

LT Ranch

Community Development District

Meeting Agenda

March 10, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

MEETING AGENDA

Board of Supervisors

John Wollard, Chairman
Ron Schwied, Vice Chairman
Jamie Kuca, Assistant Secretary
Anthony Briandi, Assistant Secretary
Rob Berry, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.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=meaaa374a7542503eebe51169fbc93e15>

✓ Phone: (408) 418-9388 Code: 2346 419 0227 Event Password: Jpward

MARCH, 2026

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AGENDA

1. Call to Order & Roll Call
2. Minutes:
 - I. January 13, 2025 - Regular Meeting.

Pages 6-12
3. Consideration of **Resolution 2026-4**, a Resolution of the LT Ranch Community Development District Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends on September 30, 2026; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.

Pages 13-21
4. Consideration of **Resolution 2026-5**, a Resolution of the LT Ranch Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Pages 22-38
5. Consideration of an Interlocal Agreement for shared Improvements between the LT Ranch Community Development District and LT Ranch South Community Development District establishing a cooperative framework for the shared use, operation, and maintenance of common community improvements within Skye Ranch, including parks, trails, roadway, and reclaimed water systems. LT Ranch South CDD will manage and maintain these facilities, with costs shared equitably based on occupied residential lots. The agreement promotes efficiency, consistent service standards, and compliance with Florida's Interlocal Cooperation Act.

Pages 39-48
6. Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation of an interlocal agreement between the LT Ranch Community Development District and LT Ranch South Community Development Districts.

Pages 49-50
7. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) **Important Meeting Dates for Fiscal Year 2026:**
 - Tuesday, April 14, 2026 - presentation of proposed Budget for FY 2027.
 - b) Financial Report for the period ending January 31, 2026 (unaudited).
 - c) Financial Report for the period ending February 28, 2026 (unaudited).

Pages 51-84
8. Supervisors Requests.

AGENDA

9. Public Comments.

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 2026

Tuesday, October 14, 2025	Tuesday, November 11, 2025
Tuesday, December 9, 2025	Tuesday, January 13, 2026
Tuesday, February 10, 2026	<u>Tuesday, March 10, 2026</u>
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 - January 13, 2026 - Regular Meeting

Item 3: Consideration of **Resolution 2026-4**, a Resolution of the LT Ranch Community Development District Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends on September 30, 2026; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.

Item 4: Consideration of **Resolution 2026-5**, a Resolution of the LT Ranch Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Item 5: Consideration of Interlocal Agreement for Shared Improvement between the LT Ranch CDD and LT Ranch South CDD establishes a cooperative framework for the shared use, operation, and maintenance of common community improvements within Skye Ranch, including parks, trails, roadway, and reclaimed water systems. LT Ranch South CDD will manage and maintain these facilities, with costs shared equitably based on occupied residential lots. The agreement promotes efficiency, consistent service standards, and compliance with Florida's Interlocal Cooperation Act.

Item 6: Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation of an Interlocal Agreement between the LT Ranch Community Development District and LT Ranch South Community Development Districts.

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.

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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development
11 District was held on Tuesday, January 13, 2026 at the offices of Taylor Morrison, 551 N.
12 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided
13 over by Mr. John Wollard, Chairperson, and James P. Ward as Secretary.
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Present and constituting a quorum:

19	John Wollard	Chairperson
20	Ron Schweid	Vice Chairperson
21	Anthony Briandi	Assistant Secretary
22	Jamie Kuca	Assistant Secretary

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Absent:

27	Rob Berry	Assistant Secretary
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Also present were:

32	James P. Ward	District Manager
33	Ashley Ligas	District Attorney

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Audience:

38 Brook Hartman
39 Marisa

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

Call to Order/Roll Call

48 Mr. James P. Ward called the meeting to order at approximately 1:30 p.m. He conducted roll
49 call; all Members of the Board were present, with the exception of Supervisor Rob Berry,
constituting a quorum.

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SECOND ORDER OF BUSINESS

Public Comments

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Public Comments for Non-Agenda Items

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THIRD ORDER OF BUSINESS

Consideration of Minutes

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October 14, 2025 - Regular Meeting Minutes

66 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
67 none, he called for a motion.
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On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of First Amendment

Consideration of First Amendment to Reclaimed Water Use Agreement between LT Ranch Development District and Sarasota County amending the January 10, 2023 Agreement to join the LT Ranch South District as a party to the Agreement as well as revising the scope of the Agreement to include the expanded service area

Mr. Ward: This agreement was approved a number of years ago when we did the agreement between LT Ranch and Sarasota County for the provision of reuse water that comes into this particular district. With expansion of the second half of the community LT Ranch, as a part of the entire community, this amendment to the Reclaimed Water Use Agreement just makes it a tri-party agreement between LT Ranch, LT Ranch South and Sarasota County. The amount of reclaimed water coming from the County does not change. It is based upon the entire community, always has been, so this agreement simply codifies the fact that both LTR and LTRS would have availability of reclaimed water coming from Sarasota County. 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, the First Amendment to the Reclaimed Water Use Agreement was approved, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Consideration of Agreement

Consideration of a Maintenance Agreement between Sarasota County, LT Ranch Community Development District, and LT Ranch South Community Development District to operate, maintain, repair and replace landscape, hardscape, irrigation and lighting improvements within the public right-of-way known as Lorraine Road

Mr. Ward stated the original maintenance agreement was between Sarasota County and LT Ranch. He explained this Agreement brought LT Ranch South into the agreement with expansion of the last section of Lorraine Road, where the maintenance of Lorraine Road would be borne by both LT Ranch and LT Ranch South CDD. He noted Sarasota County required this agreement in order to maintain improvements above their standard level of service for purposes of this county road right-of-way. 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, the Maintenance Agreement was approved, and the Chair was authorized to sign.

192 **NINTH ORDER OF BUSINESS** **Staff Reports**

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194 **I. District Attorney**

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196 No report.

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198 **II. District Engineer**

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200 No report.

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202 **III. District Manager**

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204 **a) Important Meeting Dates for Fiscal Year 2026:**
205 **- Tuesday, March 10, 2026 - Presentation of Proposed FY 2027 Budget**
206 **b) Asset Manager Report September 2025**
207 **c) Asset Manager Report October 2025**
208 **d) Financial Statement for period ending October 31, 2025 (unaudited)**
209 **e) Financial Statement for period ending November 30, 2025 (unaudited)**
210 **f) Financial Statement for period ending December 31, 2025 (unaudited)**

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212 No report.

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215 **TENTH ORDER OF BUSINESS** **Supervisor’s Requests**

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217 Mr. Ward asked if there were any supervisor’s requests; there were none.

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220 **ELEVENTH ORDER OF BUSINESS** **Audience Comments**

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222 Mr. Ward asked if there were any public comments or questions.

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224 Ms. Brook Hartman stated she has been doing the shade project fundraiser. She reported the
225 golf cart raffle was done and approximately \$7,000 dollars had been raised for the shade
226 project to date. She noted it was not the goal amount, but it was a start. She stated she
227 understood the new budget was upcoming and she wanted to stress the importance the
228 community placed on the need for better shade structures throughout the community, but
229 first for the children’s playground. She noted there were improvements made in the
230 community, such as the fence around the basketball court, the funds for which the community
231 felt should have been used for shade structures instead. She said as such she wanted to
232 better understand the decision making process.

233
234 Mr. Ward explained in terms of the fencing, Taylor Morrison ordered fencing for LT Ranch,
235 and the vendor placed the fence around the basketball courts; the fencing was not supposed
236 to go around the basketball courts, but the vendor chose to just leave it there as opposed to
237 dig it up and move it. He stated with respect to the current budget, fiscal year 2026, he knew
238 funds were tight because the assessment rate was the same as it had been for the past three
239 years. He said he would not be able to determine if the CDD had extra funds until June or
240 July. He noted there were not many contingencies included in this budget.

241
242 Ms. Hartman stated obviously the goal was to have something up over the playground before
243 the summer months, especially the little tot playground. She reported it would cost
244 approximately \$14,000 dollars to raise a shade structure over the little tot playground, she
245 had raised \$7,000 dollars, and hopefully she would be able to raise a little more, and if the
246 CDD could contribute \$5,000 to \$7,000 dollars it would at least get shade for the little kids
247 before summer. She asked the CDD to consider matching her fundraising and contributing
248 \$7,000 dollars to the shade project.

249
250 Mr. Ward stated he believed if Ms. Hartman asked again in 4 to 5 months he would be better
251 able to know if the CDD would have funds available; it was too early to know. He noted the
252 wet season and hurricane season had not yet started and if there were storm damage it might
253 make it impossible to contribute. He indicated last year the storm caused \$300,000 dollars in
254 damage. He noted \$7,000 dollars was much better than \$15,000 dollars.

255
256 Mr. Briandi asked when final paving of roads were done.

257
258 Mr. John Wollard indicated the paving of roads was in the Taylor Morrison wheelhouse, but
259 essentially Taylor Morrison went phase by phase and once home building was completed in
260 a phase the final road paving was done.

261
262 Ms. Hartman asked when it came to budget decisions was there any kind of community
263 outreach to see what the community would like to have done, and if not, could it be
264 considered.

265
266 *Mr. Ward: With respect to capital outlay, to the extent they are specifically defined in the*
267 *budget within the capital outlay portions of it, they are just automatically done. Turner Park*
268 *does not have any capital outlay in it in the current fiscal year, so anything that we would want*
269 *to do from a capital perspective would automatically come back to the Board in the current*
270 *year for decision making. It is ultimately their decision.*

271
272 *Ms. Hartman: When the playground did get destroyed was there any kind of outreach to the*
273 *community regarding what that should look like when it got rebuilt?*

274
275 *Mr. Ward: When it was originally destroyed all we did was restore it to what it looked like*
276 *before the storm event. In terms of surveying the community, we might be able to do*
277 *something like that.*

278
279 Ms. Hartman suggested creating an agenda item for residents to come and share ideas.

280
281 *Mr. Ward: We can do that. Another thing you can do is you can come to Board meetings and*
282 *ask to put additional items in the budget with respect to Turner Park or anything else you'd like*
283 *to see. The budget is always on the website, as well as the agendas 7 days before the*
284 *meeting.*

285
286 *Ms. Hartman: So, encouraging participation would be the best way.*

287
288 *Mr. Ward: Yes.*

289

290 *Mr. Wollard: The CDD is very sensitive to fee increases, but on a personal level, I have a 1*
291 *year-old, a 5 year-old and an 8 year-old, so I understand what you're saying about the heat on*
292 *the playground. I think what you're doing is perfect, trying to capture what these*
293 *improvements are with the cost and the timing and then seeing what we can do within the*
294 *budget to make it work.*

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297 **TWELFTH ORDER OF BUSINESS Adjournment**

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299 Mr. Ward adjourned the meeting at approximately 1:56 p.m.

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**On MOTION made by John Wollard, seconded by Ron
Schweid, and with all in favor, the meeting was adjourned.**

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LT Ranch Community Development District

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James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2026-4

THE RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2026 BUDGET WHICH BEGAN ON OCTOBER 1, 2025, AND ENDS ON SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2026 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2026 Budget in accordance with Exhibit A attached hereto.

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2026 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2026.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 10th day of March 2026.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: First Amendment to Fiscal Year 2026 Budget

LT Ranch

Community Development District

Proposed Amended Budget Fiscal Year 2026

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

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LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Revenues and Other Sources				
Carryforward				
Assessment Revenue				
Assessments - On-Roll	\$ 2,067,227	\$ -	\$ 2,067,227	Assessments from Property Owner's
Developer Funding				
Initial Reserve	\$ 250,000	\$ -	\$ 250,000	Developer Start up Funding for Reserve (Funded over 4 Years - ending FY 2027)
Cost Share Revenue				
LTR South CDD	\$ 281,076	\$ -	\$ 281,076	Funding of shared assets and improvements
Miscellaneous Revenue				
Community Fundraising Contribution	\$ -	\$ 7,000	\$ 7,000	Turner Park - Shade Structure Contribution
Total Revenue & Other Sources	\$ 2,598,303	\$ 7,000	\$ 2,605,303	
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 3,200	\$ -	\$ 3,200	Required Statutory Fees (Waived by Board)
Executive				
Professional - Management	\$ 53,000	\$ -	\$ 53,000	District Manager
Financial and Administrative				
Audit Services	\$ 7,500	\$ -	\$ 7,500	Statutory Required Audit Yearly
Accounting Services	\$ 36,000	\$ -	\$ 36,000	All Funds
Assessment Roll Preparation	\$ 36,000	\$ -	\$ 36,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,500	\$ -	\$ 1,500	paid on bonds
Other Contractual Services				
Legal Advertising	\$ 3,200	\$ -	\$ 3,200	Statutory Required Legal Advertising
Trustee Services	\$ 17,000	\$ -	\$ 17,000	Trustee Fees for Bonds
Dissemination Agent Services	\$ 8,000	\$ -	\$ 8,000	Required Reporting for Bonds
Bond Amortization Schedules	\$ 1,000	\$ -	\$ 1,000	Required periodically to re-amortize Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Communications and Freight Services				
Postage, Freight & Messenger	\$ 200	\$ -	\$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 28,962	\$ -	\$ 28,962	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	Agenda Books and Misc Copies

LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Budget	Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Bank Service Fees	\$	250	\$ -	\$ 250	Bank Fees - Governmental Bank Account
Legal Services					
General Counsel	\$	15,000	\$ -	\$ 15,000	District Attorney
Other General Government Services					
Engineering Services	\$	7,500	\$ -	\$ 7,500	District Engineer
Other Misc Charges-Sarasota County Tax	\$	30	\$ -	\$ 30	
Sub-Total:	\$	221,417	\$ -	\$ 221,417	

Conservation and Resource Management (Re-Use Community Irrigation Water)

Re-Use System

Utility Services

Re-Use Water (Sarasota County)	\$	39,600	\$ -	\$ 39,600	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	\$	31,647	\$ -	\$ 31,647	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)

Repairs and Maintenance

Irrigation System (Line Distribution)	\$	12,000	\$ -	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$	14,000	\$ -	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$	97,247	\$ -	\$ 97,247	

Stormwater Management Services

Lake, Lake Bank and Littoral Shelf Maintenance

Professional Services

Asset Management	\$	65,000	\$ -	\$ 65,000	Field Operations Manager
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Repairs & Maintenance

Aquatic Weed Control	\$	94,000	\$ -	\$ 94,000	Periodic Spraying of Lakes.
Detention Area Maintenance	\$	3,700	\$ -	\$ 3,700	Periodic maintenance of dry detention areas
Midgefly Treatment	\$	6,000	\$ -	\$ 6,000	Periodic treatment for midgefly
Littoral Shelf Plantings	\$	4,000	\$ -	\$ 4,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	\$	5,000	\$ -	\$ 5,000	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	\$	32,000	\$ -	\$ 32,000	Inspection/Cleaning of Drainage Structures

Preserve Services

Wetland Maintenance	\$	158,900	\$ -	\$ 158,900	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$	86,400	\$ -	\$ 86,400	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$	60,900	\$ -	\$ 60,900	Preserve Maintenance
Shell Path Regrading	\$	18,000	\$ -	\$ 18,000	Yearly Maintenance (Added Areas)

LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Green Way Trail System				
Landscape Maintenance	\$ 24,000	\$ -	\$ 24,000	Landscaping and Maintenance including pressure cleaning of sidewalks 1x per year
Herbicide Maintenance	\$ 20,000	\$ -	\$ 20,000	Herbicide application 12x per year and trail maintenance 1x per week.
Secondary Drainage System	\$ 8,000	\$ -	\$ 8,000	Cleaning of secondary drainage system throughout the greenway.
Contingencies	\$ 10,418	\$ -	\$ 10,418	2% of Repairs and Maintenance Items
Capital Outlay	\$ -	\$ -	\$ -	None Required
Sub-Total:	\$ 596,318	\$ -	\$ 596,318	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane				
Professional Services				
Asset Management	\$ 35,000	\$ -	\$ 35,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ 3,000	\$ -	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services				
Lorraine Road				
Electric - Street Lights	\$ 8,400	\$ -	\$ 8,400	Power Service
Sub-Total:	\$ 46,400	\$ -	\$ 46,400	
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd		Cost Share w/ LT Ranch South		
Maintenance	\$ 437,130	\$ -	\$ 437,130	Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Tree Trimming	\$ 24,000	\$ -	\$ 24,000	58 Royal Palms, 402 Cabbage Palms & 87 ribbon Palms
Mulch Installation	\$ 26,000	\$ -	\$ 26,000	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$ 9,000	\$ -	\$ 9,000	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	\$ 2,500	\$ -	\$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	\$ 15,000	\$ -	\$ 15,000	Yearly replacements of plants as needed
Annuals	\$ 18,000	\$ -	\$ 18,000	Three (3) times per year
Roadway Lighting	\$ 4,500	\$ -	\$ 4,500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 11,000	\$ -	\$ 11,000	Periodic repairs as needed
Hog Damage	\$ 4,000	\$ -	\$ 4,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ 11,023	\$ -	\$ 11,023	2% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	N/A for Fiscal Year 2026
Sub-Total:	\$ 562,153	\$ -	\$ 562,153	

LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Skye Ranch Road, Lattimer St. & Luna Lane				
Maintenance	\$ 101,467	\$ -	\$ 101,467	Skye Ranch Blvd., Lattimer St., & Luna Lane (Contract Expires 25 - going to bid)
Tree Trimming	\$ 10,000	\$ -	\$ 10,000	111 Cabbage Palms, 5 Bismark Palms, 55 Royal Palms & 17 Sylvester Palms
Mulch Installation	\$ 18,000	\$ (18,000)	\$ -	*One (1) full mulch yearly & One (1) touch up - Removed duplicate line
Pressure Cleaning	\$ 6,000	\$ -	\$ 6,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze)
Frost Damage	\$ -	\$ -	\$ -	Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	\$ 2,500	\$ -	\$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	\$ 9,000	\$ -	\$ 9,000	Yearly replacements of plants as needed
Mulch Installation	\$ 18,000	\$ -	\$ 18,000	*One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	\$ 7,000	\$ -	\$ 7,000	Four (4) times per year
Roadway Lighting	\$ 500	\$ -	\$ 500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 4,000	\$ -	\$ 4,000	Periodic repairs as needed
Hog Damage	\$ 1,000	\$ -	\$ 1,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ 3,549	\$ -	\$ 3,549	2% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	N/A for FY 2026
Sub-Total:	\$ 181,016	\$ (18,000)	\$ 163,016	
Community Park (CP1 - Turner Park)				
Professional Services				
Asset Management	\$ 30,000	\$ -	\$ 30,000	Field Operations Manager
Utility Services				
Snack Shack Lighting	\$ 858	\$ -	\$ 858	Electric
Water and Sewer				
Snack Shack - Utilities	\$ 2,035	\$ -	\$ 2,035	Restrooms
Repairs & Maintenance				
Sand Replacment	\$ 2,000	\$ -	\$ 2,000	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ 3,000	\$ -	\$ 3,000	Preventitive Maint. & Repairs as needed to the security gates Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Pressure Cleaning	\$ 18,000	\$ -	\$ 18,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Janitorial	\$ 54,000	\$ -	\$ 54,000	

LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Budget	Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Landscaping Maintenance					
Turner Park - Playground, Dog Park & Sports Field	\$ 250,000	\$ -	\$ -	\$ 250,000	42 event (Mowing, edging, and Weedeating)
Irrigation					
Line Distribution System	\$ 2,000	\$ -	\$ -	\$ 2,000	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ 6,000	\$ 6,000	\$ -	\$ 12,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ 2,500	\$ -	\$ -	\$ 2,500	Two (2) time per year
Landscape Replacements	\$ 8,000	\$ -	\$ -	\$ 8,000	Around Playground and Amenity Center (as needed)
Snack Shack					
Building Maintenance	\$ 2,000	\$ -	\$ -	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ 5,000	\$ -	\$ -	\$ 5,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 8,000	\$ 19,000	\$ -	\$ 27,000	Inspection and repairs - Includes New Shade Structure
Dog Park					
Miscellaneous Repairs	\$ 5,000	\$ -	\$ -	\$ 5,000	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	\$ 6,000	\$ -	\$ -	\$ 6,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 3,500	\$ -	\$ -	\$ 3,500	As needed.
Contingencies	\$ 10,876	\$ -	\$ -	\$ 10,876	3% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 418,769	\$ 25,000	\$ -	\$ 443,769	
Reserves					
Extraordinary Capital/Operations	\$ 305,000	\$ -	\$ -	\$ 305,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 169,982	\$ -	\$ -	\$ 169,982	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	\$ 2,598,302	\$ 7,000	\$ -	\$ 2,605,302	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ -	\$ -	\$ 0	Cash Over (Short) at Fiscal Year End

LT Ranch Community Development District
General Fund - Budget (Amendment #1)
Fiscal Year 2026

Description	FYE 2026 Adopted Budget	Amendment #1	FYE 2026 Amended Budget	Description
Fund Balance - Beginning/Anticipated at October 1st	\$ 581,673	\$ -	\$ 552,283	
Fiscal Year Additions to Fund	\$ 305,000	\$ -	\$ 305,000	
Fiscal Year Expenditures from Fund	\$ -	\$ -	\$ -	Reserve Funds used in current year
Fund Balance - Ending/Anticipated at September 30th	\$ 886,673	\$ -	\$ 857,284	
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 466,235	\$ (1,283)	\$ 435,562	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 420,439	\$ 1,283	\$ 421,722	Cash Required to Meet Operating Requirements
Total Fund Balance	\$ 886,673	\$ -	\$ 857,284	

Assessment Rate		
Product Type	FY 2026	FY 2026
Single Family 30' - 39'	\$ 1,228.44	\$ 1,228.44
Single Family 40' - 49'	\$ 1,305.21	\$ 1,305.21
Single Family 50' - 59'	\$ 1,381.99	\$ 1,381.99
Single Family 60' - 69'	\$ 1,535.54	\$ 1,535.54
Single Family 70' - 79'	\$ 1,689.10	\$ 1,689.10
Single Family 90' & up	\$ 1,842.65	\$ 1,842.65
Workforce - Family	\$ 1,074.88	\$ 1,074.88
Total:		

RESOLUTION 2026-5

A RESOLUTION THE POLICY OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUTHORIZING THE ADOPTION OF THE STATEWIDE MUTUAL AID AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

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

SECTION 1. In order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

SECTION 2. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification, or withdrawal of this Resolution.

SECTION 3. 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. 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. This Resolution shall become effective immediately upon passage.

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-5**

March 10, 2026

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 10th day of March 2026.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



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Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



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ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



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regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



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- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

LT RANCH
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: John Wollard, Chairman

Date: _____

Approved as to Form:

By: _____

Jere Earlywine, District Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

INTERLOCAL AGREEMENT REGARDING SHARED IMPROVEMENTS

THIS AGREEMENT is made and entered into on this 10th day of March 2026, by and between the **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Sarasota County, Florida (“**LT Ranch**”) and the **LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Sarasota County, Florida (“**LT Ranch South**”) (collectively referred to herein as the “**Districts**”).

RECITALS

WHEREAS, the Districts are special purpose units of local government located entirely within Sarasota County, Florida (the “**County**”); and

WHEREAS, the Districts were established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including, but not limited to, roadway improvements, stormwater facilities, hardscape and landscape improvements, and facilities for parks and recreation; and

WHEREAS, the Districts are geographically contiguous and adjacent to each other, interconnected through roadway infrastructure, and are expected to be developed as a part of the Skye Ranch community (“**Community**”); and

WHEREAS, LT Ranch owns, operates and/or maintains certain public infrastructure improvements, public recreational facilities and other public improvements within its boundaries, and LT Ranch South owns or is anticipated to own, operate and maintain certain public infrastructure improvements, public recreational facilities and other related public improvements within its boundaries, which are collectively identified in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Improvements**”); and

WHEREAS, the Districts agree the Improvements and reciprocal usage thereof will benefit and enhance the value of properties within both Districts, create more usage opportunities for the landowners within both Districts, and extend the life of the respective facilities by helping to address overuse of such facilities; and

WHEREAS, the Districts hereby agree to participate in shared funding for operation and maintenance of the Improvements and find that it is in the best interests of their respective residents and landowners to continue their commitment to working together by entering into this Agreement, which will increase the value of properties within both Districts, decrease the financial operation and maintenance burden for both Districts and will establish uniform charges, rights and responsibilities to use the Improvements and to establish a framework for the residents of the Community to share in the use of the Improvements; and

WHEREAS, the Districts hereby find and determine that the Improvements confer a special and peculiar benefit to the lands within the Districts, which benefit exceeds or equals the costs thereof, and it is fair and reasonable to allocate the costs thereof equally and uniformly among all benefitted lands; and

WHEREAS, Section 190.11(12) and Section 163.01, *Florida Statutes*, as amended (the “**Interlocal Cooperation Act**”), permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and to thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, under the Interlocal Cooperation Act, the Districts may enter into an interlocal agreement in order to, among other things, provide for the operation, maintenance, repair and replacement of the Improvements, and ensure that all landowners within the Districts shall have continued use of the Improvements; and

WHEREAS, the Districts hereby desire to enter into this Interlocal Agreement to jointly exercise their statutory powers in a cost effective, equitable and rational manner, which shall be filed as required by law with the Circuit Clerk of Sarasota County, Florida.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1. Reciprocal Usage Rights. LT Ranch and LT Ranch South hereby agree that their landowners, residents and feepayers shall generally have non-exclusive reciprocal rights to use the Improvements. There shall be no additional charge to residents and feepayers of either District for these reciprocal usage rights. However, any such usage shall be subject to the rules, regulations, and policies applicable to the particular District facility being used. For purposes of this Agreement, the term "feepayer" means a person who has paid the non-resident user fee applicable to that District but who may not be a resident or landowner of the District.

1.2 Limitation on Reciprocal Usage Rights. Without the written consent of the other, neither LT Ranch nor LT Ranch South shall have the authority to permit, or enter into an agreement with, another entity expanding these reciprocal usage rights for the benefit of persons or entities who are not landowners, residents or feepayers of either District.

SECTION 2

2.1 LT Ranch South’s Obligations.

A. *General Duties.* LT Ranch South shall be responsible for the management, operation, maintenance, repair and replacement of the Improvements, whether located within LT Ranch or LT Ranch South or offsite, on its own or through its selected contractors, in a lawful manner and in accordance with applicable permits, regulations, codes and ordinances and consistent with the standard of management, labor/staffing, operating and maintenance as is typical for the Community.

B. *Investigation and Report of Accidents/Claims.* LT Ranch South shall investigate and provide a report to LT Ranch, or his/her designee, as to all accidents or claims for damage relating to maintenance and operation of the Improvements. Such report shall at a minimum include a description of any damage or destruction of property and any insurance claims filed. LT Ranch, to the extent necessary, shall cooperate and aid LT Ranch South in making any and all reports required by any insurance company or as reasonably required by LT Ranch South in connection with any accident or claim. LT Ranch shall not file any claims with LT Ranch South or LT Ranch's contractor(s) or insurance company without the prior written consent of the LT Ranch South Board of Supervisors. LT Ranch South will not settle, compromise or litigate any claims related to the Improvements without the written consent of LT Ranch, which shall not be unreasonably withheld. Costs of insurance, claim settlements and claim litigation costs not covered by insurance shall be included in the Shared Costs (as set forth in Section 3 herein).

C. *Compliance with Bidding Requirements of Florida Law and Payment of Shared Costs of Improvements.* LT Ranch South shall be responsible for procuring bids, and in the event required to do so by law, publicly bidding all work necessary to operate and maintain the Improvements in compliance with applicable permits, regulations and development order requirements. LT Ranch South shall provide notice to LT Ranch of all bids that are required by law to be publicly bid for review and comment prior to bidding.

2.2 LT Ranch's Obligations. LT Ranch hereby grants to LT Ranch South and its contractors, subcontractors, agents and assigns, the right to access all property facilities and improvements required for or related to the operation and maintenance of the Improvements and related responsibilities of LT Ranch South as set forth herein. LT Ranch shall be responsible for remittance of its portion of the Shared Costs (as set forth in Section 3 herein).

2.3 Relationships. The Districts shall not, by virtue of this Agreement, be construed as joint venturers or partners of each other and neither shall have the power to bind or obligate the other except for the obligations set forth herein. The Districts acknowledge and agree that the maintenance staff shall be employees or contractors of LT Ranch South. In furtherance thereof, LT Ranch South shall be responsible for the payment of all appropriate compensation, taxes and employee benefits and other charges payable with respect to the maintenance staff, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to the maintenance staff.

SECTION 3

3.1. Sharing of Costs.

A. The Districts agree that, in recognition of the reciprocal usage rights mutually granted herein and the master nature of the Improvements which benefit the landowners and residents within the Districts on an equal and uniform basis, costs associated with the maintenance, staffing, operation, upkeep, repair and replacement of the Improvements should be shared ("**Shared Costs**"). The facilities subject to such Shared Costs include all Improvements shown on **Exhibit A**, as may be amended and supplemented pursuant to the terms of this Agreement. The Districts agree that an

equal and uniform allocation of the Shared Costs as provided in this Section is a fair and reasonable allocation of such Costs.

B. The Shared Costs shall be aggregated, and each District shall pay a percentage of the Shared Costs. The Districts agree that each District's percentage of the Shared Costs shall be based on the total number of residential platted lots within LT Ranch and LT Ranch South as of May 1 for the upcoming District fiscal year. As a point of clarification, if LT Ranch includes 80% of the platted lots within both Districts on May 1, 2026, then LT Ranch would pay 80% of the Shared Costs for Fiscal Year 2026-2027 (which year begins October 1, 2026).

3.2 Application of Shared Costs.

A. No later than June 15 of each year, LT Ranch South shall post on its website a copy of its proposed budget ("**Proposed Budget**"), which shall specifically identify the proposed Shared Costs for the ensuing fiscal year and the dollar amount of LT Ranch's proportion of the Shared Costs, for review and approval by LT Ranch. Upon reasonable request by LT Ranch, LT Ranch South shall also provide documentation to support the Shared Costs. Unless objected to by LT Ranch by July 15 of the applicable year, LT Ranch shall be deemed to have agreed to the proposed Shared Costs in the applicable Proposed Budget. If LT Ranch objects to the Proposed Budget within the timeframe provided herein, the Parties shall resolve the dispute pursuant to Section 4.1 of this Agreement.

The Parties are deemed to have agreed to any services or line items in a Proposed Budget that were in the Adopted Budget from the previous year and are within four percent (4%) of the amount in the prior year Adopted Budget. Stated another way, if a service or budget line item identified in an adopted budget does not increase by more than four percent (4%), then consent to the increase is not required from either District. The Parties agree that it would be unreasonable to withhold Proposed Budget approval in this scenario.

B. The District Manager for LT Ranch and LT Ranch South shall split all invoices for Shared Costs so that each District pays its proportionate share of the Shared Costs calculated pursuant to Section 3.1.

SECTION 4

4.1 Disputes and Joint Meetings. In the event of any claim or dispute among the Parties arising out of or relating to this Agreement or the breach thereof (each, a "**Dispute**"), the Parties shall use their best efforts to settle such Dispute in a reasonable manner through amicable negotiations. In the event the Districts are unable to resolve a Dispute, either District may request a joint public meeting of the Boards of each District ("**Joint Meeting**"). If such a meeting is requested, the meeting shall be held with expediency. The Districts agree to use good faith toward the resolution of any such Dispute. Nothing herein shall prevent the Districts from mutually agreeing to hold a Joint Meeting for other purposes.

4.2 [RESERVED]

4.3 Controlling Law. This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

4.4 Severability. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

4.5 Interpretation. This Agreement has been negotiated fully between the parties as an arms-length transaction. Both Districts participated fully in the preparation of this Agreement. If a dispute concerning the interpretation of any provision of this Agreement arises, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

4.6 Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of the Districts hereto, each District has complied with all the requirements of law, and each District has full power and authority to comply with the terms and provisions of this instrument.

4.7 Termination. The Districts shall each have the ability to terminate the agreement for any reason by providing written notice to the other District. Termination notice must be provided by March 1 of the District fiscal year in which the District desires the termination to take effect to provide the Districts an opportunity to budget accordingly, with such termination to be effective as of September 30 of that fiscal year.

4.8 Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Districts related to reciprocal usage rights.

4.9 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.

4.10 Amendment. This agreement shall not be modified or amended except by written agreement duly executed by the parties hereto.

4.11 No Violation of District Bond Covenants; No Impact on Public Facility. Nothing contained in this agreement shall operate to violate any of the Districts' bond covenants. Nothing herein shall be construed to affect the status of either District's facilities or improvements as "public" facilities, under the terms and conditions established by the Districts. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's facilities.

4.12 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof to or for the benefit_of

any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

4.13 No Waiver of Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

4.14 Insurance. During the term of this Agreement, the Districts shall each maintain general liability coverage and property insurance in an amount sufficient to protect its interests relative to the Improvements, as determined in each Districts' sole discretion, and shall name the other as additional insured.

4.15 Unenforceability. If any provisions of this Agreement shall be held invalid or unenforceable, such invalidity or unenforceability shall not, if possible, affect the validity or enforceability of any other provision of this Agreement, and this Agreement shall, if possible, be construed in all respects as if such invalid or unenforceable provision were omitted.

SECTION 5

Notice. Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows (or to any subsequent address provided by either party):

If to LT Ranch: LT Ranch Community Development District
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Attention: District Manager

If to LT Ranch South: LT Ranch South Community Development District
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Attention: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attention: District Counsel

SECTION 6

Recitals. The Recitals stated above are hereby confirmed by the Districts as true and correct and are hereby incorporated herein by reference.

SECTION 7

Effective Date. This Interlocal Agreement and the rights conferred herein shall become effective upon execution by the last signing District, filing and/or recordation in accordance with Chapter 163, *Florida Statutes*, regardless of the status of construction of the Improvements.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Districts have each caused their duly authorized officers to execute this Agreement as of the date and year first above written.

WITNESSES:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

[Print Name]

Chairperson, Board of Supervisors

Witness Address:

[Print Name]

Witness Address:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by _____ as Chairperson of the Board of Supervisors of the LT Ranch Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

IN WITNESS WHEREOF, the Districts have each caused their duly authorized officers to execute this Agreement as of the date and year first above written.

WITNESSES:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

[Print Name]

Witness Address:

[Print Name]

Witness Address:

Chairperson, Board of Supervisors

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by _____ as Chairperson of the Board of Supervisors of the LT Ranch South Community Development District.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

Exhibit A: Description of Improvements

Exhibit A –Improvements

1. **Turner Park** - LT Ranch South shall be responsible for the operation, maintenance, repair, and replacement of the Turner Park community park and improvements related thereto. Residents of the Districts shall have equal access to Turner Park as a public park.
2. **Greenway Trail System** - LT Ranch South shall be responsible for the operation, maintenance, repair, and replacement of the Greenway Trail System and improvements related thereto. Residents of the Districts shall have equal access to the Greenway Trail System as a public trail.
3. **Lorraine Road** - LT Ranch South shall be responsible for the ownership, operation, maintenance, repair, and replacement of improvements within Lorraine Boulevard, and in order to fulfill LT Ranch's obligations under that certain *Interlocal Agreement between Sarasota County, Florida, and LT Ranch Community Development District relating to the Design, Permitting and Construction of Lorraine Road*, recorded as Instrument #2023042456 of the Public Records of Sarasota County, Florida, as amended from time to time, as well as any maintenance agreement(s) with the County related thereto.
4. **Reclaimed Water** - LT Ranch South shall be responsible for the ownership, operation, maintenance, repair, and replacement of the reclaim water system located within the Districts, pursuant to that certain *Reclaimed Water Use Agreement for Golf Courses, Common Areas, Apartments and Single Family Homes*, between LT Ranch and Sarasota County, and any similar agreement between LT Ranch South CDD and Sarasota County.

February 8, 2026

VIA E-MAIL
JimWard@JPWardAssociates.com

Boards of Supervisors for
LT Ranch Community Development District
-and-
LT Ranch South Community Development District
c/o JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Re: Conflict Waiver – Interlocal Agreement

Dear Gentlemen,

As you know, Kutak Rock (“Firm”) represents LT Ranch Community Development District (“LTRCDD”) and LT Ranch South Community Development District (“LTRSCDD”) as general counsel on general matters. We have been asked to represent both CDDs in the preparation of an interlocal agreement whereby, among other things, the CDDs will allow for LTRSCDD to manage certain improvements that are shared between the CDDs (“Transaction”).

Our Firm’s proposed representation of the CDD in connection with the Transaction may raise an actual or potential conflict of interest (“Conflict”) due to the fact that each CDD may have different interests in the Transaction. Florida Bar Rule 4-1.7 would preclude us from continuing with this representation unless the parties consent to the Conflict. Such representation is possible only if (1) we reasonably believe that we will be able to provide competent and diligent representation to each affected client; (2) the representation is not prohibited by law; (3) the representation does not involve the assertion of a position adverse to another client when the lawyer represents both clients in the same proceeding before a tribunal; and (4) each affected client gives informed consent, confirmed in writing.

We have examined the proposed representation and after careful consideration we have concluded that the requirements of the rule are satisfied because we will be able to provide competent and diligent representation to each affected client. This conclusion is based in part the straightforward and limited nature of the Transaction. In the event that a dispute arises between the parties in connection with the Transaction, the Firm shall not represent either CDD in any litigation or arbitration proceeding relating to the Transaction.

In light of the factors reflected above, we believe that the Conflict described is waivable under Florida Bar Rule 4-1.7. In making the decision to consent to the Conflict, each CDD should consider whether the Firm’s representation of the parties would adversely affect or materially limit our representation of the other CDD. We encourage each CDD to seek independent legal counsel regarding the consideration of the Conflict.

KUTAKROCK

If each CDD agrees to consent to the Conflict as described above, please sign and return to us a copy of this letter. Thank you for your attention to this matter. If you have any questions, please let us know.

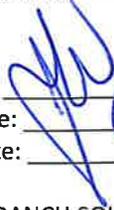
Sincerely yours,



Jere Earlywine, Esq.

AGREED TO AND ACCEPTED:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By:  _____
Title: Chairman _____
Date: 2/16/26 _____

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Title: _____
Date: _____

LT Ranch

Community Development District

Financial Statements January 31, 2026

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

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

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds					General Long	General Fixed	
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Term Debt	Assets		
Assets													
Cash and Investments													
Truist - Checking Account	\$ 959,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 959,604
FMIT - Investment Account	802,266	-	-	-	-	-	-	-	-	-	-	-	802,266
Debt Service Fund													
Reserve Account	-	475,000	85,090	458,313	268,961	-	-	-	-	-	-	-	1,287,363
Revenue Account	-	1,268,906	209,660	1,051,891	566,299	-	-	-	-	-	-	-	3,096,756
Prepayment Account	-	650	-	33,241	-	-	-	-	-	-	-	-	33,891
Construction Account	-	-	-	-	-	426	2,173	-	-	-	-	-	2,599
Accounts Receivable													
Due from Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current													
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable													
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	-	81,100
Amount Available in Debt Service Funds													
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	3,582,751	-	-	3,582,751
Amount to be Provided by Debt Service Funds													
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	34,217,249	-	-	34,217,249
Investment in General Fixed Assets (net of depreciation)													
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
Total Assets	\$ 1,767,307	\$ 1,744,556	\$ 294,750	\$ 1,543,445	\$ 835,260	\$ 426	\$ 21,920	\$ 61,353	\$ -	\$ 37,800,000	\$ 23,024,269	\$ -	\$ 67,093,285

LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2026

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024				
Liabilities													
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advances	-	-	-	-	-	-	-	-	1,279,161	-	-	-	1,279,161
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion (Due within 12 months)													
Series 2019	-	-	-	-	-	-	-	-	-	\$365,000	-	-	365,000
Series 2022-1	-	-	-	-	-	-	-	-	-	\$35,000	-	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	-	205,000	-	-	205,000
Series 2024	-	-	-	-	-	-	-	-	-	\$115,000	-	-	115,000
Long Term													
Series 2019	-	-	-	-	-	-	-	-	-	14,640,000	-	-	14,640,000
Series 2022-1	-	-	-	-	-	-	-	-	-	2,280,000	-	-	2,280,000
Series 2022-2	-	-	-	-	-	-	-	-	-	12,680,000	-	-	12,680,000
Series 2024	-	-	-	-	-	-	-	-	-	\$7,480,000	-	-	7,480,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	-	-	54,012
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,012</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,279,161</u>	<u>\$ 37,800,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,133,173</u>
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
Fund Balance													
Restricted													
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	61,353	(1,279,340)	-	-	-	1,574,325
Results from Current Operations	-	619,094	101,490	557,049	314,233	5	2,163	-	179	-	-	-	1,594,211
Unassigned													
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	-	-	552,283
Allocation of Fund Balance													
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	328,698	-	-	-	-	-	-	-	-	-	-	-	328,698
Results of Current Operations	<u>1,215,023</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,215,023</u>
Total Fund Equity and Other Credits	<u>\$ 1,767,307</u>	<u>\$ 1,744,556</u>	<u>\$ 294,750</u>	<u>\$ 1,543,445</u>	<u>\$ 835,260</u>	<u>\$ (53,586)</u>	<u>\$ 21,920</u>	<u>\$ 61,353</u>	<u>\$ (1,279,161)</u>	<u>\$ -</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 27,960,112</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,767,307</u>	<u>\$ 1,744,556</u>	<u>\$ 294,750</u>	<u>\$ 1,543,445</u>	<u>\$ 835,260</u>	<u>\$ 426</u>	<u>\$ 21,920</u>	<u>\$ 61,353</u>	<u>\$ -</u>	<u>\$ 37,800,000</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 67,093,285</u>

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

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	2,266	2,266	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	506,033	1,836,640	2,067,227	89%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	-	-	281,076	0%
Developer Funding - Initial Reserve	-	-	250,000	0%
Total Revenue and Other Sources:	\$ 508,299	\$ 1,838,906	\$ 2,428,320	76%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	400	800	3,200	25%
Executive				
Professional Management	4,417	17,667	53,000	33%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	12,000	36,000	33%
Assessment Roll Services	3,000	12,000	36,000	33%
Arbitrage Rebate Services	-	-	1,500	0%
Other Contractual Services				
Legal Advertising	-	-	3,200	0%
Trustee Services	12,954	12,954	17,000	76%
Dissemination Agent Services	-	200	8,000	3%
Bond Amortization Schedules	-	-	1,000	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	13	68	200	34%
Computer Services - Website Development	-	-	2,400	0%
Insurance	-	29,501	28,962	102%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	337	15,000	2%
Other General Government Services				
Engineering/ Field Services	550	550	7,500	7%
Other Misc Charges - Sarasota County Tax	-	30	30	100%

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

Description	January	Year to Date	Total Annual Budget	% of Budget
Emergency & Disaster Relief Services				
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Electric Service	3,503	11,981	31,647	38%
Re-Use Water (Sarasota County)	598	15,978	39,600	40%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	2,810	5,700	14,000	41%
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	3,429	9,123	65,000	14%
Repairs and Maintenance				
Aquatic Weed Control	7,467	22,401	94,000	24%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	-	1,280	32,000	4%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	-	21,950	158,900	14%
Enhancement Area Maintenance	-	60,088	86,400	70%
Creation Area Maintenance	-	2,900	60,900	5%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System				
Green Way Maintenance	3,368	10,105	24,000	42%
Secondary Drainage System	-	3,368	8,000	42%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	-	-	10,418	0%
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	1,877	6,871	35,000	20%
SWFWMD Reporting Re-use System	-	-	3,000	0%
Utility Services				
Electric - Street Lights	1,047	3,422	8,400	41%

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

Description	January	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	36,427	147,835	437,130	34%
Pressure Cleaning	-	20,620	9,000	229%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	24,000	0%
Landscape Replacements	-	-	15,000	0%
Mulch Installation	-	-	26,000	0%
Annuals	-	5,000	18,000	28%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	913	5,144	11,000	47%
Hog Damage	-	-	4,000	0%
Contingencies	-	-	11,023	0%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	33,823	101,467	33%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	-	-	9,000	0%
Mulch Installation	-	-	36,000	0%
Annuals	-	3,660	7,000	52%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
Community Park				
Professional Services				
Asset Management	1,084	3,266	30,000	11%
Utility Services				
Electric - Snack Shack Lighting	63	299	858	35%
Water and Sewer - Snack Shake Utilities	-	549	2,035	27%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Janitorial	4,080	16,495	54,000	31%
Gate Repairs and Maintenance	-	-	3,000	0%
Pressure Cleaning	-	-	18,000	0%
Landscape Maintenance				
Floritam Grass Areas				
Mowing/Edging/Weeding	16,768	73,636	250,000	29%
Irrigation System				
Irrigation - Line Distribution System	-	-	2,000	0%

Prepared by:

JPWARD and Associates, LLC

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

Description	January	Year to Date	Total Annual Budget	% of Budget
Mulch Installation	-			
Park excluding Playground Areas	-	17,675	6,000	295%
ADA Compliant Mulch for Playground	-	-	2,500	0%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	-	-	2,000	0%
Miscellaneous Repairs	-	-	5,000	0%
Playground				
Miscellaneous Repairs	-	-	8,000	0%
Dog Park				
Miscellaneous Repairs	-	-	5,000	0%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	8,000	8,000	10,876	74%
Reserve Allocations				
Extraordinary Capital/Operations	25,417	101,667	305,000	33%
Total Expenditures and Other Uses:	\$ 149,638	\$ 725,550	\$ 2,428,320	30%
Net Increase/ (Decrease) in Fund Balance	358,661	1,113,357	(0)	
Fund Balance - Beginning	1,383,229	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	101,667	305,000	
Fund Balance - Ending	\$ 1,767,307	\$ 1,767,307	\$ 857,283	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,444	6,123	19,991	31%
Revenue Account	2,035	7,420	24,521	30%
Special Assessments - Prepayments				
Special Assessments - On Roll	254,932	925,271	1,022,652	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 258,411	\$ 938,814	\$ 1,000,258	94%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	365,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	25,000	-	0%
Interest Expense				
Series 2019	-	294,720	589,440	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 319,720	\$ 954,440	33%
Net Increase/ (Decrease) in Fund Balance	258,411	619,094	45,818	
Fund Balance - Beginning	1,486,145	1,125,462	1,125,462	
Fund Balance - Ending	\$ 1,744,556	\$ 1,744,556	\$ 1,171,280	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	260	1,099	3,576	31%
Revenue Account	-	-	4	0%
Capitalized Interest Account	-	7	58	13%
Special Assessments - Prepayments				
Special Assessments - On Roll	46,678	169,416	183,003	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 46,937	\$ 170,522	\$ 178,634	95%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	-	35,000	0%
Principal Debt Service - Early Redemptions				
Series 2022-1	-	-	-	0%
Interest Expense				
Series 2022-1	-	66,889	133,778	50%
Intragovernmental Transfer Out	-	2,143	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 69,032	\$ 168,778	41%
Net Increase/ (Decrease) in Fund Balance	46,937	101,490	9,856	
Fund Balance - Beginning	249,956	193,260	193,260	
Fund Balance - Ending	\$ 296,893	\$ 294,750	\$ 203,116	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,394	5,911	19,297	31%
Revenue Account	2	7	20	36%
Capitalized Interest Account	-	-	3	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	245,716	891,822	986,846	90%
Special Assessments - Prepayments	32,381	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 279,493	\$ 930,122	\$ 940,381	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	205,000	0%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	15,000	-	0%
Interest Expense				
Series 2022-2	-	358,073	716,145	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 373,073	\$ 921,145	41%
Net Increase/ (Decrease) in Fund Balance	279,493	557,049	19,236	
Fund Balance - Beginning	1,263,952	986,396	986,396	
Fund Balance - Ending	\$ 1,543,445	\$ 1,543,445	\$ 1,005,632	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	817	3,463	11,305	31%
Revenue Account	697	2,602	5,845	45%
Capitalized Interest Account	-	-	2,207	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	143,504	520,845	575,619	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 145,018	\$ 526,910	\$ 557,151	95%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	115,000	0%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	-	-	0%
Interest Expense				
Series 2022-2	-	212,678	425,355	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 212,678	\$ 540,355	39%
Net Increase/ (Decrease) in Fund Balance	145,018	314,233	16,796	
Fund Balance - Beginning	690,242	521,027	521,027	
Fund Balance - Ending	\$ 835,260	\$ 835,260	\$ 537,823	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	1	5	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 1	\$ 5	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 5	\$ -	
Fund Balance - Beginning	\$ (53,587)	\$ (53,591)	\$ -	
Fund Balance - Ending	\$ (53,586)	\$ (53,586)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	7	19	-	0%
Operating Transfers In (From Other Funds)	-	2,143	-	0%
Total Revenue and Other Sources:	\$ 7	\$ 2,163	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 2,163	\$ -	
Fund Balance - Beginning	\$ 21,907	\$ 19,757	\$ -	
Fund Balance - Ending	\$ 21,914	\$ 21,920	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ 61,353	\$ 61,353	\$ -	
Fund Balance - Ending	\$ 61,353	\$ 61,353	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

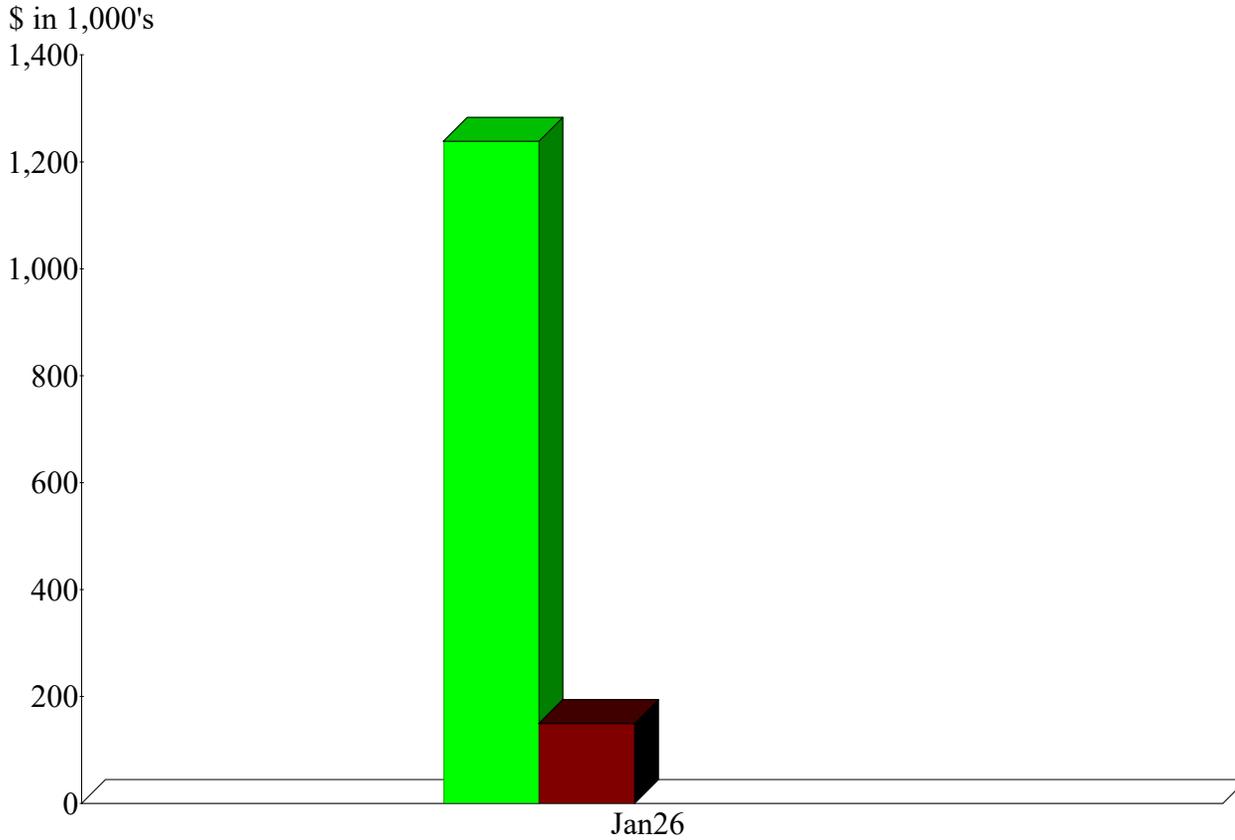
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	42	179	-	0%
Cost of Issuance	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 42	\$ 179	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 42	\$ 179	\$ -	
Fund Balance - Beginning	\$ (1,279,203)	\$ (1,279,340)	\$ -	
Fund Balance - Ending	\$ (1,279,161)	\$ (1,279,161)	\$ -	

Prepared by:

JWARD and Associates, LLC

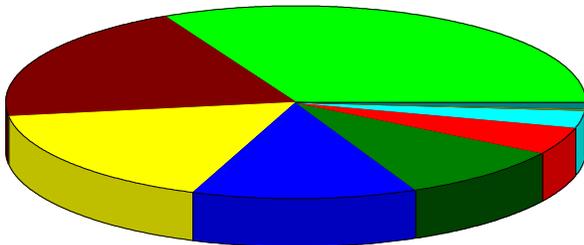
LT Ranch Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5410000 · Road and Street Facilities	32.56%
5720000 · Community Park (CP-1-Turner Pl	20.04
9099000 · Reserve Additons	16.99
5130000 · Financial and Administrative	12.67
5380000 · Stormwater Management Services	9.53
5370000 · Conservation and Resource Mgmt	4.62
5120000 · Executive	2.95
5190000 · Other General Government Serv.	0.37
5110000 · Legislative	0.27
Total	\$149,638.17



By Account

LT Ranch

Community Development District

Financial Statements
February 28, 2026

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

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**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds										Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
Trust - Checking Account	\$ 1,117,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,117,625
FMIT - Investment Account	803,865	-	-	-	-	-	-	-	-	-	803,865
Debt Service Fund											
Reserve Account	-	475,000	85,090	458,313	268,961	-	-	-	-	-	1,287,363
Revenue Account	-	1,289,720	212,901	1,068,983	577,581	-	-	-	-	-	3,149,184
Prepayment Account	-	1,078	-	33,241	-	-	-	-	-	-	34,319
Construction Account	-	-	-	-	-	-	2,179	17	-	-	2,196
Accounts Receivable											
-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current											
-	5,437	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable											
-	-	-	-	-	-	-	19,747	-	-	-	81,100
Amount Available in Debt Service Funds											
-	-	-	-	-	-	-	-	-	3,624,326	-	3,624,326
Amount to be Provided by Debt Service Funds											
-	-	-	-	-	-	-	-	-	34,175,674	-	34,175,674
Investment in General Fixed Assets (net of depreciation)											
-	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ -	\$ 21,926	\$ 17	\$ 37,800,000	\$ 23,024,269	\$ 67,305,359

LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2026

	Governmental Funds										Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Liabilities											
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advances	-	-	-	-	-	-	-	1,279,161	-	-	1,279,161
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable											
Current Portion (Due within 12 months)											
Series 2019	-	-	-	-	-	-	-	-	\$365,000	-	365,000
Series 2022-1	-	-	-	-	-	-	-	-	\$35,000	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	205,000	-	205,000
Series 2024	-	-	-	-	-	-	-	-	\$115,000	-	115,000
Long Term											
Series 2019	-	-	-	-	-	-	-	-	14,640,000	-	14,640,000
Series 2022-1	-	-	-	-	-	-	-	-	2,280,000	-	2,280,000
Series 2022-2	-	-	-	-	-	-	-	-	12,680,000	-	12,680,000
Series 2024	-	-	-	-	-	-	-	-	\$7,480,000	-	7,480,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ 1,279,161	\$ 37,800,000	\$ -	\$ 39,133,173
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Fund Balance											
Restricted											
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	(1,279,340)	-	-	1,512,972
Results from Current Operations	-	640,335	104,731	574,141	325,514	(421)	2,169	196	-	-	1,646,666
Unassigned											
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	552,283
Allocation of Fund Balance											
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	354,115	-	-	-	-	-	-	-	-	-	354,115
Results of Current Operations	1,374,643	-	-	-	-	-	-	-	-	-	1,374,643
Total Fund Equity and Other Credits	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ (54,012)	\$ 21,926	\$ (1,279,144)	\$ -	\$ 23,024,269	\$ 28,110,833
Total Liabilities, Fund Equity and Other Credits	\$ 1,926,927	\$ 1,765,798	\$ 297,991	\$ 1,560,537	\$ 846,541	\$ (0)	\$ 21,926	\$ 17	\$ 37,800,000	\$ 23,024,269	\$ 67,244,006

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	1,599	3,865	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	32,389	1,869,029	2,067,227	90%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	-	-	281,076	0%
Developer Funding - Initial Reserve	250,000	250,000	250,000	100%
Total Revenue and Other Sources	\$ 283,988	\$ 2,122,895	\$ 2,428,320	87%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	800	3,200	25%
Executive				
Professional Management	4,417	22,083	53,000	42%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	15,000	36,000	42%
Assessment Roll Services	3,000	15,000	36,000	42%
Arbitrage Rebate Services	1,500	1,500	1,500	100%
Other Contractual Services				
Legal Advertising	217	217	3,200	7%
Trustee Services	-	12,954	17,000	76%
Dissemination Agent Services	-	200	8,000	3%
Bond Amortization Schedules	-	-	1,000	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	68	200	34%
Computer Services - Website Development	1,200	1,200	2,400	50%
Insurance	-	29,501	28,962	102%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,106	3,443	15,000	23%
Other General Government Services				
Engineering/ Field Services	-	550	7,500	7%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	\$ 16,439	\$ 107,321	\$ 221,417	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Electric Service	2,699	14,680	31,647	46%
Re-Use Water (Sarasota County)	2,208	18,186	39,600	46%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	-	5,700	14,000	41%
Sub-total	\$ 4,907	\$ 38,566	\$ 97,247	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,373	11,495	65,000	18%
Repairs and Maintenance				
Aquatic Weed Control	14,934	37,335	94,000	40%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	-	1,280	32,000	4%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	58,788	80,738	158,900	51%
Enhancement Area Maintenance	6,525	66,613	86,400	77%
Creation Area Maintenance	9,925	12,825	60,900	21%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System				
Green Way Maintenance	-	10,105	24,000	42%
Secondary Drainage System	-	3,368	8,000	42%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	-	-	10,418	0%
Sub-total	\$ 92,544	\$ 233,898	\$ 596,318	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	4,553	11,424	35,000	33%
SWFWMD Reporting Re-use System	-	-	3,000	0%
Utility Services				
Electric - Street Lights	847	4,269	8,400	51%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	-	147,835	437,130	34%
Pressure Cleaning	-	20,620	9,000	229%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	24,000	0%
Landscape Replacements	-	-	15,000	0%
Mulch Installation	-	-	26,000	0%
Annuals	-	5,000	18,000	28%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	696	5,840	11,000	53%
Hog Damage	-	-	4,000	0%
Contingencies	-	-	11,023	0%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	-	33,823	101,467	33%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	-	-	9,000	0%
Mulch Installation	-	-	36,000	0%
Annuals	-	3,660	7,000	52%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
Sub-total	\$ 6,096	\$ 243,815	\$ 789,569	
Community Park				
Professional Services				
Asset Management	2,377	5,642	30,000	19%
Utility Services				
Electric - Snack Shack Lighting	70	369	858	43%
Water and Sewer - Snack Shake Utilities	-	549	2,035	27%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Janitorial	-	16,495	54,000	31%
Gate Repairs and Maintenance	-	-	3,000	0%
Pressure Cleaning	-	-	18,000	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floritam Grass Areas				
Mowing/Edging/Weeding	-	73,636	250,000	29%
Irrigation System				
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation				
Park excluding Playground Areas	-	17,675	6,000	295%
ADA Compliant Mulch for Playground	-	-	2,500	0%
Landscape Replacements				
	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	-	-	2,000	0%
Miscellaneous Repairs	-	-	5,000	0%
Playground				
Miscellaneous Repairs	-	-	8,000	0%
Dog Park				
Miscellaneous Repairs	1,936	1,936	5,000	39%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
Sub-total	\$ 4,383	\$ 124,651	\$ 418,769	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	127,083	305,000	42%
Sub-total	\$ 25,417	\$ 127,083	\$ 305,000	
Total Expenditures and Other Uses	\$ 149,785	\$ 875,335	\$ 2,428,320	36%
Net Increase/ (Decrease) in Fund Balance	134,203	1,247,560	(0)	
Fund Balance - Beginning	1,767,307	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	127,083	305,000	
Fund Balance - Ending	\$ 1,926,927	\$ 1,926,927	\$ 857,283	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,411	7,534	19,991	38%
Revenue Account	3,086	10,505	24,521	43%
Special Assessments - Prepayments				
Special Assessments - On Roll	16,317	941,588	1,022,652	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	428	428	-	0%
Total Revenue and Other Sources:	\$ 21,242	\$ 960,055	\$ 1,000,258	96%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	365,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	25,000	-	0%
Interest Expense				
Series 2019	-	294,720	589,440	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 319,720	\$ 954,440	33%
Net Increase/ (Decrease) in Fund Balance	21,242	640,335	45,818	
Fund Balance - Beginning	1,744,556	1,125,462	1,125,462	
Fund Balance - Ending	\$ 1,765,798	\$ 1,765,798	\$ 1,171,280	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	253	1,351	3,576	38%
Revenue Account	1	1	4	18%
Capitalized Interest Account	-	7	58	13%
Special Assessments - Prepayments				
Special Assessments - On Roll	2,988	172,403	183,003	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,241	\$ 173,763	\$ 178,634	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	-	35,000	0%
Interest Expense				
Series 2022-1	-	66,889	133,778	50%
Intragovernmental Transfer Out				
	-	2,143	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 69,032	\$ 168,778	41%
Net Increase/ (Decrease) in Fund Balance	3,241	104,731	9,856	
Fund Balance - Beginning	294,750	193,260	193,260	
Fund Balance - Ending	\$ 297,991	\$ 297,991	\$ 203,116	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,361	7,272	19,297	38%
Revenue Account	4	11	20	54%
Capitalized Interest Account	-	-	3	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	15,727	907,549	986,846	92%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 17,092	\$ 947,214	\$ 940,381	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	205,000	0%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	15,000	-	0%
Interest Expense				
Series 2022-2	-	358,073	716,145	50%
Intragovernmental Transfer Out				
	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 373,073	\$ 921,145	41%
Net Increase/ (Decrease) in Fund Balance	17,092	574,141	19,236	
Fund Balance - Beginning	1,543,445	986,396	986,396	
Fund Balance - Ending	\$ 1,560,537	\$ 1,560,537	\$ 1,005,632	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	799	4,262	11,305	38%
Revenue Account	1,298	3,900	5,845	67%
Capitalized Interest Account	-	-	2,207	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	9,185	530,030	575,619	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 11,282	\$ 538,192	\$ 557,151	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	115,000	0%
Interest Expense				
Series 2022-2	-	212,678	425,355	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 212,678	\$ 540,355	39%
Net Increase/ (Decrease) in Fund Balance	11,282	325,514	16,796	
Fund Balance - Beginning	835,260	521,027	521,027	
Fund Balance - Ending	\$ 846,541	\$ 846,541	\$ 537,823	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	2	7	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 7	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	428	428	-	0%
Total Expenditures and Other Uses:	\$ 428	\$ 428	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ (426)	\$ (421)	\$ -	
Fund Balance - Beginning	\$ (53,586)	\$ (53,591)	\$ -	
Fund Balance - Ending	\$ (54,012)	\$ (54,012)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	6	26	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources:	\$ 6	\$ 2,169	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 2,169	\$ -	
Fund Balance - Beginning	\$ 21,920	\$ 19,757	\$ -	
Fund Balance - Ending	\$ 21,926	\$ 21,926	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	17	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ 17</u>	<u>\$ 196</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	\$ 17	\$ 196	\$ -	
Fund Balance - Beginning	\$ (1,279,161)	\$ (1,279,340)	\$ -	
Fund Balance - Ending	<u>\$ (1,279,144)</u>	<u>\$ (1,279,144)</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

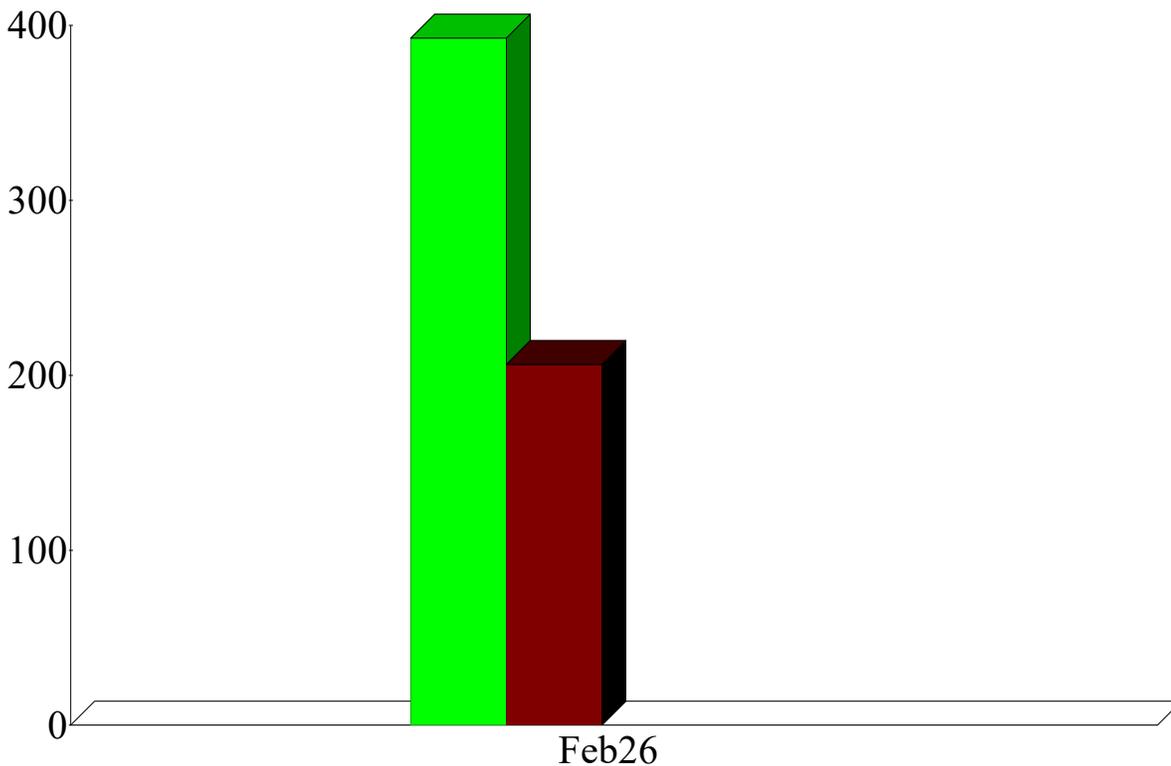
Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	\$ 55,996	\$ 55,996	\$ -	0%
Total Revenue and Other Sources:	\$ 55,996	\$ 55,996	\$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay				
Engineering	-	-	-	0%
Construction in Progress	55,996	55,996	-	0%
Total Expenditures and Other Uses:	\$ 55,996	\$ 55,996	-	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

LT Ranch Community Development District

Income and Expense by Month February 2026

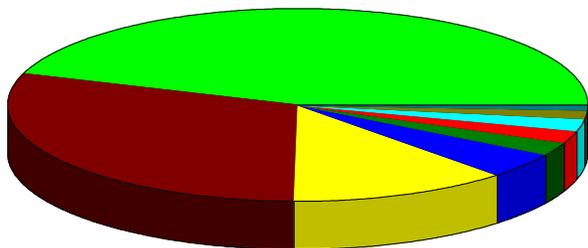


\$ in 1,000's



Expense Summary February 2026

5380000	· Stormwater Manage	44.88%
5410000	· Road and Street Facili	30.11
9099000	· Reserve Additons	12.33
5130000	· Financial and Administ	4.32
5370000	· Conservation and Reso	2.38
5120000	· Executive	2.14
5720000	· Community Park (CP-1	2.13
5140000	· Legal Services	1.51
5810000	· Interfund Transfer Out	0.21
Total		\$206,208.75



By Account