

LT Ranch South

Community Development District

*Meeting Agenda
October 14, 2025*

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

LT RANCH SOUTH
Community Development District

LOCATION: Offices of Taylor Morrison
551 Cattlemen Road, Suite 200
Sarasota, Florida 34232

DATE: October 14, 2025

TIME: 1:00pm

MEETING AGENDA

Board of Supervisors
John Wollard, Chairman
Ron Schwied, Vice Chairman
Scott Turner, Assistant Secretary
Christian Cotter, Assistant Secretary
Von Kuhns, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAsssoiates.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=m64507b8d1a4f377a0e7989ed37aaceb6>

✓ Phone: (408) 444-9388 Code: 2330 709 2276 Event Password Jpward

OCTOBER, 2025

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. August 19, 2025 - Regular Meeting.

Pages 5-10

3. Consideration of **Resolution 2026-1**, Confirming And Approving The Actions Of The Chairman And District Staff Regarding The Acquisition Of Certain Skye Ranch Neighborhood 6 Improvements And Conveyance Of Skye Ranch Neighborhood 6 Utilities To Sarasota County, Florida; And Addressing Severability And An Effective Date.

Pages 11-47

4. Consideration of **Resolution 2026-2**, Ratifying, Confirming, and Approving the Sale of the LT Ranch South Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date.

Pages 48-49

5. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Special District Reporting: Goals and Objectives for Fiscal Year 2026

Pages 50-55

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

Tuesday, June 9, 2026

Tuesday, July 14, 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 2: Minutes – August 19, 2025

Item 3: Resolution 2026-1 Confirming And Approving The Actions Of The Chairman And District Staff Regarding The Acquisition Of Certain Skye Ranch Neighborhood 6 Improvements And Conveyance Of Skye Ranch Neighborhood 6 Utilities To Sarasota County, Florida; And Addressing Severability And An Effective Date.

Item 4: Resolution 2026-2, Ratifying, Confirming, and Approving the Sale of the LT Ranch South Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date.

Item 5: 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.

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John Wollard	Chairperson
Ron Schwied	Vice Chairperson
Von Kuhns	Assistant Secretary
Christian Cotter	Assistant Secretary

Absent:

Also present were:

Audience:

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

Call to Order/Roll Call

SECOND ORDER OF BUSINESS

I. June 24, 2025 - Landowners Meeting
II. June 24, 2025 - Regular Meeting

Mr. Ward asked if there were any corrections or deletions for the Minutes; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, the June 24, 2025 Landowners Meeting and the June 24, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-32

Consideration of Resolution 2025-32, a Resolution of the LT Ranch South Community Development District Authorizing The Issuance Of Not Exceeding \$10,000,000 In Aggregate Principal Amount Of Its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), The Proceeds Of Which Will Be Applied To Finance A Portion Of The Cost Of A Series Project Consisting Of Certain Public Infrastructure And Facilities Benefiting Certain District Lands, Paying A Portion Of The Interest Coming Due On The Series 2025 Bonds, Funding The Applicable Series Reserve Account For The Series 2025 Bonds, And Paying Costs Of Issuance Of The Series 2025 Bonds, As More Fully Described Herein; Reaffirming The Form Of Master Trust Indenture And Approving The Form Of A First Supplemental Trust Indenture In Connection With The Series 2025 Bonds And Authorizing The Execution Thereof; Ratifying The Appointment Of A Trustee, Paying Agent And Bond Registrar For The Series 2025 Bonds; Providing For Redemption Of The Series 2025 Bonds; Authorizing The Application Of The Proceeds Of The Series 2025 Bonds; Approving The Form, And Authorizing Execution, Of A Bond Purchase Contract Providing For The Negotiated Sale Of The Series 2025 Bonds; Delegating To The Chairperson Or Vice-Chairperson, Or In Their Absence Any Member Of The Board Of Supervisors, The Authority To Award The Series 2025 Bonds Within The Parameters Specified Herein; Approving The Form, And Authorizing The Use, Of A Preliminary Limited Offering Memorandum For The Series 2025 Bonds; Approving The Distribution Of A Final Limited Offering Memorandum For The Series 2025 Bonds And The Execution Thereof; Approving The Form, And Authorizing Execution, Of A Continuing Disclosure Agreement; Authorizing Preparation Of Preliminary And Final Supplemental Assessment Methodology Reports And A Supplement To The Master Engineer's Report And The Use Of Such Reports In The Preliminary Limited Offering Memorandum And Final Limited Offering Memorandum, As Applicable, For The Series 2025 Bonds; Providing For Miscellaneous Matters And Authority; Providing For Severability; And Providing An Effective Date

Mr. Ward indicated this Resolution authorized the issuance of the Series 2025 bonds.

Ms. Denise Ganz reported the Series 2025 bonds were validated on August 11, 2025, and now the CDD would move forward with the first series of the District's bonds attached to assessment area 1. She explained this Resolution allowed the process to move forward to market and sell the bonds and move to closing without having to come back to the CDD for additional approval with respect to the first series of bonds. She explained Resolution 2025-32 authorized the bonds to be issued in an amount not to exceed \$10 million dollars to finance a portion of the project described in a supplemental Engineer's Report; it authorized

the First Supplemental Trust indenture; authorized execution of the Master Trust Indenture; provided details of the bonds related to redemption; authorized application of the proceeds; provided for the negotiated sale of the bonds; set forth parameters for the final pricing of the bonds; authorized the use of a preliminary and final Limited Offering Memorandum; authorized execution and delivery of the Continuing Disclosure Agreements; provided for the preparation of the Supplemental Engineer's Report, as well as the Preliminary Assessment Methodology; and provided miscellaneous authorization to the necessary entities for the purpose of moving forward with issuance of the bonds.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-32 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-33

Consideration of Resolution 2025-33, a Resolution Setting Forth The Specific Terms Of The District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings And Confirming and/or Adopting An Engineer's Report And A Supplemental Assessment Report; Delegating Authority To Prepare Final Reports And Update This Resolution; Confirming The Maximum Assessment Lien Securing The Bonds; Addressing The Allocation And Collection Of The Assessments Securing The Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing For The Supplementation Of The Improvement Lien Book; And Providing For Conflicts, Severability And An Effective Date

a) Supplemental Engineer's Report

b) Supplemental Assessment Report

Mr. Jere Earlywine explained Resolution 2025-33 was related to the delegation of assessments. He noted the CDD adopted a Master Assessment Resolution after a public hearing delegating authority to finalize assessments. He noted this Resolution constituted the final record of the assessments. He stated after the bonds were priced the assessments would be updated and reattached to the resolution which would be the final document. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-33 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-34

Consideration of Resolution 2025-34, a Resolution Of The Board Of Supervisors Of The Lt Ranch South Community Development District Approving Bond Agreements With Taylor Morrison Of Florida, Inc.; Approving Financing Notices; Authorizing The

Chairperson To Execute The Bond Agreements; Providing General Authorization; And Addressing Conflicts, Severability, And An Effective Date

- a) Completion Agreement**
- b) Collateral Assignment**
- c) True-Up Agreement**
- d) Notice of Special Assessments**
- e) Disclosure of Public Finance**
- f) Declaration of Consent**

Mr. Earlywine reported this Resolution was the post issuance compliance guide for taxes and bonds. He explained it approved the Completion Agreement, Collateral Assignment, True-up Agreement, Notice of Special Assessments, Disclosure of Public Finance and the Declaration of Consent. He called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-34 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-35

Consideration of Resolution 2025-35, a Resolution of LT Ranch South Community Development District Approving the District's Post-Issuance Compliance Guide For Tax-Exempt Bonds; And Providing An Effective Date

Ms. Ganz explained this Resolution set forth policies and procedures required to be taken note of in connection with monitoring post issuance in accordance with federal tax law. She stated (indecipherable).

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-35 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-36

Consideration of Resolution 2025-36, a Resolution of the LT Ranch South Community Development District (The "District") Amending The Fiscal Year 2026 Budget Which Begins On October 1, 2025, And Ends On September 30, 2026; Providing A Severability Clause; Providing For Conflict And Providing An Effective Date

Mr. Ward stated Resolution 2025-26 amended the fiscal year 2026 budget. He explained the amendment correlated to LT Ranch South and LT Ranch to ensure the numbers corresponded to both budgets. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-36 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-37

Consideration of Resolution 2025-37, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District (The "District") Resignation Dates, Time and Location for Regular Meetings of the Board of Supervisors of The District; Providing for Conflict; Providing for Severability and Providing an Effective Date

Mr. Ward explained Resolution 2025-37 redesignated Board Meeting times going into Fiscal year 2026; meetings will be held at 1:00 p.m. in the afternoon. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-37 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We are waiting for the appeal period to expire and as soon as that expires in the second week of September we will be able to close on the bonds.

II. District Engineer

No report.

III. District Manager

a) Board Meeting Dates for Balance of Fiscal Year 2025

No report.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

RESOLUTION 2026-1

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 IMPROVEMENTS AND CONVEYANCE OF SKYE RANCH NEIGHBORHOOD 6 UTILITIES 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 Neighborhood Six, which plan is detailed in the *Master Engineer's Report*, dated April 2025, as supplemented by the *First Supplemental Engineer's Report*, dated August 19, 2025 ("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 improvements ("Improvements"), including but not limited to utilities ("Utilities"), 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 and subsequent conveyance of the Utilities 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 Utilities 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 this 14th day of October 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: Skye Ranch Neighborhood Six Improvements Acquisition Package

Exhibit A

September 8th, 2025

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 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 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, within or upon rights-of-way located within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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, within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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, within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

Drainage & Surface Water Management — 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 Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), Tracts 350, 351, 352, 353, 354, 355 and 357 (Preservation Area, Open Space, Wetland, Upland), Tract 356 (Preservation Area, Greenway, Wetland, Upland), Tracts 432, 433, 434, 435 and 437 (Park and Drainage Area), Tract 436 (Park and Drainage Area), Tracts 775, 776, 777, 780, 781, 782, 783, 784, 785, 786 and 787 (Lake, Open Space), Tracts 774, 778 and 779 (Lake), Tracts 800, 801, 807, 808, 809, 810, 811, 812, 816, 817, 818, 819, 820, 821, 822, 823, 824 and 829 (Drainage, Landscape and Irrigation Area), and Tracts 802, 803, 804, 805, 806, 813, 814, 815, 825, 826, 827 and 828 (Drainage, Landscape and Irrigation Area), and all “Private Drainage Easement,” “Public Drainage Easements,” “Public Drainage Maintenance Easements,” and “Public Flowage Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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.

Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed (Developer to Contractor)
Wastewater Improvements	\$3,422,466.49	\$2,457,959.71	\$964,506.78
Potable Water Improvements	\$1,030,774.57	\$1,030,774.57	\$ 0.00
Reclaimed Water Improvements	\$109,388.88	\$98,449.99	\$10,938.89
Irrigation Improvements	\$1,034,934.93	\$812,209.02	\$222,725.91
Drainage & Surface Water Management	\$4,262,102.10	\$2,826,991.96	\$1,435,110.14
Work Product (including Atwell Civil, Other Consultants, Material Testing And Surveying Services)	\$628,950.91	\$433,493.48	\$195,457.43
TOTALS:	\$10,488,617.88	\$7,659,878.73	\$2,828,739.15

CORPORATE DECLARATION AND AGREEMENT
[NEIGHBORHOOD SIX 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:

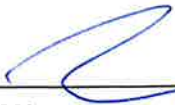
1. Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated April 2025, as supplemented from time to time (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, 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 IMPROVEMENTS]**

Executed this 8th day of September, 2025.

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 8th day of September, 2025, 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 PUBLIC, STATE OF FLORIDA
Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Neighborhood Six Improvements

EXHIBIT A
Description of Neighborhood Six 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, within or upon rights-of-way located within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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, within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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Irrigation Improvements — All irrigation lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), and all “Public Utility Easements” and “Utility Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

Drainage & Surface Water Management — 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 Tracts 111 and 112 (Private Access, Private Drainage and Public Utility Easement), Tracts 350, 351, 352, 353, 354, 355 and 357 (Preservation Area, Open Space, Wetland, Upland), Tract 356 (Preservation Area, Greenway, Wetland, Upland), Tracts 432, 433, 434, 435 and 437 (Park and Drainage Area), Tract 436 (Park and Drainage Area), Tracts 775, 776, 777, 780, 781, 782, 783, 784, 785, 786 and 787 (Lake, Open Space), Tracts 774, 778 and 779 (Lake), Tracts 800, 801, 807, 808, 809, 810, 811, 812, 816, 817, 818, 819, 820, 821, 822, 823, 824 and 829 (Drainage, Landscape and Irrigation Area), and Tracts 802, 803, 804, 805, 806, 813, 814, 815, 825, 826, 827 and 828 (Drainage, Landscape and Irrigation Area), and all “Private Drainage Easement,” “Public Drainage Easements,” “Public Drainage Maintenance Easements,” and “Public Flowage Easements,” each as identified in the plat known as *Skye Ranch Neighborhood Six*, as recorded in Plat Book 59, Pages 175 – 243, of the Official Records of Sarasota County, Florida.

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Description	CDD Eligible Items Amount	Paid to Date (Developer to Contractor)	Balance Owed (Developer to Contractor)
Wastewater Improvements	\$3,422,466.49	\$2,457,959.71	\$964,506.78
Potable Water Improvements	\$1,030,774.57	\$1,030,774.57	\$ 0.00
Reclaimed Water Improvements	\$109,388.88	\$98,449.99	\$10,938.89
Irrigation Improvements	\$1,034,934.93	\$812,209.02	\$222,725.91
Drainage & Surface Water Management	\$4,262,102.10	\$2,826,991.96	\$1,435,110.14
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TOTALS:	\$10,488,617.88	\$7,659,878.73	\$2,828,739.15

DISTRICT ENGINEER'S CERTIFICATE
[NEIGHBORHOOD SIX IMPROVEMENTS]

September 10, 2025

Board of Supervisors
LT Ranch South Community Development District

Re: Neighborhood Six 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 IMPROVEMENTS]

Executed this 10 day of September, 2025.


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 10 day of September, 2025, by Philip Brannon as District Engineer of Atwell 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
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TOTALS:	\$10,488,617.88	\$7,659,878.73	\$2,828,739.15

ACKNOWLEDGMENT AND RELEASE
[NEIGHBORHOOD SIX IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 8 day of September, 2025, 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



By: Alex Deme
Its: Vice President

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2025, by Alexander Deme as Vice 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.


NOTARY PUBLIC, STATE OF FLORIDA

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

(NOTARY SEAL)



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BILL OF SALE AND LIMITED ASSIGNMENT
[NEIGHBORHOOD SIX IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 8th day of September, 2025, 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: Brian Hogues

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

By: [Signature]
Name: Becky Hopkins

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of Sept, 2025, 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.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

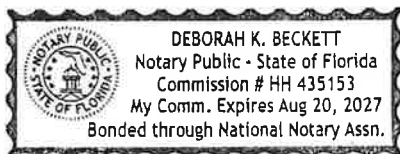


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9/10/2025 2:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CSC Receipt # 3392819

This instrument was prepared by and
upon recording should be returned to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

Doc Stamp Deed: \$0.70
(This space reserved for Clerk)

SPECIAL WARRANTY DEED
[NEIGHBORHOOD SIX]

THIS SPECIAL WARRANTY DEED is made to be effective as of the 8th day of September 2025,
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

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose
government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing
address is c/o JPWard & Associates, LLC, 2301 Northeast 37th street, Fort Lauderdale,
Florida 33308 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the
receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee
forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following
described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida,
and more particularly below ("**Property**"):

**TRACTS 350, 351, 352, 353, 354, 355 AND 357 (PRESERVATION AREA, OPEN SPACE,
WETLAND, UPLAND), TRACT 356 (PRESERVATION AREA, GREENWAY, WETLAND,
UPLAND), TRACTS 775, 776, 777, 780, 781, 782, 783, 784, 785, 786 AND 787 (LAKE, OPEN
SPACE), TRACTS 774, 778 AND 779 (LAKE), SKYE RANCH NEIGHBORHOOD SIX, AS
RECORDED IN PLAT BOOK 59, PAGES 175 - 243, OF THE OFFICIAL RECORDS OF
SARASOTA COUNTY, FLORIDA.**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject
to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in
fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further,
the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all
persons or entities whomsoever claiming by, through or under Grantor, but against none other.
Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida
Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

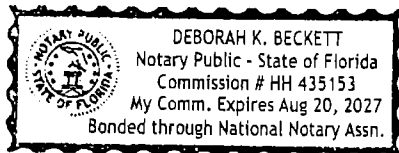
By: [Signature]
Name: Brian Hopew
Address: 551 N. Cattlemen Rd
Sarasota FL 34232

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

By: [Signature]
Name: Deborah E Hopk, SS
Address: 551 N. Cattlemen Rd
Sarasota FL 34232

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of Sept, 2025, 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.



(NOTARY SEAL)

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

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

9/10/2025 2:59 PM

This instrument was prepared by and
upon recording should be returned to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3392819

Doc Stamp-Deed: \$0.70

EASEMENT AGREEMENT
[NEIGHBORHOOD SIX]

This **EASEMENT AGREEMENT** ("Agreement") is made and entered into this 8th day of September, 2025, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation with a mailing address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Developer**"); and

Skye Ranch Master Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Master Association**"); and

The Towns at Skye Ranch Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Townhomes Association**," and together with the Master Association, "**Association**," and together with Developer, "**Grantor**"); and

LT Ranch South Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308. ("**District**" or "**Grantee**").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, irrigation improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. Grantor hereby grants – to the extent of Developer’s Master Association’s and Townhome Association’s, respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, and the construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and street lighting facilities – including but not limited to related lake bank landscaping – located within **TRACTS 111 AND 112 (PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT), TRACTS 432, 433, 434, 435 AND 437 (PARK AND DRAINAGE AREA), TRACT 436 (PARK AND DRAINAGE AREA), TRACTS 800, 801, 807, 808, 809, 810, 811, 812, 816, 817, 818, 819, 820, 821, 822, 823, 824 AND 829 (DRAINAGE, LANDSCAPE AND IRRIGATION AREA), AND TRACTS 802, 803, 804, 805, 806, 813, 814, 815, 825, 826, 827 AND 828 (DRAINAGE, LANDSCAPE AND IRRIGATION AREA), AND ALL “PRIVATE DRAINAGE EASEMENT,” “PUBLIC DRAINAGE EASEMENTS,” “PUBLIC DRAINAGE MAINTENANCE EASEMENTS,” AND “PUBLIC FLOWAGE EASEMENTS,” EACH AS IDENTIFIED IN THE PLAT KNOWN AS SKYE RANCH NEIGHBORHOOD SIX, AS RECORDED IN PLAT BOOK 59, PAGES 175 – 243, OF THE OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA.**

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

9. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

13. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESSES:

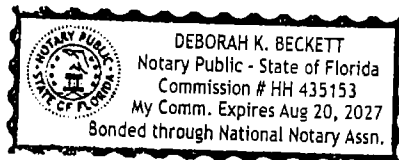
TAYLOR MORRISON OF FLORIDA, INC.

[Signature]
Print Name: Brian Hedges
Address: 551 N. Cattlemen Rd
Sarasota FL 34232
[Signature]
Print Name: Becky Hopkins
Address: 551 N. Cattlemen Rd
Sarasota FL 34232

[Signature]
By: Eric Van Schaik
Its: Vice President

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 8th day of Sept., 2025, 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.



[notary seal]

[Signature]
(Official Notary Signature)
Name: Deborah K. Beckett
Personally Known X
OR Produced Identification _____
Type of Identification _____

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE FOR EASEMENT AGREEMENT]

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT

[Signature]
Print Name: Brian Burgos
Address: 557 N. Cattlemen Rd
Sarasota FL 34232

[Signature]
Name: John Holland
Title: Chairman

[Signature]
Print Name: Becky E Hopkins
Address: 551 N Cattlemen Rd
Sarasota FL 34232

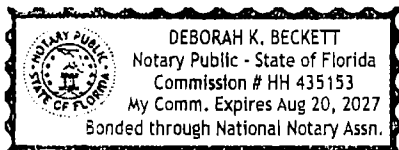
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of Sept, 2025, by John Holland, as Chairperson 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)



CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE FOR EASEMENT AGREEMENT]

WITNESS

SKYE RANCH MASTER ASSOCIATION, INC.

[Signature]
Print Name: Brian Higgins
Address: 551 N. Cattlemen Rd
Sarasota FL 34232

[Signature]
Name: JASON BOAZ
Title: President

[Signature]
Print Name: Deely Hopkins
Address: 551 N. Cattlemen Rd
Sarasota FL 34232

STATE OF FLORIDA

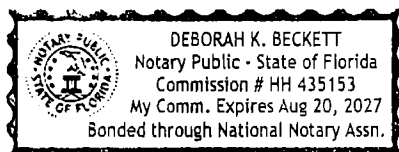
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September 2025, by JASON BOAZ as President of SKYE Ranch Master Association, Inc. 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)



[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE FOR EASEMENT AGREEMENT]

WITNESS

THE TOWNS AT SKYE RANCH HOMEOWNERS
ASSOCIATION, INC.

[Signature]
Print Name: Brian Hays
Address: 551 N. Cuthbert Rd
Sarasota FL 34232

[Signature]
Name: JASON BOAZ
Title: PRESIDENT

[Signature]
Print Name: BECKY G. HOPKINS
Address: 551 N. Cuthbert Rd
Sarasota FL 34232

STATE OF FLORIDA

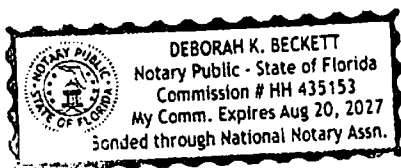
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September 2025, by JASON BOAZ, as PRESIDENT of THE TOWNS AT SKYE Ranch HOA, Inc 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)



BILL OF SALE/AFFIDAVIT OF NO LIENS
[NEIGHBORHOOD SIX]

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 8th day of September, 2025.

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: Brian Hynes
Name: Brian Hynes

By: Becky E. Hopkins
Name: Becky E. Hopkins

By: John Wollard
Name: John Wollard
Title: Chairperson

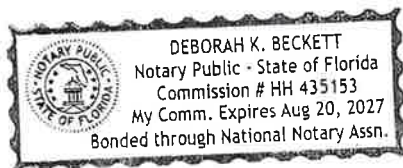
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2025, by John Wollard, as Vice President 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.

Deborah K. Beckett
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



CERTIFICATION OF NO CONTRIBUTIONS
[NEIGHBORHOOD SIX]

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 8th day of September, 2025.

WITNESS

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: Brian Blazyn

By: [Signature]
Name: Becky E Hopkins

By: [Signature]
Name: John Willard
Title: Vice President

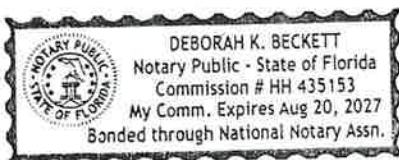
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of Sept., 2025, by John Willard, as Vice President 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
[NEIGHBORHOOD SIX]


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: Chairman
Date: 9/8/25
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: Alex Deme 
Its: Vice President
Date: 9/8/25
3301 Whitfield Avenue Suite C
Sarasota, Florida 34243
Phone: _____

Date of County Acceptance: _____
Utility Inspector: _____

RESOLUTION 2026-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), in the par amount of \$7,180,000 ("Series 2025 Bonds"); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer's report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on September 23, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-32 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-33 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-32 and 2025-33 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District this 14th day of October 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

October 1, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager

John Wollard, Chairperson

Date

Date