skye Ranch Neighborhood 6

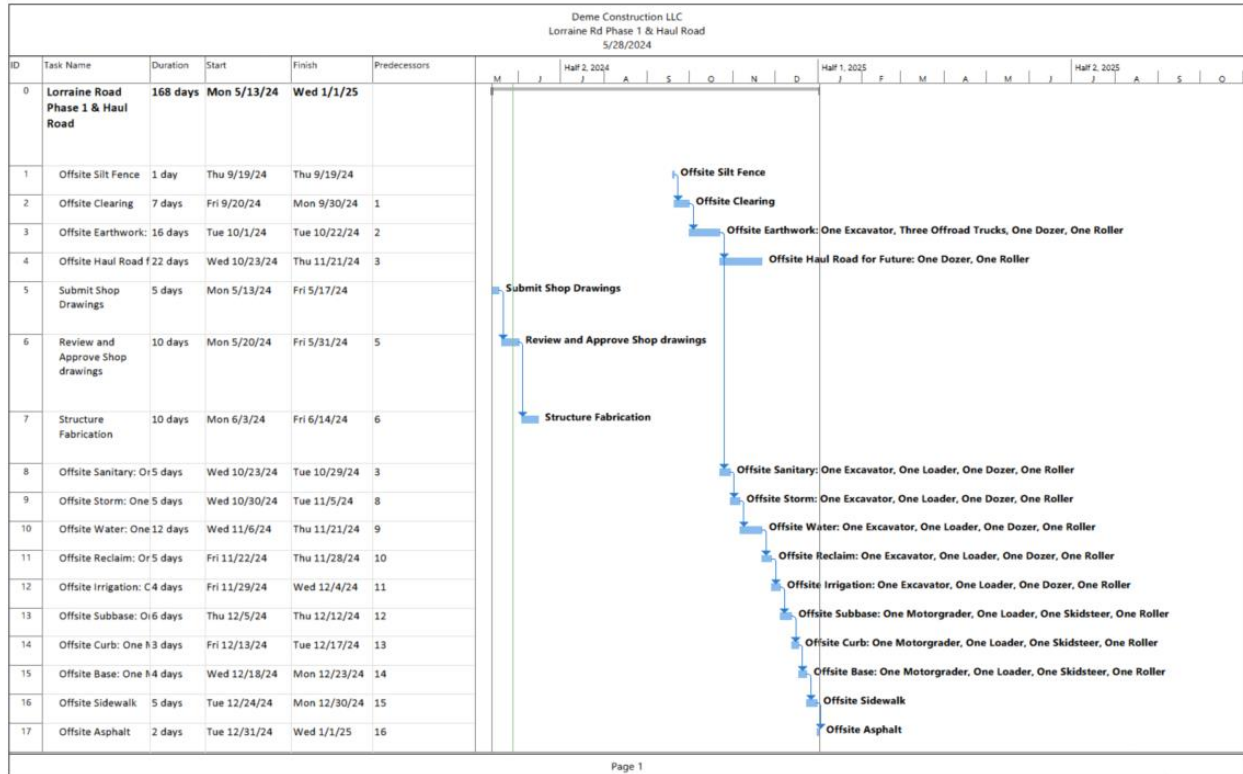
A Subdivision

Being a Replat of a portion of Tracts 282, 292, & 294, Skye Ranch Neighborhood Four South, Plat Book 57, Page 508, Public Records of Sarasota County, Florida in Sections 28 & 33, Township 37 South, Range 19 East, Sarasota County, Florida

**AUTHORIZING ADDENDUM # 14 - Skye Ranch II - 2
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES**

**EXHIBIT C
SCHEDULE**

**** There will be a liquidated damages fee of \$10,000.00 per day assessed to the contract for every day past substantial completion and Road open. There will be no delay fee if delay is due to Taylor Morrison and the schedule will be adjusted accordingly.**



**AUTHORIZING ADDENDUM # 14 - Skye Ranch II - 2
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES**

**EXHIBIT D
SCHEDULE OF VALUES**

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Potable Water					
1	12" DR-18 C905 PVC Water Main	700.0	LF	\$ 67.90	\$ 47,530.00
2	12" Gate Valve	5.0	EA	\$ 4,660.00	\$ 23,300.00
3	12" Blow-Off Valve	2.0	EA	\$ 1,775.00	\$ 3,550.00
4	12" x 12" MJ Tee	1.0	EA	\$ 1,415.00	\$ 1,415.00
5	12" -45° MJ Bend	4.0	EA	\$ 917.00	\$ 3,668.00
6	Fire Hydrant Assembly	1.0	EA	\$ 8,135.00	\$ 8,135.00
7	Chlorine Injection Point	1.0	EA	\$ 1,060.00	\$ 1,060.00
8	Water Distribution Sample Point	1.0	EA	\$ 1,615.00	\$ 1,615.00
9	Temporary 6" Jumper	1.0	EA	\$ 12,500.00	\$ 12,500.00
10	Restrained Joints	1.0	LS	\$ 26,045.00	\$ 26,045.00
11	Pressure Test Water System	1.0	LS	\$ 1,000.00	\$ 1,000.00
12	Chlorination	1.0	LS	\$ 1,000.00	\$ 1,000.00
13	Remove Jumper and Connect to Existing 16" Butterfly Valve	1.0	EA	\$ 6,040.00	\$ 6,040.00
			Subtotal		\$ 136,858.00

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Wastewater					
1	12" DR-25 C900 PVC Forcemain	640.0	LF	\$ 53.85	\$ 34,464.00
2	10" DR-25 C900 PVC Forcemain	40.0	LF	\$ 40.60	\$ 1,624.00
3	12" Gate Valve	3.0	EA	\$ 4,660.00	\$ 13,980.00
4	10" Gate Valve	2.0	EA	\$ 3,920.00	\$ 7,840.00
5	12" Blow-off Valve	1.0	EA	\$ 1,775.00	\$ 1,775.00
6	10" Blow-off Valve	1.0	EA	\$ 1,645.00	\$ 1,645.00
7	12" x 10" MJ Tee	1.0	EA	\$ 2,280.00	\$ 2,280.00
8	10" -45° MJ Bend	4.0	EA	\$ 1,605.00	\$ 6,420.00
9	Pressure Test Forcemain System	1.0	LS	\$ 865.50	\$ 865.50
10	Remove TBO and Connect to Existing 12" Gate Valve	1.0	EA	\$ 1,015.00	\$ 1,015.00
			Subtotal		\$ 71,908.50

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Paving					
1	Type B Stabilization	6,191.0	SY	\$ 6.90	\$ 42,717.90
2	OPT Base, Base Group 9	5,217.0	SY	\$ 24.70	\$ 128,859.90
3	Superpave Asphalt Concrete, Traffic C	5,217.0	SY	\$ 31.35	\$ 163,552.95
4	Asphaltic Concrete Friction Course, Traffic C, FC-12.5	5,217.0	SY	\$ 30.35	\$ 158,335.95
5	Concrete Curb, Type B	1,039.0	LF	\$ 21.85	\$ 22,702.15
6	Valley Gutter - Concrete	1,263.0	LF	\$ 21.90	\$ 27,659.70
7	Concrete Sidewalk & Driveways, 4"	1,041.0	SY	\$ 54.45	\$ 56,682.45
8	Performance Turf, Sod	3,932.0	SY	\$ 2.60	\$ 10,223.20
9	Striping & Signage	1.0	LS	\$ 19,405.56	\$ 19,405.56
10	Detectable Warnings	4.0	EA	\$ 1,145.00	\$ 4,580.00
11	Final Dress	1.0	LS	\$ 8,016.52	\$ 8,016.52
12	Stabilized Access Road & Laydown	19,648.0	SY	\$ 17.75	\$ 348,752.00
			Subtotal		\$ 991,488.28

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Drainage					
1	Inlets, Curb, Type P-5, <10'	1.0	EA	\$ 8,345.00	\$ 8,345.00
2	Inlets, Curb, Type P-6, <10'	1.0	EA	\$ 8,345.00	\$ 8,345.00
3	Manholes, P-7, <10'	2.0	EA	\$ 9,205.00	\$ 18,410.00
4	Pipe Culvert, Round, 24"	459.0	LF	\$ 82.85	\$ 38,028.15
5	Storm System Testing	1.0	LS	\$ 924.00	\$ 924.00
			Subtotal		\$ 74,052.15

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Irrigation					
1	12" DR-18 C900 PVC Reclaim Main	642.0	LF	\$ 66.95	\$ 42,981.90
2	6" DR-18 C900 PVC Reclaim Main	7.0	LF	\$ 24.70	\$ 172.90
3	4" PVC Irrigation Main	700.0	LF	\$ 17.25	\$ 12,075.00
4	12" Gate Valve	3.0	EA	\$ 4,660.00	\$ 13,980.00
5	6" Gate Valve	1.0	EA	\$ 2,015.00	\$ 2,015.00
6	4" Gate Valve	5.0	EA	\$ 1,695.00	\$ 8,475.00
7	12" Blow-Off Valve	1.0	EA	\$ 1,775.00	\$ 1,775.00
8	6" Blow-Off Valve	1.0	EA	\$ 1,335.00	\$ 1,335.00
9	4" Blow-Off Valve	2.0	EA	\$ 1,310.00	\$ 2,620.00
10	12" x 6" MJ Tee	1.0	EA	\$ 1,050.00	\$ 1,050.00
11	4" x 4" MJ Tee	1.0	EA	\$ 431.00	\$ 431.00
12	4" -45° MJ Bend	8.0	EA	\$ 365.00	\$ 2,920.00
13	Restrained Joints	1.0	LS	\$ 1,606.89	\$ 1,606.89
14	Pressure Test Reclaim Water System	1.0	LS	\$ 1,547.00	\$ 1,547.00
15	Remove TBO and Connect to Existing Reclaim Main	1.0	LS	\$ 1,198.00	\$ 1,198.00
16	2" Reclaim Service	2.0	EA	\$ 7,356.98	\$ 14,713.96
			Subtotal		\$ 108,896.65

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Earthwork					
1	Sediment Barrier	1,360.0	LF	\$ 2.15	\$ 2,924.00
2	Floating Turbidity Barrier	64.0	LF	\$ 20.25	\$ 1,296.00
3	Inlet Protection System	4.0	EA	\$ 173.00	\$ 692.00
4	Clearing & Grubbing (Includes Lorraine and Laydown Area)	2.0	AC	\$ 6,250.00	\$ 12,500.00
7	Locate Existing Utilities	1.0	LS	\$ 863.00	\$ 863.00
8	Grading	1.0	LS	\$ 10,688.70	\$ 10,688.70
9	Import From Onsite Source (On-Road Trucks)	8,620.0	CY	\$ 6.00	\$ 51,720.00
10	Import From Onsite Source (Off-Road Trucks)	30,579.0	CY	\$ 2.85	\$ 87,150.15
11	Discing	4.1	AC	\$ 536.00	\$ 2,197.60
			Subtotal		\$ 170,031.45

TO OWNER: Taylor Morrison of Florida
 FROM CONTRACTOR: Deme Construction LLC
 CONTRACT FOR:
 PROJECT: Lorraine Road Forcemain Extension
 Contract Number: 24-026
 VIA ENGINEER: BGE, Inc

APPLICATION NO: 24026-10
 PERIOD TO: 11/16/25 - 12/15/25 COST CODE:
 PROJECT NO: 14330400 OWNER JOB #:
 PO NO: 7775
 CONTRACT DATE: 2/20/2025
 INVOICE DATE: 12/15/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	3,708,166.60
2. NET CHANGE BY CHANGE ORDERS	\$	
3. CONTRACT SUM TO DATE (LINE 1 ± 2)	\$	3,708,166.60
4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET)	\$	3,693,751.60
5. RETAINAGE:		
a. 10 % of Completed Work (Columns E plus F on Continuation Sheet)	\$	369,275.66
b. % of Stored Material (Column G on Continuation Sheet)	\$	
Total Retainage (Line 5a plus 5b or Total in Column J on Continuation Sheet)	\$	369,275.66
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	3,324,475.94
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		
	\$	3,307,877.24
8. CURRENT PAYMENT DUE	\$	16,598.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	383,690.66

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this Month	\$	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$	\$

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 12/15/25

Subscribed and sworn to before me this Monday, December 15, 2025
 State of Florida
 County of Manatee
 Notary Public [Signature]
 Printed Name of Notary Lisa Antos
 Commission Number HH480379
 My Commission expires 4/6/2028



(Notary Seal)

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: Lilith Maki, E.I.
 By: [Signature] Date: 12/17/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

Draw: # 24026-10

OWNER: Taylor Morrison of Florida

PROJECT NAME: Lorraine Road Forcemain Extension

ENGINEER: BGE, Inc.

For Work Accomplished From Start To:

11/16/25 - 12/15/25 , Inclusive

DATE: 12/15/25

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	STORED MATERIALS	QUANTITIES		AMOUNT	
							THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Sanitary Sewer										
100	Connect to Existing 20" Force Main	1.0	LS	\$ 7,155.00	\$ 7,155.00		1.00	\$ -	\$ 7,155.00	
101	18" PVC Force Main	40.0	LF	\$ 106.00	\$ 4,240.00		40.00	\$ -	\$ 4,240.00	
102	24" PVC Force Main	2,703.0	LF	\$ 153.20	\$ 414,099.60		2,703.00	\$ -	\$ 414,099.60	
103	30" PVC Force Main	891.0	LF	\$ 214.00	\$ 190,674.00		891.00	\$ -	\$ 190,674.00	
104	30" HDPE Force Main Directional Drill	2,485.0	LF	\$ 415.00	\$ 1,031,275.00		2,485.00	\$ -	\$ 1,031,275.00	
105	18" Gate Valve	1.0	EA	\$ 17,495.00	\$ 17,495.00		1.00	\$ -	\$ 17,495.00	
106	24" Gate Valve	6.0	EA	\$ 25,310.00	\$ 151,860.00		6.00	\$ -	\$ 151,860.00	
107	30" Gate Valve	3.0	EA	\$ 51,320.00	\$ 153,960.00		3.00	\$ -	\$ 153,960.00	
108	24" x 24" x 24" MJ Wye	1.0	EA	\$ 22,665.00	\$ 22,665.00		1.00	\$ -	\$ 22,665.00	
109	30" HPDE to PVC Transition	18.0	EA	\$ 22,100.00	\$ 397,800.00		18.00	\$ -	\$ 397,800.00	
110	Air Release Valve	8.0	EA	\$ 6,975.00	\$ 55,800.00		8.00	\$ -	\$ 55,800.00	
111	Force Main Fittings and Joint Restraints	1.0	LS	\$ 962,858.00	\$ 962,858.00		1.00	\$ -	\$ 962,858.00	
112	Force Main Testing	1.0	LS	\$ 13,155.00	\$ 13,155.00		1.00	\$ -	\$ 13,155.00	
Subtotal					\$ 3,423,036.60			\$ -	\$ 3,423,036.60	
TOTAL PAGE:					\$ 3,423,036.60			\$ -	\$ 3,423,036.60	

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison of Florida

Draw: # 24026-10

PROJECT NAME: Lorraine Road Forcemain Extension

ENGINEER: BGE, Inc.

For Work Accomplished From Start To:

11/16/25 - 12/15/25

, Inclusive

DATE:

12/15/25

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Paving									
200	Roadway, Driveway, and Sidewalk Removal and Restoration	1.0	LS	\$ 17,130.00	\$ 17,130.00	-	0.50	\$ -	\$ 8,565.00
201	Maintenance of Traffic	1.0	LS	\$ 39,000.00	\$ 39,000.00	-	0.85	\$ -	\$ 33,150.00
Subtotal					\$ 56,130.00			\$ -	\$ 41,715.00
TOTAL PAGE:					\$ 56,130.00			\$ -	\$ 41,715.00

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison of Florida

Draw: # 24026-10

PROJECT NAME: Lorraine Road Forcemain Extension

ENGINEER: BGE, Inc.

For Work Accomplished From Start To:

11/16/25 - 12/15/25

, Inclusive

DATE:

12/15/25

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Earthwork									
300	Clearing and Grubbing (Also Includes Obtaining Tree Removal Permit(s) From Sarasota County and Tree Permit Fees)	1.0	LS	\$ 43,750.00	\$ 43,750.00		1.00	\$ -	\$ 43,750.00
301	Silt Fence (Includes Installation, Maintenance, and Removal. Also Includes SWPPP Preperation, Implementation, Inspections, and Reporting)	3,100.0	LF	\$ 2.15	\$ 6,665.00		3,100.00	\$ -	\$ 6,665.00
302	Final Restoration (Includes Grading to Pre-Construction Elevations and Placement of Bahia	1.0	LS	\$ 51,285.00	\$ 51,285.00	0.25	1.00	\$ 12,821.25	\$ 51,285.00
303	Erosion Control (Includes Temporary Construction Entrances, Roadway Sweeping, Dust Control, Etc. During	1.0	LS	\$ 5,435.00	\$ 5,435.00	0.05	1.00	\$ 271.75	\$ 5,435.00
Subtotal					\$ 107,135.00			\$ 13,093.00	\$ 107,135.00
TOTAL PAGE:					\$ 107,135.00			\$ 13,093.00	\$ 107,135.00

DEME CONSTRUCTION, LLC

3301 Whitfield Ave Ste. C - Sarasota, FL 34243 - Phone: (941) 755-5900

OWNER: Taylor Morrison of Florida

Draw: # 24026-10

PROJECT NAME: Lorraine Road Forcemain Extension

ENGINEER: BGE, Inc.

For Work Accomplished From Start To:

11/16/25 - 12/15/25

, Inclusive

DATE:

12/15/25

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Miscellaneous									
400	Mobilization	1.0	LS	\$ 12,875.00	\$ 12,875.00		1.00	\$ -	\$ 12,875.00
401	Sarasota County Utility Construction Permit (Includes All Required Utility Testing and Fees For the Project)	1.0	LS	\$ 995.00	\$ 995.00		1.00	\$ -	\$ 995.00
402	Sarasota County Right-of-Way Use Permit (Includes Permit Fees and Bond)	1.0	LS	\$ 995.00	\$ 995.00		1.00	\$ -	\$ 995.00
403	Construction Surveying, Stakeout, and Record Drawings	1.0	LS	\$ 61,375.00	\$ 61,375.00	0.05	1.00	\$ 3,068.75	\$ 61,375.00
404	Geotechnical Construction Testing	1.0	LS	\$ 45,625.00	\$ 45,625.00	0.05	1.00	\$ 2,281.25	\$ 45,625.00
Subtotal					\$ 121,865.00			\$ 5,350.00	\$ 121,865.00
GRAND TOTAL					\$ 3,708,166.60			\$ 18,443.00	\$ 3,693,751.60

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE ONE OF TWO PAGES

TO: Taylor Morrison

PROJECT: Skye Ranch

APPLICATION NO: 5
PERIOD TO: 3.31.26
PROJECT NO: 14330400

Distribution to:
 OWNER

 CONTRACTOR

FROM: Firethorn, Inc.
2500 Virginia Ave
Ft Pierce, FL 34981

SUBCONTRACT DATE:

CONTRACT FOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 2,697,331.26
- 2. Net change by Change Orders \$ 47,312.15
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,744,643.41
- 4. TOTAL COMPLETED & STORED TO DATE \$ 1,041,962.02
(Column M on G703)
- 5. RETAINAGE: \$ 104,196.20
10.00% (Column O on G703)
Total Retainage (Line 5a or
Total in Column O of G703)
- 6. TOTAL EARNED LESS RETAINAGE \$ 937,765.82
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$205,184.78
(Line 6 from prior Certificate)
- 8. CURRENT PAYMENT DUE \$ 732,581.04
- 9. BALANCE TO FINISH, PLUS RETAINAGE \$ 1,806,877.59
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner	\$ 47,312.15	
Approved this month		
TOTALS	\$ 47,312.15	\$
Net changes by Change Order	\$ 47,312.15	

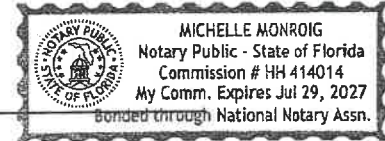
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

FOR FIRETHORN, INC.

By: [Signature]
Print Name:

Date: 03/30/26

State of: Florida
County of: Palm Beach
Subscribed and sworn to before me this 30th Day of March, 2026
Notary Public: Michelle Monroig
My Commission Expires: 07/29/27



ARCHITECT/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT/ ENGINEER:

By: [Signature]

Date: 3/31/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DISTRICT ENGINEER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

April 22nd, 2026

LT Ranch South Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Offsite Utilities, Roadways & Drainage Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement*, dated April 23, 2025 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the LT Ranch South Community Development District ("**District**") certain improvements ("**Improvements**"), and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways and/or utilities (which comprise a portion of the Improvements) to the County.


[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

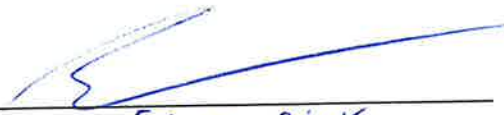
Agreed to by:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

**TAYLOR MORRISON OF FLORIDA, INC., a
Florida corporation**



Name: Eric van Schaik
Title: Vice President

EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

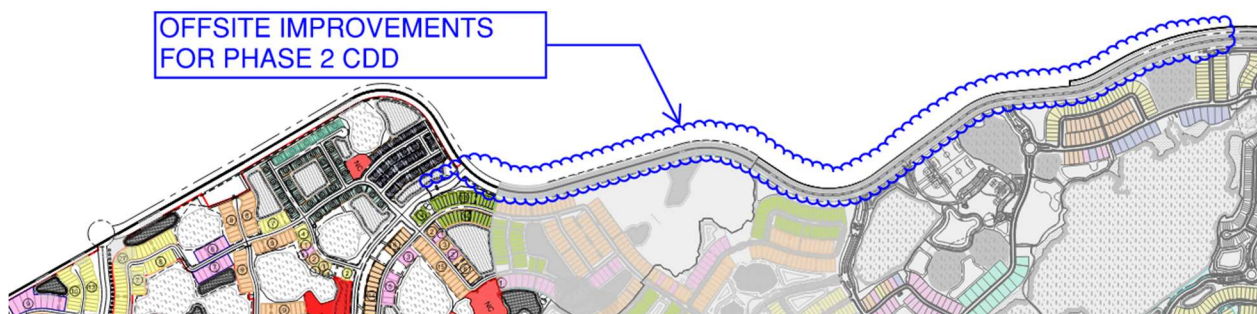
Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Reuse Water Improvements — All reuse water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within the rights-of-way as identified in the map below.

Drainage & Surface Water Management Improvements— All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located within the rights-of-way as identified in the map below.



Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

OFFSITE UTILITY IMPROVEMENTS:

DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE OWED
POTABLE WATER	\$197,012.63	\$167,667.88	\$29,344.75
WASTEWATER	\$4,517,343.10	\$1,972,610.23	\$2,544,732.87
RECLAIM	\$43,154.80	\$38,839.32	\$4,315.48
IRRIGATION	\$51,631.85	\$45,076.37	\$6,555.48
WORK PRODUCT	<u>\$140,244.47</u>	<u>\$78,770.83</u>	<u>\$61,473.64</u>
TOTAL	\$4,949,386.85	\$2,302,964.63	\$2,646,422.22

OFFSITE SITE AND DEVELOPMENT IMPROVEMENTS:

DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE OWED
DRAINAGE	\$74,052.15	\$65,064.30	\$8,987.85
EARTHWORK	\$188,271.17	\$153,028.32	\$35,242.85
PAVING	<u>\$973,248.56</u>	<u>\$377,216.65</u>	<u>\$596,031.91</u>
TOTAL	\$1,235,571.88	\$595,309.27	\$640,262.61

CORPORATE DECLARATION AND AGREEMENT
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), the developer of certain lands within the LT Ranch South Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:


1. Developer is the developer of certain lands within the District.
2. The District’s *Master Engineer’s Report*, dated April 2025, as supplemented from time to time (together, “**Engineer’s Report**”) describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

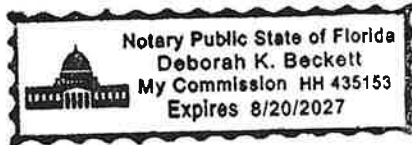
Executed this 22nd day of April, 2026.

TAYLOR MORRISON OF FLORIDA, INC.


Name: Eric von Schaik
Title: Vice President

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed to before me by means of physical presence or online notarization this 22 day of APRIL, 2026, by ERIC von Schaik as Vice President of TAYLOR MORRISON OF FLORIDA, INC., and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Deborah K. Beckett
NOTARY PUBLIC, STATE OF _____
Name: Deborah K Beckett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Offsite Utilities, Roadways & Drainage Improvements

EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

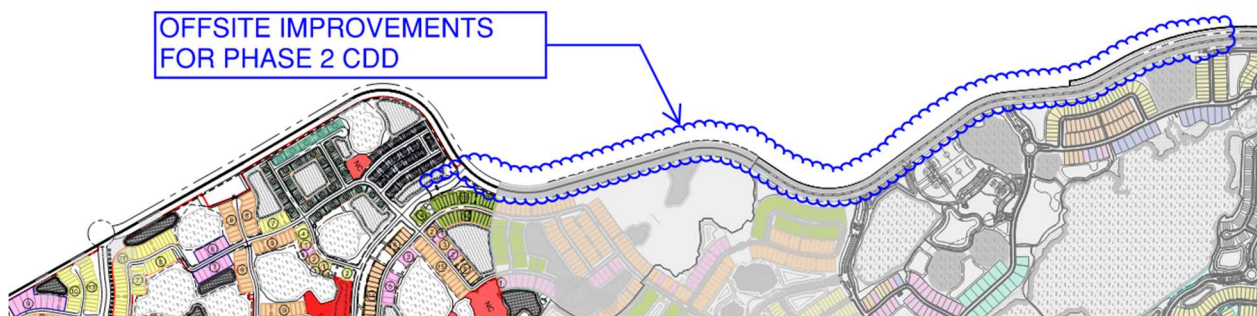
Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Reuse Water Improvements — All reuse water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within the rights-of-way as identified in the map below.

Drainage & Surface Water Management Improvements— All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located within the rights-of-way as identified in the map below.



Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

OFFSITE UTILITY IMPROVEMENTS:

DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE OWED
POTABLE WATER	\$197,012.63	\$167,667.88	\$29,344.75
WASTEWATER	\$4,517,343.10	\$1,972,610.23	\$2,544,732.87
RECLAIM	\$43,154.80	\$38,839.32	\$4,315.48
IRRIGATION	\$51,631.85	\$45,076.37	\$6,555.48
WORK PRODUCT	<u>\$140,244.47</u>	<u>\$78,770.83</u>	<u>\$61,473.64</u>
TOTAL	\$4,949,386.85	\$2,302,964.63	\$2,646,422.22

OFFSITE SITE AND DEVELOPMENT IMPROVEMENTS:

DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE OWED
DRAINAGE	\$74,052.15	\$65,064.30	\$8,987.85
EARTHWORK	\$188,271.17	\$153,028.32	\$35,242.85
PAVING	<u>\$973,248.56</u>	<u>\$377,216.65</u>	<u>\$596,031.91</u>
TOTAL	\$1,235,571.88	\$595,309.27	\$640,262.61

DISTRICT ENGINEER'S CERTIFICATE
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

05/11/2026

Board of Supervisors
LT Ranch South Community Development District

Re: Offsite Utilities, Roadways & Drainage Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC, ("**District Engineer**"), as engineer for the LT Ranch South Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements, as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. The District Engineer has inspected the improvements and has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The improvements are within the scope of the District's *Master Engineer's Report*, dated April 2025, as supplemented from time to time, and are therefore part of the District's Capital Improvement Program.
3. Based on limited site inspections, the improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following:(i) what was actually paid by the Developer to create and/or construct the improvements, and (ii) the reasonable fair market value of the improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the improvements.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO DISTRICT ENGINEER'S CERTIFICATE
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]**

Executed this 11 day of May, 2026.

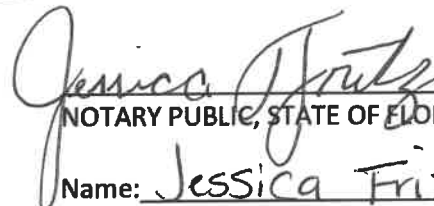


PHILP BRANNON, P.E.
Atwell, LLC
Florida Registration No. 87463
District Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 11 day of May, 2026, by Philip Brannon, as District Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)


NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

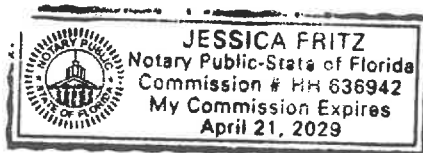


EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

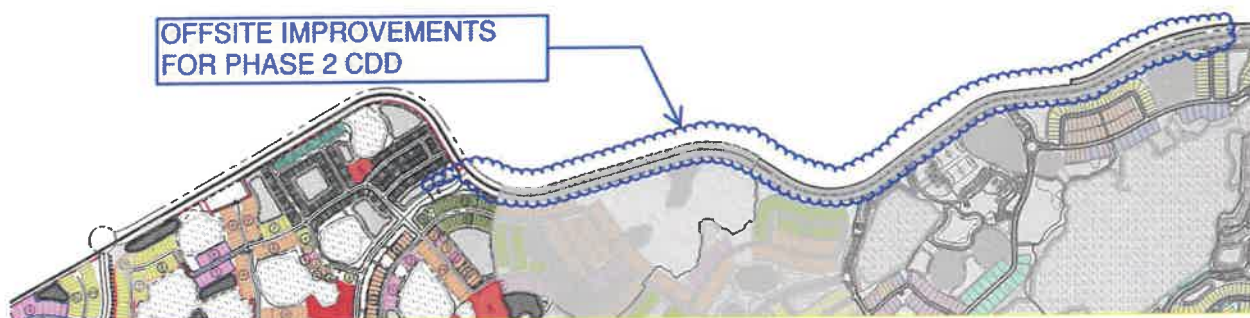
Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

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PAVING	\$973,248.56	\$377,216.65	\$596,031.91
TOTAL	\$1,235,571.88	\$595,309.27	\$640,262.61

ACKNOWLEDGMENT AND RELEASE
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 17 day of April, 2026, by Deme Construction, LLC ("Contractor"), with an address of 3301 Whitfield Avenue Suite C, Sarasota, Florida 34243 ("Contractor"), in favor of the LT Ranch South Community Development District ("District"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain _____ *Agreement*, dated _____ ("Contract"), and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

DEME CONSTRUCTION, LLC

Kevin Fulcher
By: Kevin Fulcher
Its: President

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April 2026, by Kevin Fulcher, as President of Deme Construction who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Lisa Antos
NOTARY PUBLIC, STATE OF FLORIDA

Name: Lisa Antos
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ACKNOWLEDGMENT AND RELEASE
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 11th day of May, 2026, by Firethorn, Inc. ("Contractor"), with an address of 2500 Virginia Avenue, Fort Pierce, Florida 34981 ("Contractor"), in favor of the LT Ranch South Community Development District ("District"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain Ack & Release Agreement, dated 05/11/26 ("Contract"), and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

FIRETHORN, INC.

[Handwritten signature]

By: Philip Darling
Its: Co-owner

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of May, 2026, by Philip Darling as Co-owner of Firethorn who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

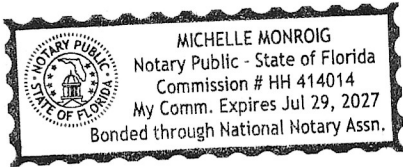
[Handwritten signature: Michelle Monroig]

NOTARY PUBLIC, STATE OF FLORIDA

Name: MICHELLE MONROIG

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



BILL OF SALE AND LIMITED ASSIGNMENT
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 22nd day of April, 2026, by and between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation with a mailing address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 NE 37th Street, Ft. Lauderdale, Florida 33308.

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their respective successors and assigns.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the

Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Ronald Schwied

By: [Signature]
Name: Eric van Schaik
Title: Vice President

By: Andrew Dieter
Name: Andrew Dieter

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Eric van Schaik as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Deborah K. Beckett
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

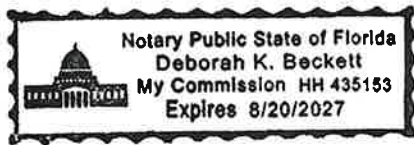


EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

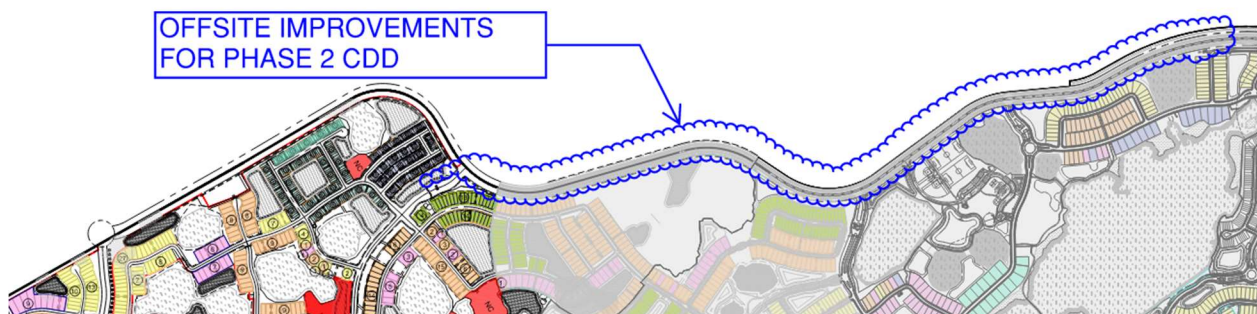
Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Reuse Water Improvements — All reuse water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within the rights-of-way as identified in the map below.

Drainage & Surface Water Management Improvements— All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located within the rights-of-way as identified in the map below.



Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

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DESCRIPTION	CDD ELIGIBLE AMOUNT	PAID TO DATE	BALANCE OWED
POTABLE WATER	\$197,012.63	\$167,667.88	\$29,344.75
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RECLAIM	\$43,154.80	\$38,839.32	\$4,315.48
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TOTAL	\$4,949,386.85	\$2,302,964.63	\$2,646,422.22

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EARTHWORK	\$188,271.17	\$153,028.32	\$35,242.85
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TOTAL	\$1,235,571.88	\$595,309.27	\$640,262.61

BILL OF SALE/AFFIDAVIT OF NO LIENS
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE]

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described in **EXHIBIT A** attached hereto.

It is the purpose and intent of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever

AND THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 22nd day of APRIL, 2026.

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: RONALD SHERIDAN

By: [Signature]
Name: John Wollard
Title: Chairman

By: [Signature]
Name: Andrew Dieter

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of APRIL 2026, by John Wollard, as CHAIR PERSON of LT Ranch South Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

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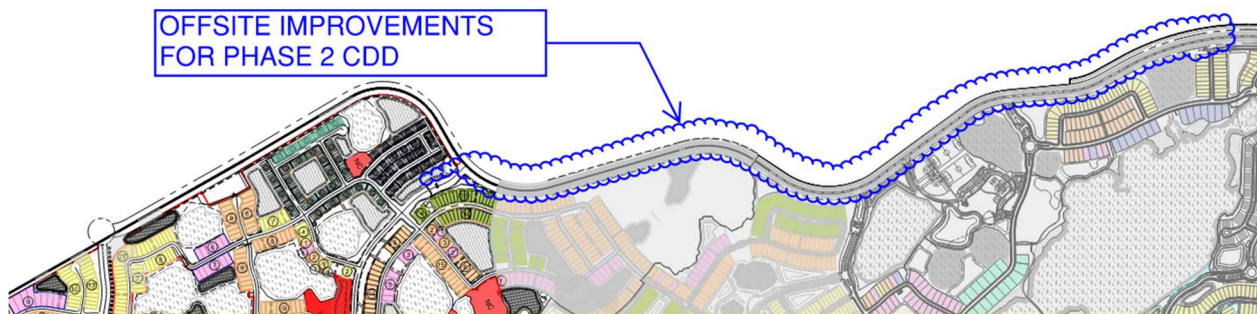
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CERTIFICATION OF NO CONTRIBUTIONS
[OFFSITE UTILITIES]

This certifies that the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated this 22nd day of April, 2026.

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: RONALD SCHWIED

By: [Signature]
Name: John Wollard
Title: Chairperson

By: [Signature]
Name: Andrew Dieter

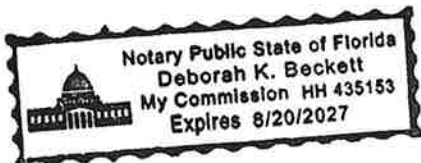
STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by John Wollard, as CHAIR PERSON of LT Ranch South Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



WARRANTY AND GUARANTEE
[OFFSITE UTILITIES]

Project Name: _____

Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

**LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

BY: John Willard
Its: Chris Person
Date: 4/22/16

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 NE 37th Street
Ft. Lauderdale, Florida 33308
Phone 954-658-4900

As To Contractor: DEME CONSTRUCTION, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

DEME CONSTRUCTION, LLC

BY: _____
Its: _____
Date: _____

3301 Whitfield Avenue Suite C
Sarasota, Florida 34243
Phone: _____

Date of County Acceptance: _____

Utility Inspector: _____

BILL OF SALE/AFFIDAVIT OF NO LIENS
[OFFSITE UTILITIES, ROADWAYS & DRAINAGE]

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described in **EXHIBIT A** attached hereto.

It is the purpose and intent of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever

AND THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 22nd day of APRIL, 2026.

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: RONALD SHERID

By: [Signature]
Name: John Wollard
Title: Chairman

By: [Signature]
Name: Andrew Dieter

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of APRIL 2026, by John Wollard, as CHAIR PERSON of LT Ranch South Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A

Description of Offsite Utilities, Roadways & Drainage Improvements

Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

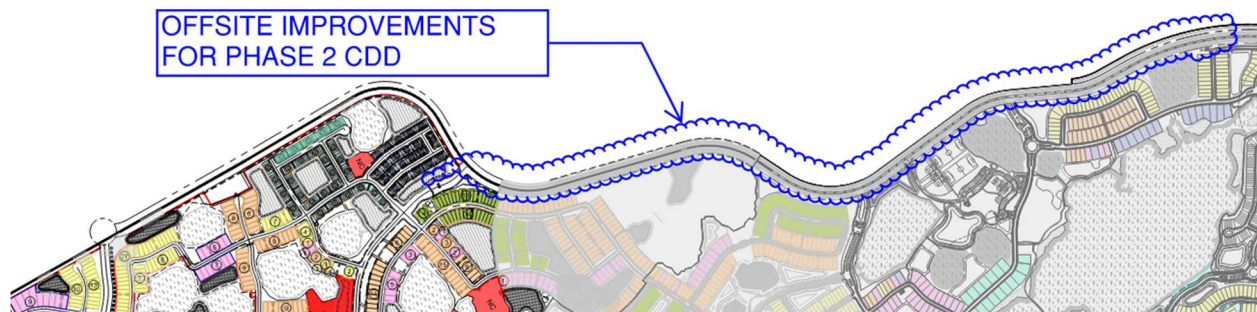
Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Reuse Water Improvements — All reuse water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, located within the rights-of-way as identified in the map below.

Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, located within the rights-of-way as identified in the map below.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within the rights-of-way as identified in the map below.

Drainage & Surface Water Management Improvements— All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located within the rights-of-way as identified in the map below.





Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 23, 2026

Katherine Selchan
2301 NE 37th Street
Ft. Lauderdale, FL 33308

RE: Registered Electors

Dear Ms. Selchan:

Listed below is the total number of registered electors for the LR Ranch South Community Development District as of April 23, 2026.

Registered Electors: 0

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County

Attachment

RT/ajw

LT Ranch South

Community Development District

Financial Statements
March 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2025	Series 2025			
Assets						
Cash and Investments						
General Fund						
Truist - Checking Account	\$ 111,668	\$ -	\$ -	\$ -	\$ -	\$ 111,668
Debt Service Fund						
Reserve Account	-	248,310	-	-	-	248,310
Revenue Account	-	-	-	-	-	-
Construction Account	-	-	4,191	-	-	4,191
Cost of Issuance Account	-	-	7,275	-	-	7,275
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	65,594	-	-	65,594
Amount Available in Debt Service Funds	-	-	-	248,310	-	248,310
Amount to be Provided by Debt Service Funds	-	-	-	6,931,690	-	6,931,690
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	3,857,248	3,857,248
Total Assets	\$ 111,668	\$ 248,310	\$ 77,060	\$ 7,180,000	\$ 3,857,248	\$ 11,474,286

**LT Ranch South
Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2025	Series 2025			
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	1,215,343	-	-	1,215,343
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	105,000	-	105,000
Long Term						
Series 2025	-	-	-	7,075,000	-	7,075,000
Total Liabilities	\$ -	\$ -	\$ 1,215,343	\$ 7,180,000	\$ -	\$ 8,395,343
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	3,857,248	3,857,248
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	289,645	(1,128,124)	-	-	(838,479)
Results from Current Operations	-	(41,335)	(10,159)	-	-	(51,494)
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	111,668	-	-	-	-	111,668
Total Fund Equity and Other Credits	\$ 111,668	\$ 248,310	\$ (1,138,283)	\$ -	\$ 3,857,248	\$ 3,078,944
Total Liabilities, Fund Equity and Other Credits	\$ 111,668	\$ 248,310	\$ 77,060	\$ 7,180,000	\$ 3,857,248	\$ 11,474,286

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Developer Contribution	-	221,204	639,751	35%
Total Revenue and Other Sources	\$ -	\$ 221,204	\$ 639,751	35%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	26,500	53,000	50%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	10,000	20,000	50%
Assessment Roll Preparation	1,667	3,333	20,000	17%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	3,167	4,209	3,500	120%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	12	750	2%
Website Development	-	1,200	2,400	50%
Insurance				
	-	5,500	6,000	92%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	4,514	20,000	23%
Other General Government Services				
Engineering Services	7,205	14,616	15,000	97%
Sub-Total	\$ 18,122	\$ 70,059	\$ 155,075	45%

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,351	7,476	64,000	12%
Enhancement Area Maintenance	16,000	32,000	75,600	42%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies		-	-	
Sub-Total	\$ 17,351	\$ 39,476	\$ 203,600	19%
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	-	-	218,565	0%
Tree Trimming	-	-	12,000	0%
Mulch Installation	-	-	13,000	0%
Pressure Cleaning	-	-	4,500	0%
Vehicular Damage	-	-	1,250	0%
Landscape Replacements	-	-	7,500	0%
Annuals	-	-	9,000	0%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	-	-	5,500	0%
Hog Damage	-	-	2,000	0%
Contingencies	-	-	5,511	0%
Sub-Total	\$ -	\$ -	\$ 281,076	0%
Total Expenditures and Other Uses	\$ 35,473	\$ 109,535	\$ 639,751	17%
Net Increase/ (Decrease) in Fund Balance	(35,473)	111,668	-	
Fund Balance - Beginning	147,141	-	-	
Fund Balance - Ending	\$ 111,668	\$ 111,668	\$ -	

**LT Ranch South
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	666	3,980	-	0%
Capitalized Interest Account	-	185	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	786,456	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Developer Contributions				
	-	-	-	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources	\$ 666	\$ 4,165	\$ 735,006	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	105,000	0%
Interest Expense				
Series 2025	-	41,335	237,134	17%
Intragovernmental Transfer Out				
	666	4,165	-	0%
Total Expenditures and Other Uses	\$ 666	\$ 45,501	\$ 342,134	13%
Net Increase/ (Decrease) in Fund Balance				
	-	(41,335)	392,872	
Fund Balance - Beginning	248,310	289,645	289,645	
Fund Balance - Ending	\$ 248,310	\$ 248,310	\$ 682,517	

LT Ranch South
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	9	26	-	0%
Cost of Issuance	19	258	-	0%
Developer Contributions	-	-	-	0%
Intragovernmental Transfer In	666	4,165	-	0%
Total Revenue and Other Sources	\$ 695	\$ 4,449	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Engineering Services	-	14,608	-	0%
Underwriter's Discount	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 14,608	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	695	(10,159)	-	
Fund Balance - Beginning	(1,138,977)	(1,128,124)	-	
Fund Balance - Ending	\$ (1,138,283)	\$ (1,138,283)	\$ -	

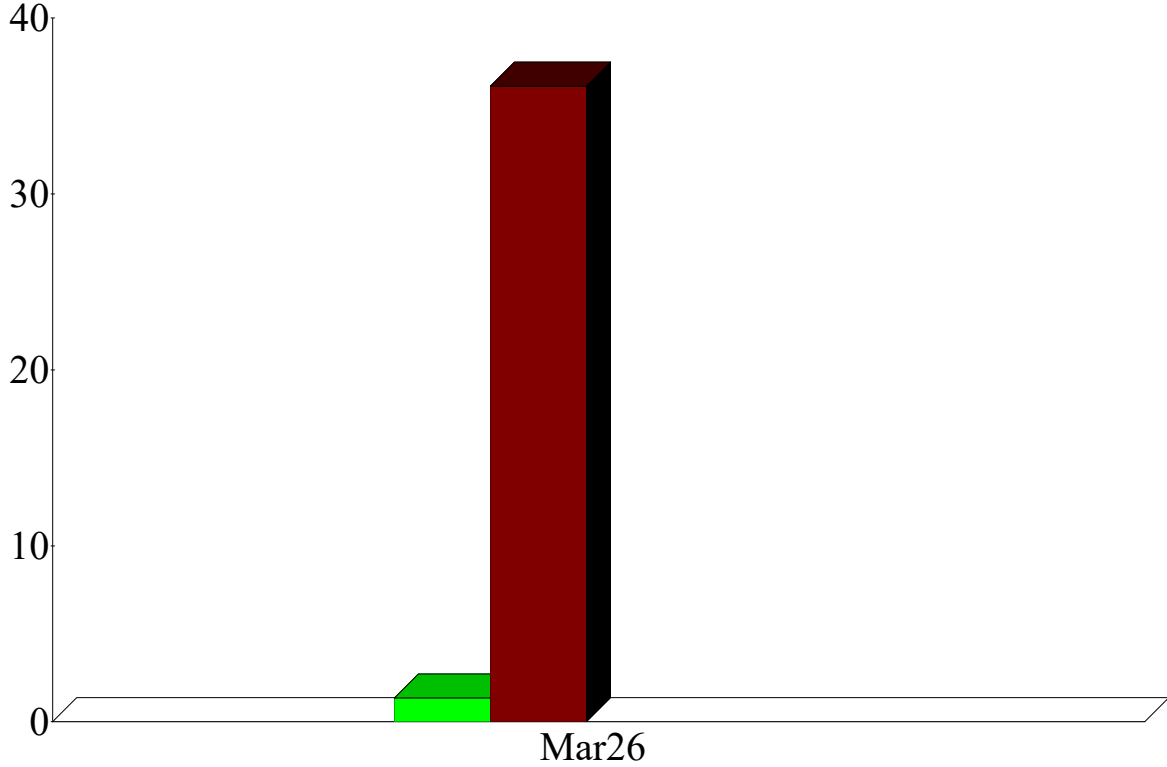
LT Ranch South Community Development District

Income and Expense by Month

March 2026

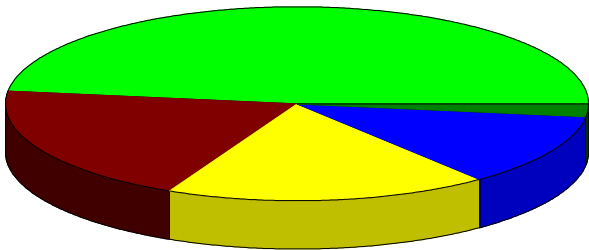


\$ in 1,000's



Expense Summary March 2026

5380000 · Stormwater Mgmt-C	48.01%
5190000 · Other General Govern	19.94
5130000 · Financial and Adminis	17.99
5120000 · Executive	12.22
5810000 · Interfund Transfer Out	1.84
Total	\$36,138.65



By Account

LT Ranch South

Community Development District

Financial Statements *April 30, 2026*

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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**LT Ranch South Community Development District
Balance Sheet
Through April 30, 2026**

	Governmental Funds								Totals (Memorandum Only)	
	General Fund		Debt Service Fund		Capital Project Fund		Account Groups			
			Series 2025	Series 2026	Series 2025	Series 2026	General Long Term Debt	General Fixed Assets		
Assets										
Cash and Investments										
General Fund										
Trust - Checking Account	\$	91,049	\$	-	\$	-	\$	-	\$	91,049
Debt Service Fund										
Reserve Account		-	248,310	331,748				-		580,058
Revenue Account		-	300,799	-		-		-		300,799
Construction Account		-	-	-	12,238	4,833,811		-		4,846,048
Capitalized Interest		-	-	286,472		-		-		286,472
Cost of Issuance Account		-	-	-		-		-		-
Accounts Receivable		-	-	-		10,709		-		10,709
Due from Other Funds										
General Fund		-	-	-		-		-		-
Debt Service Fund(s)		-	-	-		-		-		-
Unamortized Prem/Discount on Bonds Payable		-	-	-	65,594	-		-		65,594
Amount Available in Debt Service Funds		-	-	-	-	-	696,050			696,050
Amount to be Provided by Debt Service Funds		-	-	-	-	-	15,973,950			15,973,950
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	-		3,857,248		3,857,248
Total Assets	\$	91,049	\$	549,109	\$	618,219	\$	77,831	\$	4,844,519
		\$	16,670,000	\$	3,857,248	\$	26,707,976			

**LT Ranch South Community Development District
Balance Sheet
Through April 30, 2026**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2025	Series 2026	Series 2025	Series 2026				
Liabilities									
Accounts Payable	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2025	-	-	-	-	-	-	-	-	-
Series 2026	-	-	-	-	-	105,000	-	105,000	-
Long Term									
Series 2025	-	-	-	-	-	9,490,000	-	9,490,000	-
Series 2026	-	-	-	-	-	7,075,000	-	7,075,000	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,670,000</u>	<u>\$ -</u>	<u>\$ 16,670,000</u>	<u>\$ -</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	3,857,248	3,857,248	-
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	289,645	-	(1,128,124)	-	-	-	(838,479)	-
Results from Current Operations	-	259,463	618,219	1,205,955	4,844,519	-	-	6,928,157	-
Unassigned									
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	-	-
Results from Current Operations	91,049	-	-	-	-	-	-	91,049	-
Total Fund Equity and Other Credits	<u>\$ 91,049</u>	<u>\$ 549,109</u>	<u>\$ 618,219</u>	<u>\$ 77,831</u>	<u>\$ 4,844,519</u>	<u>\$ -</u>	<u>\$ 3,857,248</u>	<u>\$ 10,037,976</u>	<u>\$ -</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 91,049</u>	<u>\$ 549,109</u>	<u>\$ 618,219</u>	<u>\$ 77,831</u>	<u>\$ 4,844,519</u>	<u>\$ 16,670,000</u>	<u>\$ 3,857,248</u>	<u>\$ 26,707,976</u>	<u>\$ -</u>

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

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Developer Contribution	-	221,204	639,751	35%
Total Revenue and Other Sources	\$ -	\$ 221,204	\$ 639,751	35%
Expenditures and Other Uses				
Executive				
Professional Management	4,417	30,917	53,000	58%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	11,667	20,000	58%
Assessment Roll Preparation	1,667	5,000	20,000	25%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	3,452	7,661	3,500	219%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	12	750	2%
Website Development	-	1,200	2,400	50%
Insurance				
	-	5,500	6,000	92%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	2,799	7,313	20,000	37%
Other General Government Services				
Engineering Services	5,268	19,884	15,000	133%
Sub-Total	\$ 19,268	\$ 89,327	\$ 155,075	58%

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

Description	April	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	1,351	8,827	64,000	14%
Enhancement Area Maintenance	-	32,000	75,600	42%
Creation Areas Maintenance	-	-	64,000	0%
Contingencies		-	-	
Sub-Total	\$ 1,351	\$ 40,827	\$ 203,600	20%
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	-	-	218,565	0%
Tree Trimming	-	-	12,000	0%
Mulch Installation	-	-	13,000	0%
Pressure Cleaning	-	-	4,500	0%
Vehicular Damage	-	-	1,250	0%
Landscape Replacements	-	-	7,500	0%
Annuals	-	-	9,000	0%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	-	-	5,500	0%
Hog Damage	-	-	2,000	0%
Contingencies	-	-	5,511	0%
Sub-Total	\$ -	\$ -	\$ 281,076	0%
Total Expenditures and Other Uses	\$ 20,619	\$ 130,154	\$ 639,751	20%
Net Increase/ (Decrease) in Fund Balance	(20,619)	91,049	-	
Fund Balance - Beginning	111,668	-	-	
Fund Balance - Ending	\$ 91,049	\$ 91,049	\$ -	

LT Ranch South Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	737	4,717	-	0%
Capitalized Interest Account	-	185	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	786,456	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Developer Contributions	300,799	300,799	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 301,536	\$ 305,702	\$ 735,006	42%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	105,000	0%
Interest Expense				
Series 2025	-	41,335	237,134	17%
Intragovernmental Transfer Out	738	4,903	-	0%
Total Expenditures and Other Uses	\$ 738	\$ 46,238	\$ 342,134	14%
Net Increase/ (Decrease) in Fund Balance	300,798	259,463	392,872	
Fund Balance - Beginning	248,310	289,645	289,645	
Fund Balance - Ending	\$ 549,109	\$ 549,109	\$ 682,517	

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

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	-	-	-	0%
Capitalized Interest Account	-	-	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Developer Contributions				
	-	-	-	0%
Debt Proceeds - Series 2026	618,219	618,219	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 618,219	\$ 618,219	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	0%
Interest Expense				
Series 2026	-	-	-	0%
Intragovernmental Transfer Out				
	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	618,219	618,219	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 618,219	\$ 618,219	\$ -	

LT Ranch South Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	12	38	-	0%
Cost of Issuance	22	279	-	0%
Developer Contributions	-	-	-	0%
Intragovernmental Transfer In	1,216,080	1,220,245	-	0%
Total Revenue and Other Sources	\$ 1,216,114	\$ 1,220,563	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Engineering Services	-	14,608	-	0%
Underwriter's Discount	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 14,608	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 1,216,114	 1,205,955	 -	
Fund Balance - Beginning	(1,138,283)	(1,128,124)	-	
Fund Balance - Ending	\$ 77,831	\$ 77,831	\$ -	

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

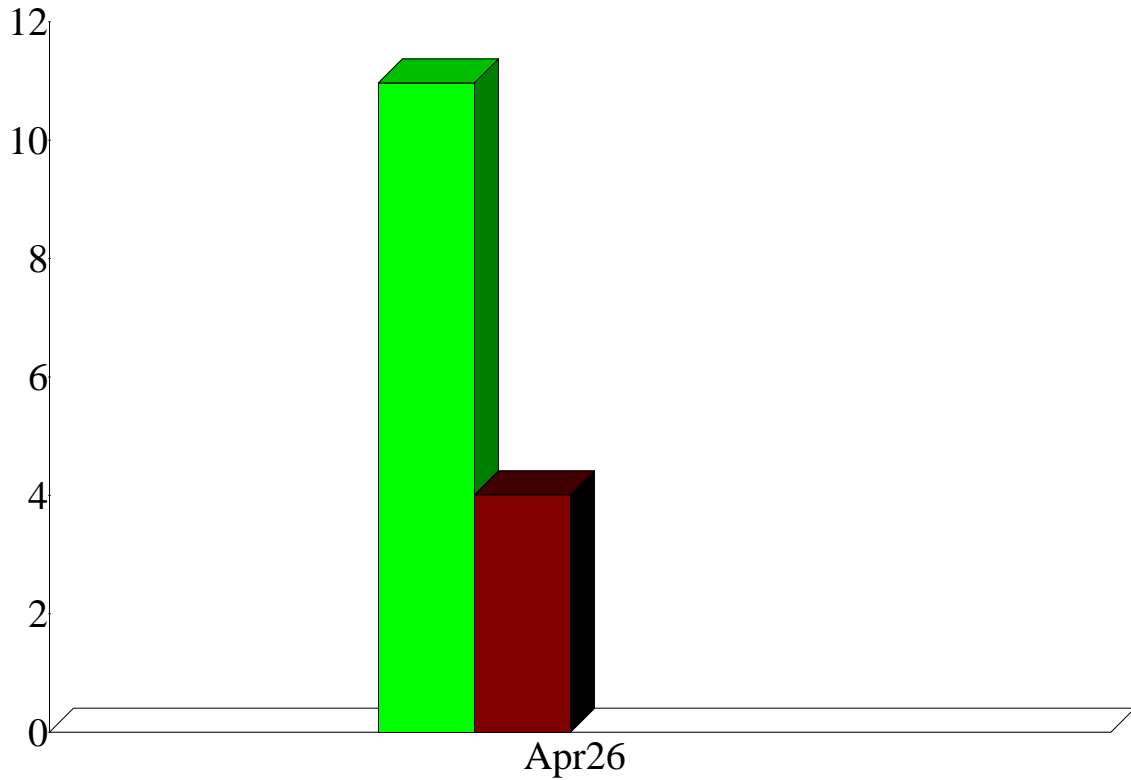
Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	-	-	-	0%
Developer Contributions				
	-	-	-	0%
Debt Proceeds - Series 2026	8,833,389	8,833,389	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 8,833,389	\$ 8,833,389	\$ -	0%
Expenditures and Other Uses				
Capital Outlay	\$ 2,355,847	2,355,847		
Cost of Issuance				
Dissemination Services	-	-	-	0%
District Management and A.M.	50,000	50,000	-	0%
Legal Services	160,000	160,000	-	0%
Printing & Binding	2,250	2,250	-	0%
Trustee Services	6,750	6,750	-	0%
Engineering Services	8,880	8,880	-	0%
Underwriter's Discount	189,800	189,800	-	0%
Intragovernmental Transfer Out	1,215,343	1,215,343	-	0%
Total Expenditures and Other Uses	\$ 3,988,870	\$ 3,988,870	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 4,844,519	 4,844,519	 -	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 4,844,519	\$ 4,844,519	\$ -	

LT Ranch South Community Development District

Income and Expense by Month April 2026

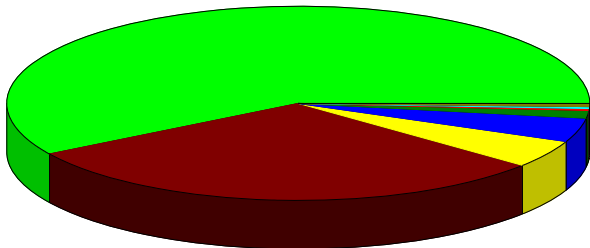


\$ in 1,000,000's



Expense Summary April 2026

5360000 · Water-Sewer Combi	58.75%
5810000 · Interfund Transfer Out	30.32
5910000 · Underwriter's Discount	4.73
5140000 · Legal Services	4.06
5120000 · Executive	1.36
5130000 · Financial and Administ	0.39
5190000 · Other General Govern	0.35
5380000 · Stormwater Mgmt-Con	0.03
Total	\$4,010,225.85



By Account