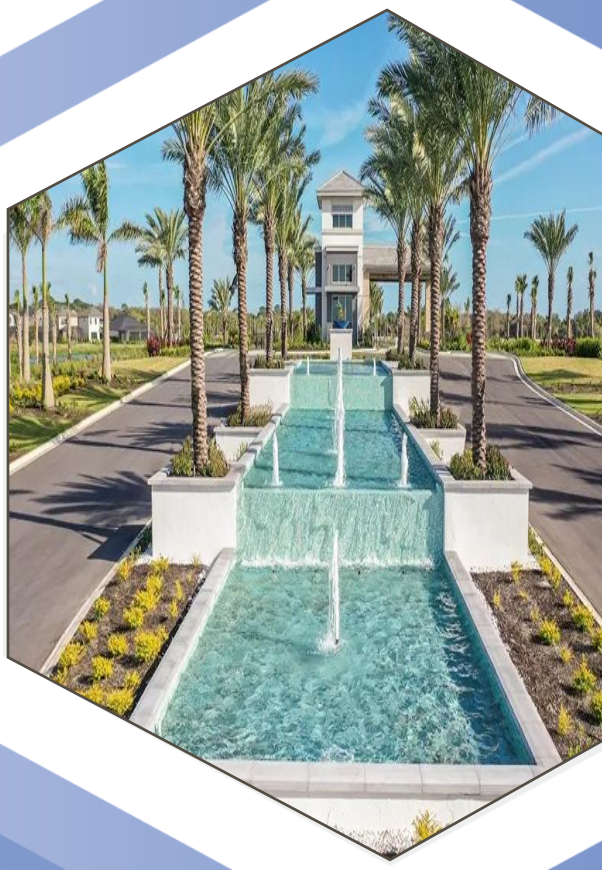
LT Ranch South Community Development District

Sarasota County, FL

Meeting Agenda November 10, 2026



PFM Management Services LLC
James P. Ward | Vivian Carvalho
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Phone: 954.658.4900 | 407.723.5945

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LT Ranch South Community Development District

www.LTRanchSouthcdd.org

Board of Supervisors

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

James P. Ward, District Manager
Vivian Carvalho, District Manager
wardj@pfm.com | carvalhov@pfm.com
Phone: (954) 658-4900 | (407) 723-5945
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=mde6e098df791059bc2a6916cb6a10ca0
Phone: (844) 621-3956; Code: 2535 541 0405; Event Password**: Jpward**

NOVEMBER 2026

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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 should 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.

The following is the agenda for the upcoming Meeting of the Board of Supervisors for the LT Ranch South Community Development District ("District"), scheduled to be held at **1:00 p.m.** on **Tuesday, November 10, 2026**, at the Gateway Professional Center, 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232.

AGENDA

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1. Call to Order & Roll Call.

2. Notice of Advertisement of Fiscal Year 2027 Meeting Dates and Times.

Pages 6-8

3. Consideration of **Resolution 2027-1**, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District, Designating Certain Officers Of The District, And Providing For An Effective Date.

Pages 9-12

4. Minutes:
   I. July 28, 2026 – Public Hearings and Regular Meeting.

Pages 13-20

5. Consideration of **Resolution 2027-2**, a Resolution of the Board of Supervisors Designating The Registered Agent; Designating The Office And Location Of The Registered Office; And Providing For Conflicts And Invalid Provisions And Providing For An Effective Date.

Pages 21-23

6. Consideration of **Resolution 2027-3**, a Resolution of the Board of Supervisors Adopting Goals, Objectives, And Performance Measures And Standards; Providing A Severability Clause; And Providing An Effective Date.

Pages 24-31

7. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Asset Manager
   IV. District Manager
      a) ***Meeting Dates for Fiscal Year 2026-2027:***
         - NEXT MEETING: **Tuesday, February 9, 2027,** Regular Meeting.
      b) Commission on Ethics Required Annual Ethics Training Memorandum.
      c) Financial Statements for the period ending September 30, 2026 (unaudited).

Pages 32-46

8. Supervisors' Requests.

9. Public Comments for Non-Agenda items.
   These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

10. Adjournment.

Meeting Schedule – FY 2027		
	Tuesday, October 13, 2026	Tuesday, November 10, 2026
	Tuesday, December 8, 2026	Tuesday, January 12, 2027
	Tuesday, February 9, 2027	Tuesday, March 9, 2027
	Tuesday, April 13, 2027	Tuesday, May 11, 2027
	Tuesday, June 8, 2027	Tuesday, July 13, 2027
	Tuesday, August 10, 2027	Tuesday, September 14, 2027

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: Notice of Advertisement of Fiscal Year 2027 Meeting Dates and Times.

Item 3: **Resolution 2027-1**, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District, Designating Certain Officers Of The District, And Providing For An Effective Date.

OFFICE	OFFICE HOLDER
CHAIRPERSON	RON SCHWIED
VICE-CHAIRPERSON	CHRISTIAN COTTER
ASSISTANT SECRETARY	SCOTT TURNER
ASSISTANT SECRETARY	VON KUHNS
ASSISTANT SECRETARY	MICHAEL HARDER
SECRETARY & TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

Item 4: Minutes – July 28, 2026 – Public Hearings and Regular Meeting.

Item 5: **Resolution 2027-2**, a Resolution of the Board of Supervisors Designating The Registered Agent; Designating The Office And Location Of The Registered Office; And Providing For Conflicts And Invalid Provisions And Providing For An Effective Date

Item 6: **Resolution 2027-3**, a Resolution of the Board of Supervisors Adopting Goals, Objectives, And Performance Measures And Standards; Providing A Severability Clause; And Providing An Effective Date.

Item 7: 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.

Affidavit: Notice of Meetings

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katey Selchan
Katey Selchan
2301 NE 37th Street
Fort Lauderdale FL 33308

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 09/20/2026
SAR heraldtribune.com 09/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$227.50	
Tax Amount:	$0.00	
Payment Cost:	$227.50	
Order No:	12578192	# of Copies:
Customer No:	1524038	1
PO #:	LSAR0581970	

THIS IS NOT AN INVOICE!

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS
LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the LT Ranch South Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held at **1:00 P.M.** on the second Tuesday of each month, at the offices of **Gateway Professional Center, 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232**, on the following dates:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the office of the District Manager, PFM Management Services LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, at least seven (7) days in advance of the meeting, or by calling (954) 658-4900. In addition, the agendas will be available on the District's website at www.LTRanchsouthcdd.org.

These meetings 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 seven (7) 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
September 20 2026
LSAR0581970

Resolution 2027-1

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT; AND PROVIDING FOR 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*, 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 appointed to the offices shown.

OFFICE	NEW OFFICE HOLDER
CHAIRPERSON	RON SCHWIED
VICE-CHAIRPERSON	CHRISTIAN COTTER
ASSISTANT SECRETARY	SCOTT TURNER
ASSISTANT SECRETARY	VON KUHNS
ASSISTANT SECRETARY	MICHAEL HARDER
SECRETARY & TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

SECTION 1. 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 2. 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 3. 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 10th day of November, 2026.

ATTEST:

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Vivian Carvalho, Secretary

_____
_____, Chairperson

Minutes 7/28/2026

MINUTES OF MEETING
LT RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the LT Ranch South Community Development District was held on Tuesday, July 28, 2026 at 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232. It began at 1:00 p.m. and was presided over by Mr. Ron Schwied, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schwied	Chairperson
Christian Cotter	Vice Chairperson
Von Kuhns	Assistant Secretary
Scott Turner	Assistant Secretary

Also present were:

James P. Ward	District Manager w/PFM
Cori Dissinger	Assistant District Manager w/PFM
Jere Earlywine	District Attorney
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM

Audience:

Courtney Holowaychuk

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Vivian Carvalho called the meeting to order at approximately 1:12 p.m. She reported present and constituting a quorum were Ron Schwied, Von Kuhns, Christian Cotter, and Scott Turner. She introduced herself and staff. She asked if there were any public comments; there were none.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS Appointment

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

a) **Appointment of individual to fill Seat 5**
b) **Oath of Office**
c) **Guide to the Sunshine Law and Code of Ethics for Public Employees**
d) **Sample of E-filed Form 1 – Statement of Financial Interests**

Ms. Carvalho asked if the Board wished to appoint an individual to fill Seat 5, set to expire in November 2030.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Mr. Michael Harder was appointed to fill Seat 5 with a term set to expire in November 2030.

Ms. Carvalho noted Mr. Harder was not present; therefore, he would be administered the Oath of Office at a later date.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-14

Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch South Community Development District

Ms. Carvalho asked how the Board wished to designate the Officers.

The Board chose to keep Ron Schwied as the Chairperson, Christian Cotter as Vice Chairperson, and the remaining Board Members as Assistant Secretaries.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

I. **May 12, 2026 – Regular Meeting**
II. **May 27, 2026 – Regular Meeting**

Ms. Carvalho asked if there were any changes, comments or corrections to the Minutes; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the May 12, 2026 Regular Meeting Minutes and the May 27, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS PUBLIC HEARINGS

I) FISCAL YEAR 2027 BUDGET

Ms. Carvalho noted this was the public hearing for the fiscal year 2027 budget.

a) Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. She asked if there were any Board comments; there were none. She called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Public Hearing was closed.

b) Board Comment

Ms. Carvalho asked if there were any Board comments regarding the Resolution; there were none.

c) Consideration of Resolution 2026-15, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Ms. Carvalho called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-15 was adopted, and the Chair was authorized to sign.

II) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Ms. Carvalho indicated this public hearing set into place the assessment rate, certified an assessment roll and established a cap rate.

a) Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions

Ms. Courtney Holowaychuk asked about the assessment rate for operations and maintenance.

Ms. Carvalho: This is a resolution that is very common. Once we go through the general fund budget, which the Board just adopted, that Resolution will outline what each specific end user, or resident, would pay toward that budget. That's what the assessment rate is.

Mr. Schwied explained this was not a special assessment like what you would get from an HOA.

Ms. Carvalho asked if there were any additional questions; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Public Hearing was closed.

b) Board Comment

Ms. Carvalho asked if there were any board questions; there were none.

c) Consideration of Resolution 2026-16, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Ms. Carvalho called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-16 was adopted, and the Chair was authorized to sign.

d) Consideration of Resolution 2026-17, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for notice purposes only

Ms. Carvalho explained Resolution 2026-17 established a new cap rate; if the assessment rate went above the cap rate in future budgets, notice would be sent to all residents in the community.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-17 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Agreement

Consideration of a Budget Funding Agreement between Taylor Morrison of Florida and the LT Ranch South Community Development District funding a portion of the Fiscal Year 2027 Budget

Mr. Ward: There are certain parts of the infrastructure within the entirety of LT Ranch, both CDDs, for which the operating expenses are included in both budgets. They include Turner Park, Lorraine Road, the trailway system, so a part of the operating costs that are attributed to the LT Ranch South CDD are included in this budget. What we are doing is keeping the assessment rates for operations the same between the two CDDs. In order to do that, there is a contribution that Taylor Morrison will be making to the LT Ranch South budget for fiscal year 2027 to help offset and ensure that the assessment rates remain the same. I expect over time that will work itself out, once development occurs.

Ms. Carvalho noted the exhibit outlined the contribution. She asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Budget Funding Agreement was approved.

EIGHTH ORDER OF BUSINESS Consideration of Interlocal Agreement

Consideration of Interlocal Agreement between the LT Ranch Community Development District and the LT Ranch South Community Development District, which share the cost for the operations/maintenance of facilities that benefit both Districts, including but not limited to Lorraine Road and Turner Park, along with a Conflict Waiver for the firm Kutak Rock for the preparation of the referenced Interlocal Agreement between the two CDD's

Mr. Earlywine: There are two pieces to this. One is the agreement itself, and you guys know, in Artisan Lakes for example, some of these projects are big, the developments are big, and due to the inherent time clock that's put into each CDD you end up having multiple CDDs that you think you're going to develop in turn and ultimately put back together at the end of the process. That's what we are doing at Artisan Lakes. The same thing here at LT Ranch where

there are certain shared improvements including the reclaim water system, the greenway trail, the Lorraine Road improvements and Turner Park, those are all shared improvements between the two Districts. What this Interlocal does is allow LT Ranch South to manage those for both Districts over a period of time and the expectation is, once LT Ranch South is developed the resident boards will have the option to merge, or continue on individually and cost share those master improvements. The purpose of this agreement is to manage those four assets and have LT Ranch South serve as the management entity. There is some cost sharing based upon the number of sold and platted units that show up on the tax roll in May of each year. Jim will adjust his budgets and the cost sharing based on that information from the County. That's the concept behind the agreement. We have a bit of a conflict because my firm represents both Districts, so we have also put into place a conflict waiver. I don't think this is a particularly complicated agreement. Both parties are aligned in terms of getting the assets maintained. It makes sense that the Developer would continue on as the Board in LT Ranch South and do the maintenance because some of this stuff is still being developed. We do ask for the conflict waiver, but I don't think there is any real issue. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Interlocal Agreement and Conflict Waiver were approved.

NINTH ORDER OF BUSINESS Consideration of Resolution 2026-18

Consideration of Resolution 2026-18, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Ms. Carvalho noted in Resolution 2026-18 the meetings would be the held on the dates and times as outlined, but the location would be changed to 301 North Cattleman Road, Suite 112. She asked if there were any questions; hearing none, she called for a motion.

Mr. Ron Schwied asked if the residents preferred this location as well.

Mrs. Holowaychuk responded in the affirmative.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-18 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

District Manager

a) Important Meeting Dates for Fiscal Year 2026:
1. NEXT MEETING: Tuesday, September 8, 2026, Regular Meeting
b) Financial Statement for period ending May 31, 2026 (unaudited)
c) Financial Statement for period ending June 30, 2026 (unaudited)

Mr. Ward reminded the Board to work on the ethics training requirement; it was a self-reporting requirement due to be completed before the end of the calendar year and reported on Form 1 next year. He noted the next meeting was scheduled for September 8, but he did not know whether it would be needed; it might be cancelled. He welcomed Vivian Carvalho to the team noting she had more than 20 years of experience.

Mr. Ward explained statute required CDD Districts to establish goals and objectives on an annual basis. He stated these goals and objectives included public meeting compliance, notice of meeting compliance, access to public records, annual budget preparation, financial reports, etc.; the same as in prior years. He asked the Board to adopt the goals and objectives for calendar year 2026.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the goals and objectives for calendar year 2026 were adopted.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Carvalho asked if there were any supervisor's requests; there were none.

TWELFTH ORDER OF BUSINESS Audience Comments

Ms. Carvalho asked if there were any public comments or questions; there were none.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Carvalho adjourned the meeting at approximately 1:29 p.m.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the meeting was adjourned.

LT Ranch South Community Development District

_____ _____

James P. Ward, Secretary Ron Schwied, Chairperson

Resolution 2027-2

RESOLUTION 2027-2

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, 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, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the LT Ranch South Community Development District desire to appoint Vivian Carvalho as the Registered Agent and designate the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817 as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: Vivian Carvalho is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817

SECTION 3. 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 4. 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 5. 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 10th day of November, 2026.

ATTEST:

_____
Vivian Carvalho, Secretary

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
_____, Chairperson

Resolution 2027-3

RESOLUTION 2027-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR FISCAL YEAR 2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare and publish on the District's website, on or before December 1 of each year, an annual report describing (a) the goals and objectives achieved by the District and the performance measures and standards used to make that determination, and (b) any goals or objectives the District failed to achieve, for consideration by the Board of the District.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. 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, Sarasota County, Florida, this 10th day of November 2026.

ATTEST:

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____ _____

Vivian Carvalho, Secretary _____, Chairperson

Exhibit A: Fiscal Year 2027 Performance Measures/Standards and Annual Reporting

Exhibit A

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

LT Ranch South Community Development District

James P. Ward, District Manager
wardj@pfm.com
Phone: (954) 658-4900

Vivian Carvalho, District Manager
carvalhov@pfm.com
Phone: (407) 723-5945

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- 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 hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

Exhibit A

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

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. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 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 2.2 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 2.3 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	_____, Chairman
Date	Date

Annual Ethics Training Memo

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

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 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 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, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

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 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**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **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. **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.
Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. 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 which 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

- Home - Florida Ethics Institute

District Financials

LT Ranch South
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

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LT Ranch South Community Development District
Balance Sheet
Through September 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			
Assets								
Cash and Investments								
General Fund								
Truist - Checking Account	$ 25,845	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,845
Debt Service Fund								
Reserve Account	-	248,310	331,748			-	-	580,058
Revenue Account	-	87	-	-	-	-	-	87
Construction Account	-	-	-	16,078	14,976	-	-	31,055
Capitalized Interest	-	-	294,745	-	-	-	-	294,745
Cost of Issuance Account	-	-		-	10,852	-	-	10,852
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	-	-	-	-	-	708,165	-	708,165
Amount to be Provided by Debt Service Funds	-	-	-	-	-	15,856,835	-	15,856,835
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	6,546,297	6,546,297
Total Assets	**$ 25,845**	**$ 248,397**	**$ 626,493**	**$ 81,672**	**$ 25,828**	**$ 16,565,000**	**$ 6,546,297**	**$ 24,119,533**

LT Ranch South Community Development District
Balance Sheet
Through September 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	24,110	-	-	-	-	-	-	24,110
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-	-
Bonds Payable					871,533			871,533
Current Portion (Due within 12 months)								
Series 2025	-	-	-	-	-	$110,000	-	110,000
Series 2026	-	-	-	-	-	$140,000	-	140,000
Long Term								
Series 2025	-	-	-	-	-	6,965,000	-	6,965,000
Series 2026	-	-	-	-	-	$9,350,000	-	9,350,000
Total Liabilities	**$ 24,110**	**$ -**	**$ -**	**$ -**	**$ 871,533**	**$ 16,565,000**	**$ -**	**$ 17,460,643**
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	6,546,297	6,546,297
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	289,645	-	(1,128,124)	-	-	-	(838,479)
Results from Current Operations	-	(41,248)	626,493	1,209,796	(845,704)	-	-	949,337
Unassigned								
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	-
Results from Current Operations	1,735	-	-	-	-	-	-	1,735
Total Fund Equity and Other Credits	**$ 1,735**	**$ 248,397**	**$ 626,493**	**$ 81,672**	**$ (845,704)**	**$ -**	**$ 6,546,297**	**$ 6,658,890**
Total Liabilities, Fund Equity and Other Credits	**$ 25,845**	**$ 248,397**	**$ 626,493**	**$ 81,672**	**$ 25,828**	**$ 16,565,000**	**$ 6,546,297**	**$ 24,119,533**

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Developer Contribution	-	593,347	639,751	93%
Total Revenue and Other Sources	**$ -**	**$ 593,347**	**$ 639,751**	**93%**
Expenditures and Other Uses				
Executive				
Professional Management	4,417	53,000	53,000	100%
Financial and Administrative				
Audit Services	-	4,600	4,000	115%
Accounting Services	1,667	20,000	20,000	100%
Assessment Roll Preparation	1,666	13,333	20,000	67%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	228	9,577	3,500	274%
Trustee Services	4,676	4,676	5,000	94%
Dissemination Agent Services	-	5,000	3,500	143%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	12	42	750	6%
Website Development	-	2,400	2,400	100%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	1,328	16,069	20,000	80%
Other General Government Services				
Engineering Services	1,730	29,518	15,000	197%
Sub-Total	**$ 15,806**	**$ 163,973**	**$ 155,075**	**106%**

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Preserve Services				
Wetland Maintenance	-	14,231	64,000	22%
Enhancement Area Maintenance	13,900	63,100	75,600	83%
Creation Areas Maintenance	8,500	42,500	64,000	66%
Contingencies	2,101	2,101	-	0%
Sub-Total	**$ 24,501**	**$ 121,932**	**$ 203,600**	**60%**
Road & Street Facilities - Lorraine Road				
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				
Routine Maintenance	55,336	223,447	218,565	102%
Tree Trimming	-	20,898	12,000	174%
Mulch Installation	13,282	13,282	13,000	102%
Pressure Cleaning	200	12,943	4,500	288%
Vehicular Damage	-	1,193	1,250	95%
Landscape Replacements	-	7,642	7,500	102%
Annuals	-	8,449	9,000	94%
Roadway Lighting	-	-	2,250	0%
Irrigation Repairs	2,422	7,582	5,500	138%
Hog Damage	2,253	2,253	2,000	113%
Contingencies	746	8,019	5,511	145%
Sub-Total	**$ 74,239**	**$ 305,707**	**$ 281,076**	109%
Total Expenditures and Other Uses	**$ 114,546**	**$ 591,612**	**$ 639,751**	**92%**
Net Increase/ (Decrease) in Fund Balance	**(114,546)**	**1,735**	**-**	
Fund Balance - Beginning	116,281	-	-	
Fund Balance - Ending	**$ 1,735**	**$ 1,735**	**$ -**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	737	8,357	-	0%
Revenue Account	0	87	-	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	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 738**	**$ 309,428**	**$ 735,006**	**42%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	105,000	105,000	100%
Interest Expense				
Series 2025	-	237,134	237,134	100%
Intragovernmental Transfer Out	737	8,542	-	0%
Total Expenditures and Other Uses	**$ 737**	**$ 350,676**	**$ 342,134**	**102%**
Net Increase/ (Decrease) in Fund Balance	**0**	**(41,248)**	**392,872**	
Fund Balance - Beginning	248,397	289,645	289,645	
Fund Balance - Ending	**$ 248,397**	**$ 248,397**	**$ 682,517**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	985	4,417	-	0%
Capitalized Interest Account	869	3,857	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Debt Proceeds - Series 2026	-	618,219	-	0%
Total Revenue and Other Sources	**$ 1,854**	**$ 626,493**	**$ -**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	0%
Interest Expense				
Series 2026	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,854**	**626,493**	**-**	
Fund Balance - Beginning	624,639	-	-	
Fund Balance - Ending	**$ 626,493**	**$ 626,493**	**$ -**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	45	239	-	0%
Cost of Issuance	-	279	-	0%
Intragovernmental Transfer In	737	1,223,885	-	0%
Total Revenue and Other Sources	**$ 783**	**$ 1,224,403**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Engineering Services	-	14,608	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 14,608**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**783**	**1,209,796**	**-**	
Fund Balance - Beginning	80,889	(1,128,124)	-	
Fund Balance - Ending	**$ 81,672**	**$ 81,672**	**$ -**	

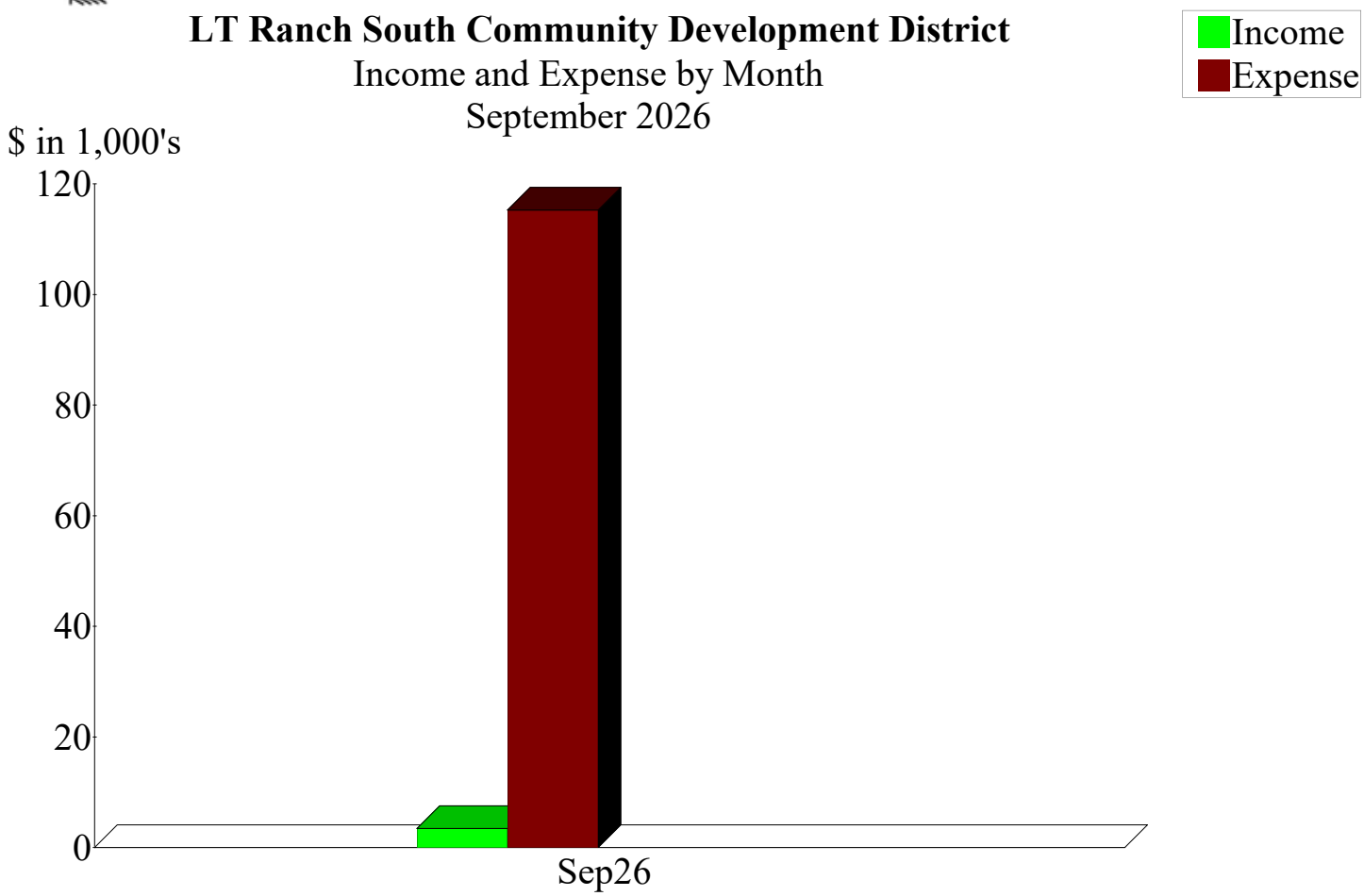
LT Ranch South Community Development District
Construction Project Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	44	25,092	-	0%
Cost of Issuance	32	143	-	0%
Debt Proceeds - Series 2026	-	8,833,389	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 76**	**$ 8,858,624**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay		8,071,306		
Cost of Issuance				
District Management and A.M.	-	50,000	-	0%
Legal Services	-	160,000	-	0%
Printing & Binding	-	2,250	-	0%
Trustee Services	-	6,750	-	0%
Engineering Services	-	8,880	-	0%
Underwriter's Discount	-	189,800	-	0%
Intragovernmental Transfer Out	-	1,215,343	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 9,704,328**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**76**	**(845,704)**	**-**	
Fund Balance - Beginning	(845,781)	-	-	
Fund Balance - Ending	**$ (845,704)**	**$ (845,704)**	**$ -**	

LT Ranch South Community Development District

Income and Expense by Month

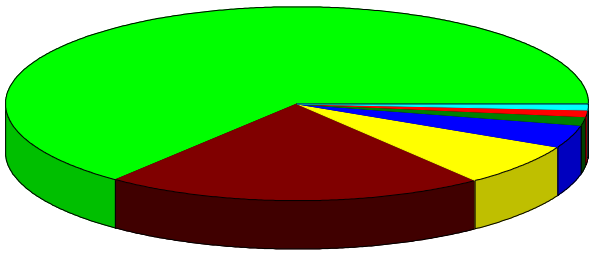
September 2026



Expense Summary

September 2026

5410000 · Road and Street Fac	64.40%
5380000 · Stormwater Mgmt-Co	21.25
5130000 · Financial and Administ	7.23
5120000 · Executive	3.83
5190000 · Other General Governn	1.50
5140000 · Legal Services	1.15
5810000 · Interfund Transfer Out	0.64
Total	$115,283.04



By Account