

# LT Ranch

Community Development District

*Meeting Agenda*

*May 27, 2026*

*PFM Management Services LLC*

*2301 N.E. 37<sup>th</sup> Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

## MEETING AGENDA

### Board of Supervisors

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

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

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mb0937c2ccc15c52a45bee690bf756086>

✓ Phone: (408) 418-9388 Code: 2340 142 7680; Event Password: Jpward

## MAY, 2026

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# AGENDA

1. Call to Order & Roll Call.
2. Notice of Advertisement of Meeting.  

**Page 7-8**
3. Acceptance of the Resignation of Mr. John Wollard from Seat 1, which became effective May 1, 2026, whose term is set to expire November 2028. Discussion of individuals to fill Seat 1.
  - I. Appointment of individuals to fill Seat 1.
  - II. Oath of Office.
  - III. Guide to the Sunshine Law and Code of Ethics for Public Employees.
  - IV. Sample of E-filed Form 1 - Statement of Financial Interests.

**Pages 9-49**
4. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch Community Development District.  

**Pages 50-51**
5. Minutes:
  - I. March 10, 2026 - Regular Meeting.

**Pages 52-59**
6. Consideration of **Resolution 2026-7**, a Resolution of the LT Ranch Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Tuesday, July 28, 2026, at 1:30 P.M.** at the offices of **Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232**.  

**Pages 60-63**
7. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date.  

**Pages 64-111**
8. Consideration of ratification of an Access and Drainage Easement Agreement between the LT Ranch Community Development District, Skye Ranch Master Association, Inc., DLT of SW Florida, LLC, CHT of SW Florida, LLC, KDP of SW Florida, LLC, and JLT of SW Florida, LLC.  

**Pages 112-128**
9. Discussion of Golf Cart Restriction on the Trails.

# AGENDA

## 10. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager
  - a) Supervisor of Elections Qualified Elector Report dated April 15, 2026.
  - b) **Important Meeting Dates for Fiscal Year 2026:**
    - NEXT MEETING: Tuesday, June 9, 2026.
    - General Election Qualifying Period: June 8, 2026, to June 12, 2026 (Seat 1 & Seat 2).
    - Public Hearing: Proposed Budget FY 2027 - Tuesday, July 28, 2026, 1:30PM.
  - c) Financial Report for the period ending March 31, 2026 (unaudited).
  - d) Financial Report for the period ending April 30, 2026 (unaudited).

**Pages 129-164**

## 11. Supervisors Requests.

## 12. Public Comments.

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

## 13. Adjournment.

**Meeting Schedule FY 2026**

<b>Tuesday, October 14, 2025</b>	<b>Tuesday, November 11, 2025</b>
<b>Tuesday, December 9, 2025</b>	<b>Tuesday, January 13, 2026</b>
<b>Tuesday, February 10, 2026</b>	<b>Tuesday, March 10, 2026</b>
<b>Tuesday, April 14, 2026</b>	<b>Tuesday, May 12, 2026</b>
<b><u>Wednesday, May 27, 2026</u></b>	<b>Tuesday, June 9, 2026</b>
<b>Tuesday, July 28, 2026</b>	<b>Tuesday, August 11, 2026</b>
<b>Tuesday, September 8, 2026</b>	

# AGENDA

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

Item 3: The next item is administrative in nature and is to accept the Resignation of Mr. John Wollard from Seat 1, which became effective May 1, 2026, whose term is set to expire November 2028.

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

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

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

Item 4: **Resolution 2026-6**, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch Community Development District. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	VACANT
VICE-CHAIRPERSON	RON SCHWEID
ASSISTANT SECRETARY	JAMIE KUCA
ASSISTANT SECRETARY	ROB BERRY
ASSISTANT SECRETARY	ANTHONY BRIANDI
SECRETARY & TREASURER	JAMES P. WARD

Item 5: Minutes - March 10, 2026 - Regular Meeting.

Item 6: **Resolution 2026-7**, a Resolution of the LT Ranch Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Tuesday, July 28, 2026**, at **1:30 P.M.** at the offices of **Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232**.

# AGENDA

- Item 7: **Resolution 2026-8**, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date.
- Item 8: Consideration of ratification of an Access and Drainage Easement Agreement between the LT Ranch Community Development District, Skye Ranch Master Association, Inc., DLT of SW Florida, LLC, CHT of SW Florida, LLC, KDP of SW Florida, LLC, and JLT of SW Florida, LLC.
- Item 9: Discussion of Golf Cart Restriction on the Trails.
- Item 10: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

NOTICE OF MEETING  
BOARD OF SUPERVISORS OF THE  
LT RANCH COMMUNITY DEVELOP-  
MENT DISTRICT

A meeting of the Board of Supervisors of the LT Ranch Community Development District has been scheduled for **Wednesday, May 27, 2026** at **1:15 p.m.**, at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

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

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

In accordance with the provisions

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

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

**LT Ranch Community Development  
District James P. Ward, District  
Manager**

May 18 2026  
LSAR0519633

## Cori Dissinger

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**From:** James Ward [C]  
**Sent:** Thursday, April 23, 2026 11:43 AM  
**To:** Cori Dissinger  
**Subject:** FW: John Wollard Resignation

See below – we will now have to have these meetings to replace john

Jim

James P. Ward  
District Manager

---

PFM Financial Advisors LLC  
[Wardj@pfm.com](mailto:Wardj@pfm.com) | **phone & text 954.658.4900** | **web [pfm.com](http://pfm.com)**  
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



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**From:** John Wollard <jwollard@taylormorrison.com>  
**Sent:** Wednesday, April 22, 2026 8:44 AM  
**To:** James Ward [C] <wardj@pfm.com>  
**Subject:** John Wollard Resignation

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Jim,  
My last day with Taylor Morrison will be next Friday 5/1/26. As such, please accept this email as resignation from the following boards:

LT Ranch CDD  
LT Ranch South CDD  
Esplanade at Wellen Park CDD

If you can please remind me who is already on each of these boards, I can help find the backfill for each seat.

Thank you for all your help over the years. I look forward to working with you and the PFM team in the near future once I get situated in my new role.

### John Wollard

VP, Land Development | Sarasota Division

T: +19415541034  
M: +19413136007

| [jwollard@taylormorrison.com](mailto:jwollard@taylormorrison.com)  
| [www.taylormorrison.com](http://www.taylormorrison.com)





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\*Taylor Morrison received the highest numerical score in the proprietary Lifestory Research 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025 America's Most Trusted® Home Builder study. Your experiences may vary. Visit [www.lifestoryresearch.com](http://www.lifestoryresearch.com) for details. Forbes 2025 Most Trusted Companies in America and America's Best Companies are created via an independent survey of consumers. Visit [www.forbes.com/lists/most-trusted-companies](http://www.forbes.com/lists/most-trusted-companies) and [www.forbes.com/lists/best-companies](http://www.forbes.com/lists/best-companies) for details. Equal Housing Builder.

**OATH OR AFFIRMATION OF OFFICE**

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

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# **FLORIDA COMMISSION ON ETHICS**



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

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**2026**

# State of Florida COMMISSION ON ETHICS

**Jon M. Philipson, Chair**  
Tampa

**Joseph Oglesby, Vice Chair**  
Tallahassee

**Paul D. Bain**  
Tampa

**Michael H. Hellman**  
Miami

**Laird A. Lile**  
Naples

**Jeremy M. Rodgers**  
Tallahassee

**Abbey L. Stewart**  
Tallahassee

**Linda Stewart**  
Orlando

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

\*Please direct all requests for information to this number.

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# **I. HISTORY OF FLORIDA'S ETHICS LAWS**

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

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

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

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

# **II. ROLE OF THE COMMISSION ON ETHICS**

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

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

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

### III. THE ETHICS LAWS

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

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

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

#### A. Prohibited Actions or Conduct

##### 1. Stolen Valor

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

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

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

## 2. Solicitation and Acceptance of Gifts

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

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

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

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

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

### 3. Unauthorized Compensation

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

### 4. Misuse of Public Position

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

### 5. Abuse of Public Position

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

### 6. Disclosure or Use of Certain Information

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

### 7. Solicitation or Acceptance of Honoraria

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

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

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

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

## B. Prohibited Employment and Business Relationships

### 1. Doing Business With One's Agency

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

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

### 2. Conflicting Employment or Contractual Relationship

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4. Additional Exemptions

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

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

## 5. Legislators Lobbying State Agencies

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

## 6. Additional Lobbying Restrictions for Certain Public Officers and Employees

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

## 7. Employees Holding Office

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

## 8. Professional and Occupational Licensing Board Members

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

## 9. Contractual Services: Prohibited Employment

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

## 10. Local Government Attorneys

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

## 11. Dual Public Employment

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

## C. Restrictions on Appointing, Employing and Contracting with Relatives

### 1. Anti-Nepotism Law

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

### 2. Additional Restrictions

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

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

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

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

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

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

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

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

### 2. Lobbying by Former State Employees

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

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

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

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

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

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

### 3. 6-Year Lobbying Ban

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

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

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

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

#### 4. Additional Restrictions on Former State Employees

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

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

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

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

#### 5. Lobbying by Former Local Government Officers and Employees

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

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

## F. Voting Conflicts of Interest

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

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

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

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

## G. Disclosures

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

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

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

### 1. FORM 1 - Limited Financial Disclosure

#### Who Must File:

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

#### STATE OFFICERS include:

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

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

LOCAL OFFICERS include:

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

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

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

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

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

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

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

SPECIFIED STATE EMPLOYEE includes:

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

What Must Be Disclosed:

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

When to File:

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

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

Where to File:

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

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

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

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

## 3. FORM 2 - Quarterly Client Disclosure

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

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

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

#### When to File:

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

#### Where To File:

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

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

## 4. FORM 6 - Full and Public Disclosure

#### Who Must File:

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

#### What Must be Disclosed:

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

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

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

## When and Where To File:

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

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

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

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

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

## 6. FORM 9 - Quarterly Gift Disclosure

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

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

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

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

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

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

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

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

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

## 8. FORM 30 - Donor's Quarterly Gift Disclosure

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

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

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

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

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

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

# IV. AVAILABILITY OF FORMS

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

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

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

## **V. PENALTIES**

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

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

### **B. Penalties for Candidates**

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

### **C. Penalties for Former Officers and Employees**

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

### **D. Penalties for Lobbyists and Others**

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

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

## **E. Felony Convictions: Forfeiture of Retirement Benefits**

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

## **F. Automatic Penalties for Failure to File Annual Disclosure**

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

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

# **VI. ADVISORY OPINIONS**

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

## **A. Who Can Request an Opinion**

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

## **B. How to Request an Opinion**

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

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

### **C. How to Obtain Published Opinions**

All of the Commission's opinions are available for viewing or download at its website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **VII. COMPLAINTS**

### **A. Citizen Involvement**

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

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

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

### **B. Referrals**

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

### **C. Confidentiality**

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

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

#### **D. How the Complaint Process Works**

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

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

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

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

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

#### **E. Dismissal of Complaints At Any Stage of Disposition**

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

#### **F. Statute of Limitations**

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

## **VIII. EXECUTIVE BRANCH LOBBYING**

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

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

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

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

## **IX. WHISTLE-BLOWER’S ACT**

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

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

## **X. ADDITIONAL INFORMATION**

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

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

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

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

## **XI. TRAINING**

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

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

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

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### **Ethics Training Requirements:**

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

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

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

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

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

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

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

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

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

### 3. Other Training Programs

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

# 2025 Form 1 Instructions Statement of Financial Interests

## Notice

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

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

## Instructions for Completing and Filing Form 1 Statement of Financial Interests

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

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

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

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

### **WHO MUST FILE FORM 1:**

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

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

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

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

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

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

## Instructions for Completing Form 1

### Primary Sources of Income

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

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

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

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

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

**Examples:**

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

**Secondary Sources of Income**

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

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

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

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

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

**Examples:**

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

**Real Property**

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

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

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

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

## Intangible Personal Property

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

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

## Liabilities

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

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

## Interests in Specified Businesses

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

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

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

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

## Training Certification

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

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

CE FORM 1 - Effective: January 1, 2026

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

**RESOLUTION 2026-6**

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

**RECITALS**

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

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

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

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

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

<b>OFFICE</b>	<b>NAME OF OFFICE HOLDER</b>
<b>CHAIRPERSON</b>	<b>VACANT</b>
<b>VICE-CHAIRPERSON</b>	<b>RON SCHWEID</b>
<b>ASSISTANT SECRETARY</b>	<b>JAMIE KUCA</b>
<b>ASSISTANT SECRETARY</b>	<b>ROB BERRY</b>
<b>ASSISTANT SECRETARY</b>	<b>ANTHONY BRIANDI</b>
<b>SECRETARY &amp; TREASURER</b>	<b>JAMES P. WARD</b>

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

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

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

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

**ATTEST:**

**LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chairperson / Vice-Chairperson

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9

**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, March 10, 2026 at the offices of Taylor Morrison, 551 Cattlemen  
12 Road, Suite 200, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by Mr.  
13 John Wollard, Chairperson, and James P. Ward as Secretary.

14  
15  
16  
17  
18

**Present and constituting a quorum:**

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

22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

**Absent:**

33	Rob Berry	Assistant Secretary
34	Jamie Kuca	Assistant Secretary

35  
36  
37  
38  
39  
40  
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42  
43  
44  
45  
46  
47  
48

**Also present were:**

49	James P. Ward	District Manager
50	Ashley Ligas	District Attorney

**Audience:**

AJ Valentin  
Jonathan Bollers  
Julie Stuttle  
Travis Larose  
Timothy Hammond  
Courtney Hallawacheck  
Mary Kay  
Brook Hartmann

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**January 13, 2026 - Regular Meeting Minutes**



96 **trails, roadway, and reclaimed water systems. LT Ranch South CDD will manage and**  
97 **maintain these facilities, with costs shared equitably based on occupied residential lots.**  
98 **The agreement promotes efficiency, consistent service standards, and compliance with**  
99 **Florida’s Interlocal Cooperation Act**

100  
101 Mr. Ward asked this Item to be deferred until the next meeting. The Board was not opposed;  
102 the item was deferred.

103  
104  
105 **SIXTH ORDER OF BUSINESS** **Consideration of Conflict Waiver**

106  
107 **Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation**  
108 **of an interlocal agreement between the LT Ranch Community Development District and**  
109 **LT Ranch South Community Development Districts**

110  
111 Mr. Ward stated the Conflict Waiver was related to the Interlocal Agreement between LT  
112 Ranch and LT Ranch South related to sharing the cost for certain operating facilities. He noted  
113 Kutak Rock would be representing both LT Ranch and LT Ranch South. He asked if there were  
114 any questions; hearing none, he called for a motion.

115  
116 **On MOTION made by John Wollard, seconded by Ron**  
117 **Schweid, and with all in favor, the Conflict Waiver was**  
118 **approved.**

119  
120  
121 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

122  
123 **I. District Attorney**

124  
125 No report.

126  
127 **II. District Engineer**

128  
129 No report.

130  
131 **III. District Manager**

- 132  
133 **a) Important Meeting Dates for Fiscal Year 2026:**  
134 **- Tuesday, April 14, 2026 - presentation of proposed Budget for FY 2027**  
135 **b) Financial Statement for period ending January 31, 2026 (unaudited)**  
136 **c) Financial Statement for period ending February 28, 2026 (unaudited)**

137  
138 *Mr. Ward: We will likely start your budget process at the next meeting.*

139  
140  
141 **EIGHTH ORDER OF BUSINESS** **Supervisor’s Requests**

142  
143 Mr. Ward asked if there were any supervisor’s requests; there were none.

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**NINTH ORDER OF BUSINESS****Audience Comments**

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

*Ms. Courtney Hallawachek: We have been quoted on a shell path from the extension of the ballpark pathway up to Lorraine for the kids to get to Sky Ranch School and currently we see a really large traffic issue both at the entrance at Turner Park and Sky Ranch Blvd at pick up and drop off times. Between golf carts, bikes, scooters, etc., having a path would be beneficial. I think the quote was \$15,000 dollars for the shell path breakthrough of the berm. It would be really appreciated for consideration. The other ask that I have is stocking the Turner Park Pond with feeder fish. I think you guys can do up to 4 inch fish, is what Richard said. I don't know if there are any larger fish that can be done, to detract from some of the nuisance fishing that we have going on in the back of the neighborhood. That is a really large issue we are facing. So, stocking that pond and the pond at Sunrise Park, if that can be done. Then in addition to that, we need to figure out some sort of solution outside of locking the bathrooms during certain times of day. I don't know if there is an issue with it being addressed as a public park, but then shutting down the bathrooms during certain times of day seems to be an antithesis to that due to vandalism. I don't know if it's cameras or what we need to do to make sure we can protect our assets but also provide the amenity we need to provide. The last thing would be more trash cans at the park. We have a problem with continuously overflowing trash cans. The park is starting to be utilized by residents which is what the goal is, but we only have 3 trash cans.*

Mr. Ward: When are the bathrooms locked?

*Ms. Hallawachek: The bathrooms are being locked from 3 p.m. to 6 p.m. because that is when it has been found to be vandalism. I know there has been costly vandalism, pulling off fixtures, holes in walls, so I know they are discussing strike locks which is what they use on the other amenities inside the gates. But those do require Wi-Fi access and if we are going to have Wi-Fi then it becomes a question of can we link into the Sherrif's public feed cameras.*

Mr. Ward: The District is probably not the right venue for cameras because once you take videos they become public and anyone can see them. So, it's probably not a good idea.

Ms. Hallawachek: Why would we not want the video to be public?

Mr. Ward: Anybody outside of Turner Park could request the video and we would have to keep it as public record. That's not a good idea. I would not recommend that. We would have to store the public record, the larger videos, which is almost impossible for a small CDD to do, but anybody from outside of the community who requested a video, we would have to supply that to them as a matter of public record. That's usually not something residents want us to be able to do.

Ms. Hallawachek said she felt it was a public park and it would not be a problem for there to be video on public record. She noted it was not coincidental that the vandalism coincided with school being let out. She stated she believed the vandalism was not being done by LT Ranch residents. She noted there were no patrols and the Master Association staff did not

192 come out to the public park at that time. She said maybe the Master Association could patrol  
193 the park at that time of day.

194

195 Mr. John Wollard noted the Sherrif's Department used to have a program called Star Patrol in  
196 which the public could request police surveillance during specific hours.

197

198 Ms. Hallawachek stated she requested extra surveillance along Lorraine for the speeding  
199 issues during the school zone hours and has been hard pressed to get an extra police officer  
200 during that time, so she was doubtful the police would patrol the park during those hours.  
201 She discussed the level of vandalism the park was getting now when the school and the  
202 community was not at full attendance levels. She asked for cameras to be put in place to  
203 deter the vandalism, or to find an alternative vandalism deterrent.

204

205 Discussion ensued regarding the public bathroom vandalism; how to deter vandalism;  
206 potential temporary camera feeds to determine who was vandalizing the bathrooms; and  
207 residents not wanting public record video feed of their children.

208

209 Ms. Mary Kay stated children were fishing on Moon Beam and feeding the alligators. She said  
210 she felt it was an attractive nuisance and she was worried about the children. She stated  
211 children and adults walked right behind her and her neighbor's lanais on a regular basis, all  
212 day, every day, creating a hostile environment for her and her neighbors. She discussed  
213 people creating videos of her falsely implying she was chasing and harassing them, when she  
214 was the one feeling harassed. She stated it was an invasion of privacy.

215

216 Mr. \_\_\_\_ 15:58 noted many of the lakes were accessible directly off the CDD trails, which  
217 were public trails, and there needed to be no fishing signage placed.

218

219 Discussion ensued regarding the need for no fishing signs to be placed along the CDD trails  
220 and at the lakes; Turner Lake and Sunrise Lake being the two lakes in which fishing was  
221 allowed; no fishing allowed per the Master Association handbook in the other lakes;  
222 residents not being able to enjoy their back yards because of trespassers; and the problem  
223 with littering around the ponds.

224

225 *Mr. Ward: Fishing as a matter of law is permitted anywhere in the State. We can put up no*  
226 *fishing signs, but the hard part is the enforcement. The only enforcement mechanism we*  
227 *would have - we can't fine people - is using off duty police officers to enforce no fishing and*  
228 *that tends to be expensive.*

229

230 *Mr. \_\_\_\_: If there were no fishing signs, would it be an option for the homeowners to call the*  
231 *police?*

232

233 *Mr. Wollard: The short answer is yes. If there is signage you can call for some sort of*  
234 *enforcement. If the people are still standing there by the time the police get there -*

235

236 *Ms. \_\_\_\_: It's our first layer of defense. The first thing they say back, after a string of cuss*  
237 *words, is the sign doesn't say no fishing.*

238

239 *Mr. Ward: To the extent that somebody is trespassing on your property you can always call the*  
240 *police.*

241  
242 Discussion ensued regarding trespassers being smart enough to stand on CDD property  
243 close to the lake banks and not on actual resident property; putting up signage; where  
244 trespassers were fishing; there being alligators in the lakes; and toddlers walking along the  
245 lake banks where the alligators were living.

246  
247 Mr. Ward noted the CDD could call Fish and Wildlife to remove the alligators.

248  
249 Discussion continued regarding adults with children trespassing and fishing in lakes which  
250 were not meant for fishing; and how quickly signage could go up.

251  
252 Mr. Ward stated he would see what it would cost to put up no fishing signs.

253  
254 Ms. \_\_\_\_ stated Taylor Morrison salespeople were driving on the trails with golf carts giving  
255 tours. She stated golf carts were not supposed to drive on the trail system. She asked for the  
256 CDD to consider bollards at the tops of the trail systems.

257  
258 Discussion ensued regarding motor vehicles driving on the trail systems; the CDD allowing  
259 motorized vehicles on the trail systems; the HOA rules prohibiting motorized vehicles from  
260 driving on the trail systems; and HOA rules not being legally binding on CDD property.

261  
262 Mr. Ward stated he believed there might be a mechanism in state statute which would enable  
263 the CDD to prohibit motorized vehicles from driving the trail system, but he would have to  
264 look into it to be sure.

265  
266 Ms. \_\_\_\_ asked for this to be added to the to-do list.

267  
268 Ms. Brook Hartmann thanked Richard and Mr. Ward. She asked if the shade products should  
269 be discussed at the next meeting.

270  
271 Mr. Ward noted he had all the information Ms. Hartmann presented to Richard regarding the  
272 shade structures.

273  
274 Ms. Hartmann reported the shade structure for the littlest playground was going up soon.  
275 She thanked Richard. She asked for the remaining proposed shade structures to be  
276 considered in the next budget at around \$25,000 to \$30,000 dollars. She noted the  
277 remaining shade structures included a small sail over the sand pit and large sail over the  
278 large playground structure.

279  
280 Mr. Ward took note.

281  
282 Ms. Anna Valentin asked for clarification of Mr. Ward's statement about motorized vehicles  
283 and the trail system.

284  
285 *Mr. Ward: The CDD is the owner of a ton of infrastructure within the community itself. My point*  
286 *was only that HOA rules as a matter of law do not affect governmental agencies. The HOA can*

287 *enforce their rules to the extent that they want, they just couldn't enforce them as it relates to*  
288 *the CDD.*

289  
290 *Ms. Valentin: That's the challenge. Nobody is enforcing them.* She discussed the Taylor  
291 Morrison salespeople driving on the trail system, backing up onto the shell path and causing  
292 significant damage to the shell path, and residents damaging the trails and the shell paths as  
293 well with motorized vehicles as a direct result of seeing Taylor Morrison drive the trails.

294  
295 Mr. Ward indicated he would see what could be done.

296  
297 Mr. Travis Larose discussed the problem with construction debris in the preserve area behind  
298 his home. He noted someone came out to clean the debris in the past. He asked how he  
299 should inform the CDD when he noticed the need for additional cleanup.

300  
301 Mr. Ward responded there was no work order system for reporting problems; Mr. Larose  
302 could call if he had a problem.

303  
304 Mr. Larose asked if preserve cleanup was regularly scheduled.

305  
306 Mr. Ward stated he believed Taylor Morrison would clean up construction debris as  
307 appropriate and the CDD would take over preserve maintenance when Taylor Morrison was  
308 done with construction. He said generally preserve areas were maintained quarterly or every  
309 six months depending on the preserve and what was needed.

310  
311 Mr. Wollard stated preserve maintenance was for invasive weeds not for construction debris.  
312 He recommended Mr. Larose call Taylor Morrison when he saw construction debris and  
313 Taylor Morrison would take care of it.

314  
315 Mr. Ward stated Mr. Larose could also call him (Mr. Ward) or CDD staff and they would  
316 coordinate with Taylor Morrison.

317  
318 Ms. Julie Stuttle noted her street (Silent Night) dead ended into a crushed rock turnaround  
319 which was used regularly. She said the amount of dust and dirt kicked up by the vehicles  
320 using the turnaround was a problem. She noted this was the only portion of Sky Ranch which  
321 was not paved. She asked who she should contact regarding getting this paved.

322  
323 Mr. Wollard (with Taylor Morrison) indicated the roadway was Taylor Morrison property. He  
324 stated the end of Silent Night connected into a future phase of development and as such a  
325 temporary turnaround was required to be in place until the next phase was developed. He  
326 stated once the future connection was made it would be paved. He stated a no outlet sign  
327 would be put up soon to prevent thru traffic from trying to use Silent Night. He stated Taylor  
328 Morrison should be breaking ground for the next phase in approximately 30 to 60 days (he  
329 believed), so maybe by the end of 2026 or the beginning of 2027 the turnaround would be  
330 no more, and the road would go through.

331  
332 Ms. \_\_\_\_ explained the problem was the construction trucks leaving in the evenings kicking  
333 up dirt and dust and it was getting into residents' pools and lanais. She asked for the  
334 turnaround to be temporarily paved.

335  
336 Mr. Wollard stated in 30 or 60 days it would be dug up to continue water and sewer lines.  
337

338 Discussion ensued regarding the gravel turnaround being required by county law; and the  
339 constant traffic kicking up enough dust to damage pools and new equipment.  
340

341 Mr. Wollard stated he would look into watering the turnaround down to lessen the amount of  
342 dust. He stated he would work to try to better control the dust. He noted he understood the  
343 problem as he was experiencing the same at his personal home. *Full disclosure, as we break  
344 ground on the new development it is going to continue to be dusty. My goal for our team  
345 would be to get in and out of there as fast as humanly possible. You are going to see a lot of  
346 equipment. The ponds are going to get low because we are going to be dewatering for sewer  
347 and we have gone through this on several subphases. It's going to get a little bit worse before  
348 it gets better. I'm sorry. It's not that I'm trying to do it on purpose. It's just kind of the name of  
349 the game.*  
350

351 **TENTH ORDER OF BUSINESS**

**Adjournment**

352  
353  
354 Mr. Ward adjourned the meeting at approximately 2:12 p.m.  
355

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

356  
357  
358  
359 LT Ranch Community Development District  
360

361  
362  
363 \_\_\_\_\_  
364 James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

## RESOLUTION 2026-7

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

#### RECITALS

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

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

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

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

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

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

**DATE: Tuesday, July 28, 2026**  
**HOUR: 1:30 PM**  
**LOCATION: Offices of Taylor Morrison**  
**551 N. Cattlemen Road, Suite 200**  
**Sarasota, Florida 34232**

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

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

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

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

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

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

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

**ATTEST:**

**LT RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
, Chairperson

**Exhibit A:** Proposed Fiscal Year 2027 Budget

## Exhibit A

**To Be Provided at the Meeting**

## RESOLUTION 2026-8

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE AGREEMENTS WITH PFM MANAGEMENT SERVICES LLC, AND PFM FINANCIAL ADVISORS LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

### RECITALS

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") has previously entered into that certain District Management Services Agreement, effective as of September 9, 2018 ("Agreement") between the District and J P Ward and Associates LLC, attached hereto as **Exhibit A**, for District Management Services; and

**WHEREAS**, effective as of May 1, 2026, JP Ward and Associates LLC, has been acquired by PFM Management Services LLC; and

**WHEREAS**, the District desires to approve the District Management Agreement with PFM Management Services LLC, attached hereto as **Exhibit B**, and the Financial Advisory Contract with PFM Financial Advisors LLC, Attached hereto as **Exhibit C**; and

**WHEREAS**, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the District Management Agreement and the Financial Advisory Contract on the District's behalf.

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

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

**SECTION 2. EXECUTION OF AGREEMENT AND CONTRACT.** The Chairperson is authorized to execute the District Management Agreement and the Financial Advisory Contract at a time to be determined by the Chairperson.

**SECTION 3. CONFLICTS.** If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

**SECTION 4. SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 5. PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

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

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_, Chairman

- Exhibit A:** J P Ward and Associates LLC District Management Services Agreement
- Exhibit B:** PFM Management Services LLC District Management Agreement
- Exhibit C:** PFM Financial Advisors LLC Financial Advisory Contract

**Exhibit A:**

J P Ward and Associates LLC District Management Services Agreement

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

THIS AGREEMENT, made and entered into on this 20<sup>th</sup> day of September, 2018, by and between the LT Ranch Community Development District, hereinafter referred to as "DISTRICT", and the firm of **JPWARD and Associates, LLC**, hereinafter referred to as "MANAGER", whose address is 2900 N.E. 12<sup>th</sup> Terrace, Suite 1, Oakland Park, Florida 33334.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting services for the LT Ranch Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

**NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:**

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget adopted by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on September 20, 2018. The Agreement may be terminated as follows:
  - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
  - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
  - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Lee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

LT Ranch Community Development District  
Attention: Mr. John Wollard  
Chairman, Board of Supervisor's  
551 Cattlemen Road, Suite 200  
Sarasota, Florida 34232

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With a copy to:  
District Counsel  
Attention: Mr. Jere Earlywine  
Hopping Green and Sams PA  
119 Monroe Street, Suite 300  
Tallahassee, Florida 32314

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

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**Exhibit A**

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***Management and Administrative Services***

***JPWARD and Associates, LLC*** will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisor's in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
  - Insurance, General Liability along with Director's and Officer's Liability
  - Independent Auditor Services
  - Such other services as may be identified from time to time
- Provide required annual disclosure information:
  - Designation of Registered Office and Registered Agent
  - Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

# **AGREEMENT FOR SERVICES Between LT Ranch Community Development District and JPWARD and Associates, LLC**

## **Administrative Services**

**JPWARD and Associates, LLC** will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by **JPWARD and Associates, LLC** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in accordance with Florida Law for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Maintain District Seal.
- Satisfy Public Records Requests in a timely, professional and efficient manner.

# **AGREEMENT FOR SERVICES Between LT Ranch Community Development District and JPWARD and Associates, LLC**

## ***Financial Accounting Services***

***JPWARD and Associates, LLC*** will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- If necessary, prepare and coordinate applications for:
  - Federal I.D. Number
  - Tax Exemption Certificate
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for

***AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC***

Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for year end audit:
  - Prepare schedule of Bank Reconciliations
  - Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
  - Prepare analysis of Accounts Receivable
  - Prepare schedule of Interfund Accounts
  - Prepare schedule of Payables from the Governments
  - Prepare schedule of all Prepaid Expenses
  - Prepare debt Confirmation Schedules
  - Prepare schedule of Accounts Payable
  - Prepare schedule of Assessment Revenue compared to Budget
  - Prepare schedule of Investments and Accrued Interest
  - Prepare analysis of All Other Revenue
  - Prepare schedule of Operating Transfers
  - Prepare schedule of Cash Receipts and Cash Disbursements
  - Prepare analysis of Cost of Development and Construction in Progress
  - Prepare analysis of Reserves for Encumbrances
  - Prepare Amortization and Depreciation Schedules
  - Prepare General Fixed Asset and General Long-Term Debt Account Groups
  - General Fixed Asset Accounting

## **AGREEMENT FOR SERVICES Between LT Ranch Community Development District and JPWARD and Associates, LLC**

- Assets constructed by or donated to the District for maintenance
- Inventories of District property in accordance with the Rules of the Auditor General

### **Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.**

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to insure that the District rolls are in compliance with the law and that **JPWard and Associates, LLC** has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.

### **Assessment Methodology Services**

**JPWard and Associates, LLC** will prepare the Special Assessment Methodology necessary to assist the District in formulating it’s financial goals and strategies for the issuance of any proposed Debt Financings.

***AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC***

- Research, identify and evaluate outstanding funding issues that need to be addressed during the development of the capital improvement plan for the infrastructure for the project.
- Develop a fair and reasonable method of apportionment and accurate classification of parcels using the current ad valorem roll and development plan from the developer.
- Review the assessment methodology for legal sufficiency and compatibility with the uniform method of collection via the tax toll.
- Create a preliminary assessment roll database using the most current tax roll and apply the apportionment methodology to the database to test the validity and legal sufficiency.
- Calculate a proforma schedule of assessment rates, including par debt allocated to all properties, and estimated annual cost.
- Calculate a proforma schedule of rates based on the developed apportionment methodology and revenue requirements for the assessment program.

**Dissemination Agent Services (NOT INCLUDED IN THIS PROPOSAL)**

***JPWard and Associates*** will provide the required services to comply with the Securities and Exchange Commission Rule 15c2-12 as set forth in the Dissemination Agreement and the Continuing Disclosure Agreement that were entered into for the District's Series 1999 and Series 2007 Bonds.

- Develop information collection systems to be used to comply with the requirements of the Continuing Disclosure Agreement.
- Collect all information required for the Annual Report required by the Continuing Disclosure Agreement and electronically provide to the National Repository Site.

***AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC***

- Work with the Trustee and report any significant events required pursuant to the Continuing Disclosure Agreement.

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

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**Exhibit A – Fee Schedule**

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**District Management and Administrative Services**

**Management**

\$40,000 Yearly

- Twelve (12) Meetings are included
- Additional meetings
  - i. \$175.00 per hour plus travel time.
  - ii. Travel is billed at actual cost for Air travel and at the approved IRS rate for automobile.
- Scanning of Documents before the Contract Period.
  - i. We have noted that some companies have maintained the District's records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Paper records received from the prior management firm will be professionally scanned, and our fee is \$45.00 per hour.
- Fax Services
  - i. With the use of our electronic systems we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.
- Cassette Tape Conversion
  - i. We utilize a digital recorder for all Board Meetings, which are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate with a firm that will convert those tapes to a digital format and bill the

## **AGREEMENT FOR SERVICES Between LT Ranch Community Development District and JPWARD and Associates, LLC**

District only the actual cost of conversion, without any fee or markup. Once these tapes have been converted to a digital format, we will maintain these digital records on our Systems for the District.

### **Financial Accounting**

General Fund, Debt Service and Capital Projects Funds	\$8,000/fund
Debt Service and Capital Projects Funds are considered one fund if within one Bond Issue.	

■ Computer Services	Included
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### **Dissemination Agent Services**

For each Bond Issue (Billed monthly beginning at Issuance)	N/A
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### **Special Assessment Services**

■ On-going Yearly maintenance of District’s Assessment Roll and Lien Book for each Fund	\$8,000
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i. Estoppel Letters for Assessment Liens	\$50
■ Billed to the Requesting Party	

■ Preparation of Special Assessment Methodology	\$25,000
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### **Issuance and Re-Financing of Bonds**

■ Management Services for Issuance of Bonds	\$25,000
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### **Expense Reimbursement Policy**

The following is **JPWard and Associates, LLC** standard expense reimbursement policy for Community Development District representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client.

All expenses are billed monthly.

Telephone: All telephone charges are billed at an amount approximating actual cost.

***AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
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Photocopying and Printing: In-house photocopying and printing is charged at \$.25 per page (black and white) and \$.50 per page (color). Outside copying, printing and binding will be billed as a pass-through of the direct vendor's charges.

Facsimile Services: With the use of our electronic systems we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended.

**AGREEMENT FOR SERVICES Between  
LT Ranch Community Development District  
and JPWARD and Associates, LLC**

And if sent to the MANAGER:  
**JPWard and Associates LLC**  
Attention: Mr. James P. Ward  
2900 N.E. 12<sup>th</sup> Terrace, Suite 1  
Oakland Park, Florida 33334

Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein or such other address if the parties address has been changed subsequent to the date of this Agreement.

13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
  
14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the LT Ranch Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed  
In the presence of:

**BOARD OF SUPERVISORS  
LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

  
\_\_\_\_\_  
James P. Ward, Secretary

  
\_\_\_\_\_  
John Wollard, Chairman

**JPWARD and Associates, LLC**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
James P. Ward, Chief Operating Officer

**Exhibit B:**

PFM Management Services LLC District Management Agreement

## DISTRICT MANAGEMENT

This District Management Agreement (this "Agreement"), made and entered into this 1<sup>st</sup> day of May 2026 (the "Effective Date") by and between **LT Ranch Community Development District** ("DISTRICT") and **PFM Management Services LLC** (hereinafter called the "MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

**WHEREAS**, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

**WHEREAS**, MANAGER is capable of providing the necessary services.

**NOW, THEREFORE**, in consideration of the above mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

### I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

### II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

### III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

#### 1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

**IV. TERM AND TERMINATION**

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

**V. ASSIGNMENT**

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other; provided, however, that MANAGER may, upon notice to the DISTRICT, assign MANAGER's rights and obligations under this Agreement to any subsidiary or affiliate of MANAGER or a successor of MANAGER in connection with the sale of all or substantially all of MANAGER's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

**VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA**

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data.

**VII. NOTICES**

All notices given under this Agreement shall be in writing, sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

**DISTRICT:**

LT Ranch Community Development District  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
Attention: District Manager

**With A Copy To:**

Kutak Rock LLP  
107 West College Ave  
Tallahassee, Florida 32301  
Attention: Mr. Jere Earlywine

**MANAGER:**

PFM Management Services LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
Attention: Jennifer Walden

**VIII. TITLE TRANSFER**

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

**IX. MANAGER'S REPRESENTATIVES**

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

**X. INSURANCE**

MANAGER shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

**XI. GENERAL PROVISIONS**

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

To the extent not referenced herein, MANAGER shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services which are not under the control or supervision of the MANAGER.

**DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the MANAGER, the DISTRICT agrees to indemnify, defend, and hold harmless the MANAGER and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that MANAGER may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the DISTRICT. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the MANAGER may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

**MANAGER INDEMNIFICATION.** The MANAGER agrees to indemnify, defend, and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the DISTRICT may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the MANAGER. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the DISTRICT may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

**SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the

MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

#### 4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

#### 5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

#### 6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

#### 7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

#### 8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.**

9. E-Verify Requirements.

The Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, Florida Statutes. If the Manager anticipates entering into agreements with a subcontractor for the Services, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager.

The Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

10. Anti-Human Trafficking Compliance.

In accordance with the requirements of Section 787.06(13), Florida Statutes, Manager shall be required to execute an Affidavit of compliance at the time of execution of this Agreement and any renewal hereof.

11. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

**LT Ranch Community Development District**

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Sign: \_\_\_\_\_

Print Name: James P. Ward

Title: Secretary

**PFM Management Services LLC**

\_\_\_\_\_  
Jennifer Walden, Senior District Manager

## **EXHIBIT A**

### **SCOPE OF SERVICES**

#### I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

#### II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

#### III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of

Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

**EXHIBIT B**

**COMPENSATION FOR SERVICES**

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT’s approved budget.

<b><i>District Management*</i></b>	<b><i>Annual Fee</i></b>
Management/Administrative Services	\$53,000
Accounting Services	\$36,000
General Fund Assessment Administration	\$9,000

<b><i>Debt Issue Services</i></b>	<b><i>Annual Fee</i></b>
Assessment Administration	\$9,000 per Series
Continuing Disclosure Services	\$2,500 per Series

<b><i>Additional Services**</i></b>	<b><i>Cost of Issuance (per series of bonds)</i></b>
District Management Services Cost of Issuance	\$5,000
Disclosure Services Cost of Issuance	\$1,500

\* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

\*\*Additional Services - District Management Services Cost of Issuance. These fees are applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. These fees are not related to the Operating & Maintenance Budget for the District.

*The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.*

Any services provided by the MANAGER that has not been outlined in “Exhibit B” above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER’s hourly fee schedule set forth below.

The MANAGER’s prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	\$ 325
Director / Senior District Manager/ Senior District Accountant	\$ 275
Senior Analyst / District Manager/ District Accountant	\$ 150
Assistant District Manager	\$ 100
Administrative Assistant / Bookkeeper	\$ 50

## **INSURANCE**

PFM Management Services LLC ("PFM") acting as MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

PFM Management Services LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000

Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)

Cyber Liability. ....AIG Specialty Insurance Company (A; Stable)

Crime.....Berkley Regional Insurance Company; (A+; Stable)

General Liability. ....The Phoenix Insurance Company; (A++ Stable)

Automobile Liability.....St. Paul Protective Insurance Company; (A++ Stable)

Excess /Umbrella Liability.....Travelers Property Casualty Company of America;  
(A++ Stable)

Workers Compensation.....Travelers Casualty Ins Co of America; (A++ Stable)  
& Employers Liability

**Exhibit C:**

PFM Financial Advisors LLC Financial Advisory Contract

**PFM FINANCIAL ADVISORS LLC**  
**AGREEMENT FOR FINANCIAL ADVISORY SERVICES**

This agreement (“Agreement”), made and entered into this 12th day of May, 2026, by and between **LT Ranch Community Development District** (“DISTRICT”) and PFM Financial Advisors LLC (hereinafter called “PFM”), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing DISTRICT’s strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

**I. SCOPE OF SERVICES**

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. In addition, upon the DISTRICT’s request, PFM may, under separate writing, including separate scope and fees, provide services related to Structured Products transactions (e.g. services related to the investment of bond proceeds, including, but not limited to, the design and competitive procurement of structured investments and fixed-income portfolios), and Investor Relations Advisory services (e.g. services related to assisting the DISTRICT with optimizing their investor outreach efforts, including, but not limited to, support with investor communications, transaction information evaluation using proprietary analytics and maintaining investor database). The DISTRICT acknowledges and agrees that PFM does not provide legal, tax, or accounting advice in connection with the services. The DISTRICT is solely responsible for obtaining its own legal, tax, or accounting advice with respect to the Services and any related matter(s).

The DISTRICT acknowledges and agrees that most tasks requested by The DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement, or applicable separate agreement with the DISTRICT for Structured Products or Investor Relations Advisory services. Upon the request of

The DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may provide additional services to The DISTRICT under a separate writing, including separate scope and compensation, between the DISTRICT and such affiliate or third party. The DISTRICT acknowledges that, in certain circumstances, the same individual may provide services to the DISTRICT on behalf of both PFM and one or more of its affiliates. For example, The DISTRICT may elect to engage PFM for municipal advisory services and separately engage an affiliate of PFM for consulting or other non-municipal advisory services, where the same individual will serve under both engagements. In such cases, the services shall be provided strictly in accordance with the terms of the respective agreements between The DISTRICT and PFM and/or the applicable Affiliate. The provision of services by an individual in such dual roles shall not alter or affect the separate legal responsibilities, obligations, or liabilities of PFM and its affiliates under their respective agreements with DISTRICT.

## **II. WORK SCHEDULE**

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

## **III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES**

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to The DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to The DISTRICT prior to or together with this Agreement.

## **IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES**

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and The DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within thirty (30) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data processing and computer time which are incurred by PFM. Upon request of The DISTRICT, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

**V. TERMS AND TERMINATION**

This Agreement shall be effective from May 1, 2026 until May 1, 2031 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term", unless earlier terminated in writing by either party upon thirty (30) days written notice to the other party.

Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

**VI. ASSIGNMENT**

PFM shall not assign or transfer any interest in this Agreement or subcontract any of the work performed under the Agreement without the prior written consent of the DISTRICT; provided that PFM retains the right to enter into a sale, merger, acquisition, internal reorganization, or similar transaction involving PFM's business without any such consent.

**VII. INFORMATION TO BE FURNISHED TO PFM**

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data. DISTRICT acknowledges that from time-to-time PFM may utilize third-party data in the provision of services to DISTRICT, including, without limitation,

CUSIPs, ratings information, pricing information and other market or reference data, for which data fees or charges may be payable by DISTRICT.

## **VIII. NOTICES**

All notices and other communication required under this Agreement shall be in writing and may be sent by certified mail, return receipt requested, by nationally recognized courier, with written verification of receipt, or by electronic mail. Notices shall be sent to the parties at the following addresses, or to such other address as a party may furnish to the other party:

### **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817  
Attention: District Manager

### **Kutak Rock LLP**

107 West College Ave  
Tallahassee, Florida 32301  
Attention: Mr. Jere Earlywine

### **PFM FINANCIAL ADVISORS LLC**

200 South Orange Avenue, Suite 760  
Orlando, FL 32801  
Attention: D. Brent Wilder, Managing Director

## **IX. TITLE TRANSFER**

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement, PFM shall deliver to the DISTRICT copies of any deliverables pertaining to this Agreement.

## **X. PFM'S REPRESENTATIVES**

### 1. Advisory Team

The employees of PFM set forth below will provide the services set forth in this Agreement; provided that PFM may, from time to time, supplement or otherwise amend the advisory team members set forth below.

- A. Professional Staff
  - D. Brent Wilder, Managing Director

- Kevin Plenzler, Director
- Michael Dennis, Senior Managing Consultant

B. Administrative and Support Staff

- Cynthia Silva
- Dorrena Davis

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

#### **XI. INSURANCE**

PFM shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

#### **XII. LIMITATION OF LIABILITY**

Except to the extent caused by its willful misconduct, bad faith, gross negligence or reckless disregard of its obligations or duties, PFM shall have no liability to any party under this Agreement.

#### **XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY**

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

#### **XIV. APPLICABLE LAW**

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement,

each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

#### **XV. ENTIRE AGREEMENT; SEVERABILITY**

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

#### **XVI. EXECUTION; COUNTERPARTS**

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, and that the execution and delivery of this Agreement has been duly authorized by all necessary governance, corporate, or other entity actions including, where applicable, approval by its applicable governing board. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

**IN WITNESS WHEREOF**, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: James P. Ward

Title: Secretary

**PFM FINANCIAL ADVISORS LLC**

By: \_\_\_\_\_

Name: D. Brent Wilder

Title: Managing Director

**EXHIBIT A**  
**SCOPE OF SERVICES**

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and

expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.

- Conduct strategic modeling and planning and related consulting.
- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/ or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.

- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.
- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

**3. Special Services.** Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

**EXHIBIT B**  
**COMPENSATION FOR SERVICES (NEGOTIOABLE)**

<b>Description</b>	<b>Unit Price</b>
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**TRANSACTIONAL FEE SCHEDULE**

The flat fee for Financial Advisory Services (which includes Assessment Methodology services associated with debt issuance) shall be \$45,000 per transaction. This includes public bond issuances (competitive or negotiated) and bank loans.

**1. Hourly Project Fees (Non-Transaction Related)**

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

<b><u>Experience Level</u></b>	<b><u>Hourly Rate</u></b>
Managing Director	\$325.00
Director/ Senior Managing Consultant	\$275.00
Senior Analyst (Analyst)	\$150.00
Administrative Support	\$0.00

**2. Expenses**

Not Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

\*PFM also offers a flat "overhead" fee of \$2,000 per financing. Note that the \$2,000 flat "overhead" fee of \$2,000 per financing excludes expenses for out of state travel. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of \$0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of \$5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of \$2,500.00 per transaction.

## **NON-TRANSACTIONAL FEE SCHEDULE**

### **A. Assessment Methodology Services**

Assessment methodology services associated with debt issuances are included under the Financial Advisory Services fee and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of each transaction.

As requested, Assessment methodology services not associated with the issuance of District debt will have a minimum fee of \$25,000 and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of the methodology preparation.

The fee for the preparation of an O&M assessment methodology is \$7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is \$2,500.

### **B. Re-amortization Schedules**

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

<b><u>Bond Size Call Amount</u></b>	<b><u>Fee per Amortization Schedule</u></b>
\$25,000 or less	\$250
\$25,001 - \$100,000	\$350
\$100,001 or greater	\$500

### **Other Services**

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

**EXHIBIT C**  
**INSURANCE**

**Insurance Statement**

PFM Financial Advisors LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

**Deductibles/SIR:**

Automobile \$100 comprehensive & \$1,000 collision  
General Liability \$0  
Professional (E&O)/ Cyber Liability \$250,000  
Crime \$50,000

**Insurance Company & AM Best Rating**

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)  
Cyber Liability..... AIG Specialty Insurance Company (A; Stable)  
Crime..... Berkley Regional Insurance Company; (A+; Stable)  
General Liability..... The Phoenix Insurance Company; (A++ Stable)  
Automobile Liability..... St. Paul Protective Insurance Company (A++ Stable)  
Excess /Umbrella Liability..... Travelers Property Casualty Company of America; (A++ Stable)  
  
Workers Compensation..... Travelers Casualty Ins Co of America; (A++ Stable)  
& Employers Liability

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER  
IMPORTANT MUNICIPAL ADVISORY INFORMATION  
PFM Financial Advisors LLC**

**I. Introduction**

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. We do not provide legal, tax, or accounting advice.

***How We Identify and Manage Conflicts of Interest***

**Code of Ethics.** The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

**Policies and Procedures.** We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

**Supervisory Structure.** We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

**Disclosures.** We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

**II. General Conflict of Interest Disclosures**

***Disclosure of Conflicts Concerning the Firm’s Affiliates***

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of

action designed to increase the level of the client's business activities with the affiliate or to recommend against a course of action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

***Disclosure of Conflicts Related to the Firm's Compensation***

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

***Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors.***

Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

***Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients***

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

***Disclosure Concerning Provision of Services by Our Registered Advisors Dually through the Firm and the Firm's Affiliates.***

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. From time to time, We may have registered municipal advisors ("Registered Advisors") that may provide services to a Municipal Entity client on behalf of, and under a separate written client agreement with, both Us and one or more of Our affiliates. In such cases, the individual will act solely on behalf of Us or the applicable Affiliate, respectively,

that is a party to the specific agreement governing the respective services. For example, if a Municipal Entity client engages Us for municipal advisory services and separately engages an affiliate of Ours for consulting or other non-municipal advisory services, the same individual may serve under both engagements – as a Registered Advisor under the client agreement with Us and as an individual service provider under the client agreement with Our affiliate. Such circumstance could be perceived as a conflict of interest considering the individual’s dual service role and involvement, as well as differing duties owed to the client. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. If a client chooses to obtain services of an affiliate, even if the affiliate’s services are provided by a Registered Advisor, not in their municipal advisory representative capacity but as an individual service provider acting solely on behalf of the applicable affiliate, We require that the client consult and enter into a separate agreement for such services, so that the client can make an independent, informed, evaluation of the services offered.

***Disclosure of Conflicts Related to the Firm’s Affiliate’s Channel Partner Arrangement***

Our affiliate, PFM Solutions LLC d/b/a Synario (“Synario”), a Software-as-a-Service (“SaaS”) company has entered into a channel partner arrangement with Fifth Asset, Inc. d/b/a DebtBook (“DebtBook”), a SaaS company that delivers an integrated, purpose-built financial management, treasury, and liquidity software platform for government and nonprofit organizations. As part of the arrangement, We have agreed to introduce clients to Synario for the purpose of Synario referring the client to utilize DebtBook products (the “Purpose”). A percentage of fees received from successful referrals that become clients of DebtBook will be paid by DebtBook to Synario in consideration for the referral. Additionally, individual members of Ours, solely in their personal capacity and independent of Us or any of Our affiliates, hold passive, minority, investment interests in DebtBook, that, in the aggregate, represent less than one percent (1%) of DebtBook’s fully diluted shares, which shares are not publicly traded. The referral and corresponding referral fee compensation together with these de minimis personal ownership interests create a material conflict of interest as they provide Us with an incentive introduce clients to Our affiliate for the Purpose. Accordingly, We mitigate conflicts of interest arising in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. The channel partner arrangement does not cause an increase in the municipal advisory fees charged to you. If you choose to obtain services of DebtBook, you must make an independent, informed, evaluation of the services offered and enter into a separate agreement for such services directly with DebtBook.

***Disclosure Related to Legal and Disciplinary Events***

As registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in ‘**Item 9 Disclosure Information**’ of form MA, ‘**Item 6 Disclosure Information**’ of form MA-I, and if applicable, the corresponding disclosure reporting page(s) (“DRP”). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC’s Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001669517&owner=include&count=40>

**III. Specific Conflicts of Interest Disclosures – LT RANCH COMMUNITY DEVELOPMENT DISTRICT 2026 CONTRACT**

To Our knowledge, following reasonable inquiry, we are not aware of any other actual or potential conflict of interest that could reasonably be anticipated to impair Our ability to provide advice to or on behalf of the client in accordance with applicable standards of conduct of MSRB Rule G-42.

#### **IV. Municipal Advisory Complaint and Client Education Disclosure**

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at [www.msrb.org](http://www.msrb.org), and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

Record: \_\_\_\_\_

Prepared by and return to:



50 Central Avenue  
Eighth Floor  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: James L. Turner, Esq.

## ACCESS AND DRAINAGE EASEMENT AGREEMENT

**THIS ACCESS AND DRAINAGE EASEMENT AGREEMENT** (the “Agreement”) is made this \_\_\_\_ day of May 2026, by and between **SKYE RANCH MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is c/o 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232, and **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Sarasota County, Florida, whose mailing address is c/o JP Ward & Associates, LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 (collectively “Grantor”), and **DLT OF SW FLORIDA, LLC**, a Florida limited liability company, **CHT OF SW FLORIDA, LLC**, a Florida limited liability, **KDP OF SW FLORIDA, LLC**, a Florida limited liability company, and **JLT OF SW FLORIDA, LLC**, a Florida limited liability company, whose mailing address is c/o James L. Turner, 50 Central Avenue, Eighth Floor, Sarasota, Florida 34236 (collectively, “LT” or “Grantee”).

### RECITALS:

A. TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation (“TM”) entered into a Purchase and Sale Agreement dated May 22, 2015, as amended (the “Purchase Agreement”) with LT PARTNERS, LLLP, a Florida limited liability limited partnership, to purchase certain Property (the “Real Property”) in Sarasota County, Florida, a Memorandum of which is recorded as Instrument #2015146430, Public Records of Sarasota County, Florida, which Memorandum has been amended from time to time, which Purchase Agreement provides that TM may close on the purchase in several phases (each, a “Phase”).

B. The portions of the Real Property which TM has closed on pursuant to the Purchase Agreement shall collectively be referred to as the “TM Property.”

C. Grantee is the successor in interest to LT Partners, LLLP, in the commercial parcel described in Exhibit “A” attached hereto, and has recently acquired a parcel

contiguous thereto described in Exhibit "B" attached hereto (collectively, the "Commercial Parcel").

D. In conjunction with its development of the TM Property, TM has constructed Autumn Breeze Avenue (Tract 102 in Plat Book 53, Page 175, Public Records of Sarasota County, Florida) which is a two-lane access road (the "Access Road") together with related roadway improvements, including associated drainage facilities, and which Access Road is intended to provide access to the TM Property and to the Commercial Parcel.

E. The Commercial Parcel is intended to be improved with a shopping center and other commercial uses and multi-family housing (the "Village Center") and related walkways, access drives, parking areas and other improvements.

F. Grantor is the successor in interest to TM in the portion of the TM Property defined below as the Easement Area.

G. Portions of the Commercial Parcel are separated from the Access Road by the Easement Area (as hereinafter defined) and Grantee desires to have an Easement across the Easement Area to facilitate access between the Commercial Parcel and the Access Road, and to use the Easement Area for the Drainage Facilities (as hereinafter defined).

H. The parties desire to establish their respective rights and obligations with respect to the Easement Area (as hereinafter defined).

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained and other good and valuable consideration in hand paid by the parties to one another, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the parties hereby agree as follows:

1. **Access and Drainage Easement**. In order for Grantee to have an additional access to the Commercial Parcel, Grantor does hereby grant, and deliver unto the Grantee, its successors and assigns, and purchasers of all or any portion of the Commercial Parcel, a perpetual, non-exclusive easement (the "Easement") in, over and upon the following described land within the TM Property, to wit:

See Exhibit "C" attached hereto and made a part hereof (the "Easement Area").

for the purpose of both pedestrian and vehicular ingress and egress including but not limited to construction vehicles for the transport of equipment, materials, personnel, agents and contractors, and for drainage of the Easement Area and of the Commercial Parcel and for utilities.

The Easement is hereby granted for the purpose of providing access to and from the Commercial Parcel, and any improvements located thereon from time to time for Grantee and the other owners of the Commercial Parcel, and their respective employees, tenants, customers, guests, invitees, contractors, and servicemen; TOGETHER WITH the right to keep the Easement Area free of any obstruction which would unreasonably interfere with

or hamper access to and from the Commercial Parcel, and any improvements located thereon from time to time.

The Easement is also granted for the purpose of Grantee, and its successors and assigns to the Commercial Parcel, providing for the drainage, storage, and treatment of surface water emanating from the Commercial Parcel and flowing through the Grantor Property. Without limiting the foregoing, Grantee, and its successors and assigns, shall have the right to construct, install, maintain, repair, replace and operate stormwater ponds, underground drainage pipes and drainage ditches and swales, together with improvements appurtenant thereto (the "Drainage Facilities"), within the Easement Area.

The Easement shall be for the benefit of and appurtenant to the Commercial Parcel, as now existing or as may be hereafter developed.

2. **Grantee's Future Access Points.** Grantor acknowledges and agrees that Grantee shall have the right, but not the obligation, to construct and install within the Easement Area such curb cuts and related access aprons, curbing, paving, sidewalks, drainage facilities, and directional signage, as shall be reasonably desired by Grantee, for the purpose of connecting to or otherwise serving any future access drives constructed and installed on the Commercial Parcel, all at Grantee's sole expense. In connection therewith, Grantee shall have the right to relocate, at Grantee's sole expense and after reasonable notice to Grantor and to the applicable utility service provider, any fire hydrant or other above ground utility equipment located within the Easement Area, if reasonably needed for Grantee's construction of such additional access drives and if reasonably relocatable; provided, however, that any such relocation by Grantee shall not result in a material interruption of utility services to the TM Property. Any such additional curb cuts and related improvements shall be constructed and installed (i) in such location within the Easement Area as Grantee may designate in its reasonable discretion, (ii) in a good, workmanlike, and lien-free manner, (iii) in accordance with all applicable governmental regulations, and (iv) does not materially impact the TM Property or affect the ability to get curb cuts on the TM Property.

3. **Maintenance.**

A. **Access Easement Area.** Grantor shall be solely responsible for and shall pay all costs of the repair and maintenance of the Easement Area, and all improvements thereon installed by Grantor, including, without limitation, cleaning, sweeping, picking up of trash and other debris, installation and maintenance of landscaping, lighting, and patching and resurfacing (collectively the "Maintenance Work"). All Maintenance Work shall be performed at such times, and to such extent, as is necessary to keep the Easement Area in a good and functional condition, appearance, and in substantial accordance with the Sarasota County standards for private roads. Grantee shall at all times be solely responsible for, and shall pay all costs of, the Maintenance Work relating to such portion of any future access drives Grantee may construct and install within the Easement Area and any improvements installed by Grantee. Grantee shall also be solely

responsible for, and shall pay all costs of, operating, maintain, repairing, and replacing the Drainage Facilities. Such maintenance shall be performed at such times and to such extent as is reasonably necessary to comply with applicable governmental requirements.

B. Cure Right.

i) Grantee Cure. In the event Grantor fails to perform its obligations provided in Paragraph 3.A, and such failure continues for 15 days following delivery by Grantee of written notice thereof to Grantor, Grantee shall have the right, but not the obligation, to perform the Maintenance Work to be performed by Grantor. In the event Grantee performs such Maintenance Work in accordance with this Paragraph 3.B.i, Grantor agrees to pay to Grantee, within thirty (30) days from receipt of an invoice therefor, the actual cost incurred by Grantee in connection with the Maintenance Work, together with interest accruing thereon at the rate of 12 percent per annum, from the date originally incurred until the date actually paid by Grantor to Grantee.

ii) Grantor Cure. In the event Grantee fails to perform its obligations provided in Paragraph 3.A, and such failure continues for 15 days following delivery by Grantor of written notice thereof to Grantee, Grantor shall have the right, but not the obligation, to perform the Maintenance Work to be performed by Grantee. In the event Grantor performs such Maintenance Work in accordance with this Paragraph 3.B.ii, Grantee agrees to pay to Grantor, within thirty (30) days from receipt of an invoice therefor, the actual cost incurred by Grantor in connection with the Maintenance Work, together with interest accruing thereon at the rate of 12 percent per annum, from the date originally incurred until the date actually paid by Grantee to Grantor.

C. Maintenance Easements. Grantor hereby grants to Grantee a temporary, nonexclusive maintenance easement in and to the Easement Area for the purpose of performing the work described in Paragraph 3.B.i.

4. **Grant of Easement Only.** Grantor is not hereby conveying any land or title thereto, but merely is granting one easement as described herein. Grantor reserves all right, title, interest, and privilege and the full enjoyment of the Easement Area and the use thereof for all purposes not inconsistent with the uses hereby granted to Grantee.

5. **Easement Conditions.** This easement is granted by Grantor and accepted by Grantee subject to the following conditions which Grantee covenants and agrees to perform:

A. To exercise commercially reasonable care in the use of the Easement and to use the Easement granted so as to prevent the creation of any condition which is or may become dangerous to Grantor, its guests, employees, invitees, licensees, or the public in general.

B. To cause no unnecessary or unreasonable obstruction in Grantor's operations or interruption of travel over or upon the Grantor Property.

6. **Indemnification.** Each party hereby indemnifies and agrees to hold the other party harmless from and against any loss, cost, damage, or expense, including all claims for death or injury to persons or damage to property, and including, without limitation, attorneys' fees and court costs, which may be suffered or incurred by the other parties and which may arise out of or in connection with, by reason of the actions of or the failure to take action by such party, or the negligence or intentional misconduct of such party, its agents, representatives, contractors or employees, in the conduct of the construction or maintenance performed by such party as contemplated under this Agreement or otherwise in connection with the exercise by that party of the rights set forth in this Agreement.

7. **Default.** Upon the failure of either party to comply with such party's obligations under the terms of this Agreement, the non-defaulting party shall deliver notice to the defaulting party, and if such default is not cured within thirty (30) days after receipt of such written notice (or such longer period of time provided that the defaulting party is diligently prosecuting the cure of the default) the other party shall be entitled to commence an action against such defaulting party for any relief allowed by law, including, without limitation, money damages, injunctive relief, or any combination thereof. In any such action, the prevailing party shall be entitled to recover its costs and attorneys' fees. Notwithstanding any provision herein to the contrary, in no event shall Grantor be liable for consequential, punitive or speculative damages.

8. **Binding Effect.** As used herein, the terms "Grantee" and "Grantor" shall mean the owners, from time to time, of the Commercial Parcel (as to "Grantee"), and of the Phase 3 Residential Property and of the Phase 4 Residential Property (as to "Grantor"), respectively. In the event of a sale or conveyance by an owner of its fee simple interest in such property (other than the granting of a mortgage), the owner so conveying such interest shall be relieved, from and after the date of transfer, of all obligations and liabilities accruing thereafter pursuant to this Agreement, and the grantee shall succeed to such owner's rights, obligations, and liabilities hereunder.

9. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Florida. The venue of any action brought to enforce or construe this Agreement shall be Sarasota County, Florida.

10. **Priority of Easements.** The easements granted by this Agreement shall be superior in priority to any mortgages, the foreclosure of which could otherwise terminate such easements.

11. **Notices.** Any notice, request, demand or other communication required or permitted be given under this Agreement shall be in writing, addressed as follows or as otherwise instructed pursuant to notice given under the terms of this Section, and shall be deemed given or delivered (a) when personally delivered, or (b) three (3) days after mailing by deposit with the United States Postal Service, postage prepaid, by certified or registered mail, return receipt requested, or (c) one (1) day after acceptance for delivery by Federal

Express or any other nationally recognized overnight delivery service, or (d) upon transmittal by facsimile/telecopy or by e-mail (which may include WORD or PDF attachments) along with confirmed receipt an additional copy sent by U.S. Mail to:

**To Grantor:**

Skye Ranch Master Association, Inc.  
Attn: Jason Boaz, President  
551 N. Cattlemen Road, Suite 200  
Sarasota, FL 34232  
Phone: (941) 326-7272  
Email: [JBoaz@taylormorrison.com](mailto:JBoaz@taylormorrison.com)

**With a copy to:**

Stephen L. Kussner, Esquire  
GrayRobinson, P.A.  
401 E. Jackson Street, Suite 2700  
Tampa, Florida 33602  
Phone: (813) 273-5296  
Email: [stephen.kussner@gray-robinson.com](mailto:stephen.kussner@gray-robinson.com)

**And to:**

Taylor Morrison of Florida, Inc.  
Attn: Kristy Boss, Esquire  
Deputy General Counsel  
1211 N. Westshore Boulevard, Suite 512  
Tampa, Florida 33607  
Phone: (813) 330-2431  
Email: [kboss@taylormorrison.com](mailto:kboss@taylormorrison.com)

**To Grantor:**

LT Ranch Community Development  
District  
Attn: James P. Ward  
PFM Management Services LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308  
Phone: 954-658-4900  
Email: [wardj@pfm.com](mailto:wardj@pfm.com)

**To Grantee:**

DLT of SW Florida, LLC  
Attn: David L. Turner  
10139 Ruffled Fern Lane  
Sarasota, FL 34241  
Phone: (941) 724-7316  
Email: [dogdocdlt@netscape.net](mailto:dogdocdlt@netscape.net)

CHT of SW Florida, LLC  
Attn: Charles H. Turner  
3702 Beneva Oaks Blvd.  
Sarasota, FL 34238  
Phone: 941-915-2105  
Email: [chuckturner11708@hotmail.com](mailto:chuckturner11708@hotmail.com)

KDP of SW Florida, LLC  
Attn: Kathryn D. Peterson  
505 Kenbrook Drive  
Atlanta, GA 30327  
Phone: (404) 748-4546  
Email: [katepeterson77@gmail.com](mailto:katepeterson77@gmail.com)

JLT of SW Florida, LLC  
Attn: James L. Turner  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Phone: 941-321-7706  
Email: [jturner@williamsparker.com](mailto:jturner@williamsparker.com)

**With a copy to:**

Williams Parker Harrison Dietz &  
Getzen  
Attn: James L. Turner, Esq.  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Phone: (941) 329-6612  
Email: [jturner@williamsparker.com](mailto:jturner@williamsparker.com)

*[Signature pages to follow]*

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

**SKYE RANCH MASTER ASSOCIATION, INC.,** a Florida not-for-profit corporation

\_\_\_\_\_  
Print Name of Witness

By: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

As its: \_\_\_\_\_

GRANTOR

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by \_\_\_\_\_ as \_\_\_\_\_ of **Skye Ranch Master Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_  
\_\_\_\_\_

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Sarasota County, Florida

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

As its: \_\_\_\_\_

GRANTOR

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by \_\_\_\_\_ as \_\_\_\_\_ of **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Sarasota County, Florida, on behalf of the district. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

**DLT OF SW FLORIDA, LLC, a Florida  
limited liability company**

\_\_\_\_\_  
Print Name of Witness

By: \_\_\_\_\_

Witness Address: \_\_\_\_\_

David L. Turner  
As its Manager

\_\_\_\_\_

GRANTEE

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by David L. Turner, as Manager of **DLT of SW Florida, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

**CHT OF SW FLORIDA, LLC, a Florida  
limited liability company**

\_\_\_\_\_  
Print Name of Witness

By: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Charles H.. Turner  
As its Manager

\_\_\_\_\_

GRANTEE

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by Charles H. Turner, as Manager of **CHT of SW Florida, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

**KDP OF SW FLORIDA, LLC, a Florida  
limited liability company**

\_\_\_\_\_  
Print Name of Witness

By: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Kathryn D. Peterson  
As its Manager

\_\_\_\_\_

GRANTEE

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by Kathryn D. Peterson, as Manager of **KDP of SW Florida, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement by their respective undersigned, duly authorized officers as of the date first above written.

\_\_\_\_\_  
Signature of Witness

**JLT OF SW FLORIDA, LLC, a Florida  
limited liability company**

\_\_\_\_\_  
Print Name of Witness

By: \_\_\_\_\_

Witness Address: \_\_\_\_\_

James L. Turner  
As its Manager

\_\_\_\_\_

GRANTEE

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

Witness Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of May 2026, by James L. Turner, as Manager of **JLT of SW Florida, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

EXHIBIT "A"  
Commercial Property

**DESCRIPTION:** A parcel of land lying in Sections 15, 16, 21, and 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 15, run thence along the West boundary of said Section 15, N.00°07'11"E., 869.75 feet to a point on the Southerly right of way line of Clark Road (State Road No. 72) per Florida Department of Transportation Right of Way Map Section No. 17070 (105) 2501; thence along said Southerly right of way line of Clark Road the following two (2) courses 1) S.55°49'33"E., a distance of 135.63 feet to the **POINT OF BEGINNING**; 2) continue S.55°49'33"E., a distance of 983.00 feet; thence S.34°10'27"W., a distance of 799.95 feet; thence N.55°49'53"W., a distance of 554.21 feet; thence N.55°49'33"W., a distance of 523.85 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'16" (chord bearing N.10°49'25"W., 35.36 feet) to a point of tangency; thence N.34°10'43"E., a distance of 655.00 feet; thence S.55°49'33"E., a distance of 40.00 feet; thence N.79°10'54"E., a distance of 113.13 feet; thence N.34°10'43"E., a distance of 40.01 feet to the **POINT OF BEGINNING**.

Containing 19.997 acres, more or less.

All Together Containing 701.656 acres, more or less.

EXHIBIT "B"  
Addition to Commercial Parcel

COMMENCE AT THE WESTERNMOST CORNER OF TRACT 621, AS DEPICTED AND RECORDED IN LT RANCH NEIGHBORHOOD ONE, A SUBDIVISION IN PLAT BOOK 53, PAGE 175, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.34°10'27"W., ALONG THE SOUTHEASTERLY LINE OF TRACT 101, SAID SUBDIVISION, DISTANCE OF 655.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD WHICH BEARS S.10°49'25"E. 35.36 FEET, AND A CENTRAL ANGLE OF 90°00'16"; THENCE SOUTHERLY ALONG SAID SOUTHEASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE N.55°49'17"W., ALONG THE NORTHEASTERLY LINE OF THAT CERTAIN ACCESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT 2019099799 AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 40.00 FEET; THENCE N.34°10'43"E., ALONG THE SOUTHEASTERLY LINE OF THAT CERTAIN 150 FOOT WIDE ACCESS EASEMENT, AS DEPICTED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015078648, A DISTANCE OF 680.00 FEET; THENCE S.55°49'17"E., A DISTANCE OF 14.95 FEET TO THE POINT OF BEGINNING, BEING AND LYING ENTIRELY WITHIN TRACT 101, AS DEPICTED AND RECORDED IN LT RANCH NEIGHBORHOOD ONE, A SUBDIVISION IN PLAT BOOK 53, PAGE 175, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,

CONTAINING 10,318 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

EXHIBIT "C"  
Easement Area

TRACT 723, AS DEPICTED AND RECORDED IN SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, A SUBDIVISION, IN PLAT BOOK 55, PAGE 134 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT 619, AS DEPICTED AND RECORDED IN LT RANCH NEIGHBORHOOD ONE, A SUBDIVISION, IN PLAT BOOK 53, PAGE 175 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



**RESIDENTIAL AREA  
± 13.0 AC.**

SITE DATA		% OF TOTAL VILLAGE CENTER	
LAND USE	ACREAGE (±)	CURRENT PLAN	REQUIRED
VILLAGE CENTER AREA	32.2	100%	
Townhomes	11.0	75%	15% Min
Apartments	13.0		
Commercial	8.2	25%	75% Max
Public Space			5% Min
Park/Recreation			5% Min
Apartment Unit Mix	UNIT COUNT	PARKING REQUIRED (1 PER BEDROOM)	
1 - Bedroom	121	121	
2 - Bedroom	166	332	
3 - Bedroom	35	105	
TOTAL	322	623	65 Visitors (1 per 5 Units)

NOTE: BASED ON THE SARASOTA COUNTY LAND DEVELOPMENT CODE, THERE IS NOT SUFFICIENT AREA FOR PARKING ON THIS SITE TO SUPPORT THIS APARTMENT MIX. A FURTHER PARKING STUDY WILL BE NEEDED ONCE FINAL LAYOUT PLANS AND QUANTITIES CAN BE DETERMINED.

**PLAN NOTES**

1. THIS CONCEPT PLAN WAS BASED ON DUE DILLIGENCE INFORMATION AND MAPPING SOURCES AVAILABLE AT THE TIME AND IS SUBJECT TO CHANGE BASED ON FUTURE INFORMATION INCLUDING FURTHER SITE EVALUATION AND ENGINEERING STUDIES (MASTER UTILITY AND DRAINAGE PLANNING, ROADWAY WIDENING IMPROVEMENTS, ETC.)
2. THE INTENTION OF THIS CONCEPT SKETCH IS TO EVALUATE THE POTENTIAL DEVELOPMENT YIELD AND RELATIONSHIPS BETWEEN VARIOUS LAND USES. THIS SHOULD BE USED ONLY AS A GUIDE FOR FURTHER DETAILED STUDY OF THIS SITE.
3. DEVELOPMENT ON THIS SITE IS SUBJECT TO REGULATORY REVIEW WHICH MAY IMPACT THE YIELD AND SITE LAYOUTS REFLECTED HEREIN, INCLUDING A LOSS OF OVERALL DENSITY AND SIZE OF PROPOSED ELEMENTS. THIS DRAWING IS INTENDED FOR INTERNAL USE AND REVIEW AND IS NOT INTENDED FOR USE IN AGENCY SUBMITTALS OR MEETINGS.
4. THE SKYE RANCH 2050 VILLAGE PLAN HAS SPECIFIC REQUIREMENTS FOR DEVELOPMENT ON THIS SITE WHICH MAY CAUSE PLAN REVISIONS TO BE REQUESTED BY SARASOTA COUNTY UPON THEIR REVIEW.



# Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

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

RE: Registered Electors

Dear Ms. Carvalho:

Listed below is the total number of registered electors for the LR Ranch Community Development District as of April 15, 2026.

Registered Electors: 1903

Sincerely,

Ron Turner  
Supervisor of Elections  
Sarasota County

Attachment

RT/ajw



**Special District candidates** must file their qualifying paperwork with the **Sarasota County Supervisor of Elections office** any time between **Noon on Monday, June 8, 2026 and Noon on Friday, June 12, 2026**. All qualifying fees and paperwork must be completed and received by the Supervisor of Elections office before the end of qualifying period, **Noon on Friday, June 12, 2026**, at the following address:

**Sarasota County Election Operations Center  
4440 Fruitville Road  
Sarasota, Florida**

**“OR any one of three office locations listed below”**

**Sarasota Office**  
**Terrace Building**  
**2001 Adams Lane**  
**Sarasota, FL 34237**

**Venice Office**  
**Robert L. Anderson Admin Ctr.**  
**4000 S Tamiami Trail**  
**Venice, FL 34293**

**North Port Office**  
**Biscayne Plaza**  
**13640 Tamiami Trail**  
**North Port, FL 34287**

For more information, you may contact the Candidates Team via email at [Candidates@SarasotaVotes.gov](mailto:Candidates@SarasotaVotes.gov), or by telephone at: 941-861-8606.

The Supervisor of Elections office may accept and hold qualifying papers submitted on **Tuesday, May 26, 2026** to be processed and filed during the qualifying period.

As part of the qualifying process, candidates are also required to file a financial disclosure form with the Florida Commission on Ethics through the [Electronic Financial Disclosure Management System \(EFDMS\)](#) and click on the **I am a Candidate** box.

These forms must be completed and received by the Supervisor of Elections office no later than **noon on Friday - June 12, 2026**.

# LT Ranch

Community Development District

*Financial Statements*  
*March 31, 2026*

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

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

	Governmental Funds									Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			General Long	General Fixed		
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	Term Debt	Assets		
<b>Assets</b>												
<b>Cash and Investments</b>												
Truist - Checking Account	\$ 913,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 913,398
FMIT - Investment Account	804,987	-	-	-	-	-	-	-	-	-	-	804,987
<b>Debt Service Fund</b>												
Reserve Account	-	475,000	85,090	458,313	268,961	-	-	-	-	-	-	1,287,363
Revenue Account	-	1,300,738	214,286	1,076,301	583,389	-	-	-	-	-	-	3,174,714
Prepayment Account	-	1,078	-	33,241	-	-	-	-	-	-	-	34,319
Construction Account	-	-	-	-	-	-	2,185	17	-	-	-	2,202
<b>Accounts Receivable</b>												
<b>Due from Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other Assets - Non-Current</b>												
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	5,437
<b>Unamortized Prem/Discount on Bonds Payable</b>												
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	-	-	-	-	19,747
<b>Amount Available in Debt Service Funds</b>												
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,644,046	-	-	3,644,046
<b>Amount to be Provided by Debt Service Funds</b>												
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,155,954	-	-	34,155,954
<b>Investment in General Fixed Assets (net of depreciation)</b>												
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
<b>Total Assets</b>	<b>\$ 1,723,822</b>	<b>\$ 1,776,816</b>	<b>\$ 299,376</b>	<b>\$ 1,567,855</b>	<b>\$ 852,350</b>	<b>\$ -</b>	<b>\$ 21,932</b>	<b>\$ 17</b>	<b>\$ 37,800,000</b>	<b>\$ 23,024,269</b>	<b>\$ -</b>	<b>\$ 67,066,437</b>

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

	Governmental Funds										Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			General Long Term Debt	General Fixed Assets			
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024					
<b>Liabilities</b>													
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Developer Advances</b>	-	-	-	-	-	-	-	1,279,161	-	-	-	1,279,161	
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Bonds Payable</b>													
<b>Current Portion (Due within 12 months)</b>													
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	
<b>Long Term</b>													
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	
<b>Unamortized Prem or (Disc) on Bonds Payable</b>	-	-	-	-	-	54,012	-	-	-	-	-	54,012	
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,012</u>	<u>\$ -</u>	<u>\$ 1,279,161</u>	<u>\$ 37,800,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,133,173</u>	
<b>Fund Equity and Other Credits</b>													
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269	
<b>Fund Balance</b>													
<b>Restricted</b>													
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	-	651,354	106,115	581,459	331,323	(421)	2,175	196	-	-	-	1,672,201	
<b>Unassigned</b>													
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	-	552,283	
<b>Allocation of Fund Balance</b>													
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	-	325,252	
Extraordinary Capital/Operations Reserve	379,531	-	-	-	-	-	-	-	-	-	-	379,531	
<b>Results of Current Operations</b>	1,171,539	-	-	-	-	-	-	-	-	-	-	1,171,539	
<b>Total Fund Equity and Other Credits</b>	<u>\$ 1,723,822</u>	<u>\$ 1,776,816</u>	<u>\$ 299,376</u>	<u>\$ 1,567,855</u>	<u>\$ 852,350</u>	<u>\$ (54,012)</u>	<u>\$ 21,932</u>	<u>\$ (1,279,143)</u>	<u>\$ -</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 27,933,264</u>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 1,723,822</u>	<u>\$ 1,776,816</u>	<u>\$ 299,376</u>	<u>\$ 1,567,855</u>	<u>\$ 852,350</u>	<u>\$ -</u>	<u>\$ 21,932</u>	<u>\$ 17</u>	<u>\$ 37,800,000</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 67,066,437</u>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest</b>				
Interest - FMIT	1,122	4,987	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	12,530	1,881,560	2,067,227	91%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(169,983)	0%
<b>Contributions Private Sources</b>				
Cost Share Program - LT Ranch South CDD	-	-	281,076	0%
<b>Developer Funding - Initial Reserve</b>	-	250,000	250,000	100%
<b>Total Revenue and Other Sources</b>	<b>\$ 13,652</b>	<b>\$ 2,136,547</b>	<b>\$ 2,428,320</b>	<b>88%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	200	1,000	3,200	31%
<b>Executive</b>				
Professional Management	4,417	26,500	53,000	50%
<b>Financial and Administrative</b>				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	18,000	36,000	50%
Assessment Roll Services	3,000	18,000	36,000	50%
Arbitrage Rebate Services	-	1,500	1,500	100%
<b>Other Contractual Services</b>				
Legal Advertising	-	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%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	45	113	200	56%
Computer Services - Website Development	-	1,200	2,400	50%
<b>Insurance</b>	-	29,501	28,962	102%
<b>Printing &amp; Binding</b>	342	342	500	68%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	3,443	15,000	23%
<b>Other General Government Services</b>				
Engineering/ Field Services	-	550	7,500	7%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
<b>Sub-total</b>	<b>\$ 11,003</b>	<b>\$ 118,324</b>	<b>\$ 221,417</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Conservation and Resource MGMT - Re-Use System</b>				
<b>Utility Services</b>				
Electric Service	2,223	16,903	31,647	53%
Re-Use Water (Sarasota County)	-	17,788	39,600	45%
<b>Repairs and Maintenance</b>				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	3,950	9,650	14,000	69%
<b>Sub-total</b>	<b>\$ 6,173</b>	<b>\$ 44,340</b>	<b>\$ 97,247</b>	
<b>Stormwater Management Services</b>				
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
<b>Professional Services</b>				
Asset Management	4,170	15,665	65,000	24%
<b>Repairs and Maintenance</b>				
Aquatic Weed Control	7,467	44,802	94,000	48%
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%
<b>Preserve Services</b>				
Wetland Maintenance	390	81,128	158,900	51%
Enhancement Area Maintenance	2,000	68,613	86,400	79%
Creation Area Maintenance	3,200	16,025	60,900	26%
Shell Path Regrading	-	10,140	18,000	56%
<b>Green Way Trail System</b>				
Green Way Maintenance	6,737	16,841	24,000	70%
Secondary Drainage System	-	3,368	8,000	42%
Herbicide Maintenance	-	-	20,000	0%
<b>Contingencies</b>	2,926	2,926	10,418	28%
<b>Sub-total</b>	<b>\$ 26,889</b>	<b>\$ 260,787</b>	<b>\$ 596,318</b>	
<b>Road and Street Facilities (Lorraine, Skye Ranch, Latimer)</b>				
<b>Professional Services</b>				
Asset Management	1,814	13,237	35,000	38%
SWFWMD Reporting Re-use System	-	-	3,000	0%
<b>Utility Services</b>				
Electric - Street Lights	810	5,079	8,400	60%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Repairs and Maintenance</b>				
<b>Landscape Maintenance</b>				
<b>Lorraine Road</b>				
Routine Maintenance	79,105	226,940	437,130	52%
Pressure Cleaning	-	20,620	9,000	229%
Vehicular Damage	2,385	2,385	2,500	95%
Tree Trimming	19,622	19,622	24,000	82%
Landscape Replacements	-	-	15,000	0%
Mulch Installation	-	-	26,000	0%
Annuals	5,000	10,000	18,000	56%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	253	6,093	11,000	55%
Hog Damage	-	-	4,000	0%
Contingencies	-	-	11,023	0%
<b>Skye Ranch Rd, Lattimer, Luna Ln</b>				
Routine Maintenance	16,911	50,734	101,467	50%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	-	2,500	0%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	2,863	2,863	9,000	32%
Mulch Installation	-	-	36,000	0%
Annuals	3,977	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
<b>Sub-total</b>	<b>\$ 132,739</b>	<b>\$ 376,554</b>	<b>\$ 789,569</b>	
<b>Community Park</b>				
<b>Professional Services</b>				
Asset Management	1,819	7,461	30,000	25%
<b>Utility Services</b>				
Electric - Snack Shack Lighting	61	430	858	50%
Water and Sewer - Snack Shake Utilities	187	1,134	2,035	56%
<b>Repairs and Maintenance</b>				
Sand Replacement	-	-	2,000	0%
Janitorial	4,350	20,845	54,000	39%
Gate Repairs and Maintenance	-	-	3,000	0%
Pressure Cleaning	-	-	18,000	0%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Landscape Maintenance</b>				
<b>Floritam Grass Areas</b>				
Mowing/Edging/Weeding	33,537	107,172	250,000	43%
<b>Irrigation System</b>				
Irrigation - Line Distribution System	-	-	2,000	0%
<b>Mulch Installation</b>				
Park excluding Playground Areas	-	17,675	6,000	295%
ADA Compliant Mulch for Playground	-	-	2,500	0%
<b>Landscape Replacements</b>				
	-	-	8,000	0%
<b>Repairs and Maintenance - Snack Shack</b>				
Building Maintenance	-	-	2,000	0%
Miscellaneous Repairs	-	-	5,000	0%
<b>Playground</b>				
Miscellaneous Repairs	-	-	8,000	0%
<b>Dog Park</b>				
Miscellaneous Repairs	-	1,936	5,000	39%
<b>Outdoor Sport Fields</b>				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
<b>Sub-total</b>	<b>\$ 39,953</b>	<b>\$ 165,003</b>	<b>\$ 418,769</b>	
<b>Reserve Allocations</b>				
Extraordinary Capital/Operations	25,417	152,500	305,000	50%
<b>Sub-total</b>	<b>\$ 25,417</b>	<b>\$ 152,500</b>	<b>\$ 305,000</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 242,174</b>	<b>\$ 1,117,508</b>	<b>\$ 2,428,320</b>	<b>46%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
	<b>(228,521)</b>	<b>1,019,039</b>	<b>(0)</b>	
Fund Balance - Beginning	1,926,927	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	152,500	305,000	
<b>Fund Balance - Ending</b>	<b>\$ 1,723,822</b>	<b>\$ 1,723,822</b>	<b>\$ 857,283</b>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,274	8,808	19,991	44%
Revenue Account	3,432	13,937	24,521	57%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	6,312	947,900	1,022,652	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(66,906)	0%
<b>Intragovernmental Transfer In</b>	-	428	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 11,018</b>	<b>\$ 971,074</b>	<b>\$ 1,000,258</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2019	-	-	365,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2019	-	25,000	-	0%
<b>Interest Expense</b>				
Series 2019	-	294,720	589,440	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 319,720</b>	<b>\$ 954,440</b>	<b>33%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>11,018</b>	<b>651,354</b>	<b>45,818</b>	
Fund Balance - Beginning	1,765,798	1,125,462	1,125,462	
<b>Fund Balance - Ending</b>	<b>\$ 1,776,816</b>	<b>\$ 1,776,816</b>	<b>\$ 1,171,280</b>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	228	1,579	3,576	44%
Revenue Account	1	2	4	38%
Capitalized Interest Account	-	7	58	13%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	1,156	173,559	183,003	95%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 1,385</b>	<b>\$ 175,147</b>	<b>\$ 178,634</b>	<b>98%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-1	-	-	35,000	0%
<b>Interest Expense</b>				
Series 2022-1	-	66,889	133,778	50%
Intragovernmental Transfer Out	-	2,143	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 69,032</b>	<b>\$ 168,778</b>	<b>41%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>1,385</b>	<b>106,115</b>	<b>9,856</b>	
Fund Balance - Beginning	297,991	193,260	193,260	
<b>Fund Balance - Ending</b>	<b>\$ 299,376</b>	<b>\$ 299,376</b>	<b>\$ 203,116</b>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,229	8,501	19,297	44%
Revenue Account	4	15	20	74%
Capitalized Interest Account	0	0	3	4%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	6,084	913,633	986,846	93%
Special Assessments - Prepayments	-	32,381	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(65,785)	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 7,318</b>	<b>\$ 954,531</b>	<b>\$ 940,381</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-2	-	-	205,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022-2	-	15,000	-	0%
<b>Interest Expense</b>				
Series 2022-2	-	358,073	716,145	50%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 373,073</b>	<b>\$ 921,145</b>	<b>41%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>7,318</b>	<b>581,459</b>	<b>19,236</b>	
Fund Balance - Beginning	1,560,537	986,396	986,396	
<b>Fund Balance - Ending</b>	<b>\$ 1,567,855</b>	<b>\$ 1,567,855</b>	<b>\$ 1,005,632</b>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	721	4,983	11,305	44%
Revenue Account	1,534	5,434	5,845	93%
Capitalized Interest Account	-	-	2,207	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	3,553	533,583	575,619	93%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(37,825)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 5,808</b>	<b>\$ 544,000</b>	<b>\$ 557,151</b>	<b>98%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-2	-	-	115,000	0%
<b>Interest Expense</b>				
Series 2022-2	-	212,678	425,355	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 212,678</b>	<b>\$ 540,355</b>	<b>39%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>5,808</b>	<b>331,323</b>	<b>16,796</b>	
Fund Balance - Beginning	846,541	521,027	521,027	
<b>Fund Balance - Ending</b>	<b>\$ 852,350</b>	<b>\$ 852,350</b>	<b>\$ 537,823</b>	

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

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

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	6	32	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
<b>Total Revenue and Other Sources</b>	<u>\$ 6</u>	<u>\$ 2,175</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 6</b>	<b>\$ 2,175</b>	<b>\$ -</b>	
Fund Balance - Beginning	\$ 21,926	\$ 19,757	\$ -	
<b>Fund Balance - Ending</b>	<u><u>\$ 21,932</u></u>	<u><u>\$ 21,932</u></u>	<u><u>\$ -</u></u>	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	0	196	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<u>\$ 0</u>	<u>\$ 196</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 196</b>	<b>\$ -</b>	
Fund Balance - Beginning	<u>\$ (1,279,144)</u>	<u>\$ (1,279,340)</u>	<u>\$ -</u>	
<b>Fund Balance - Ending</b>	<u><u>\$ (1,279,143)</u></u>	<u><u>\$ (1,279,143)</u></u>	<u><u>\$ -</u></u>	

**LT Ranch Community Development District  
Capital Projects Fund - Lorraine Road  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2026**

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

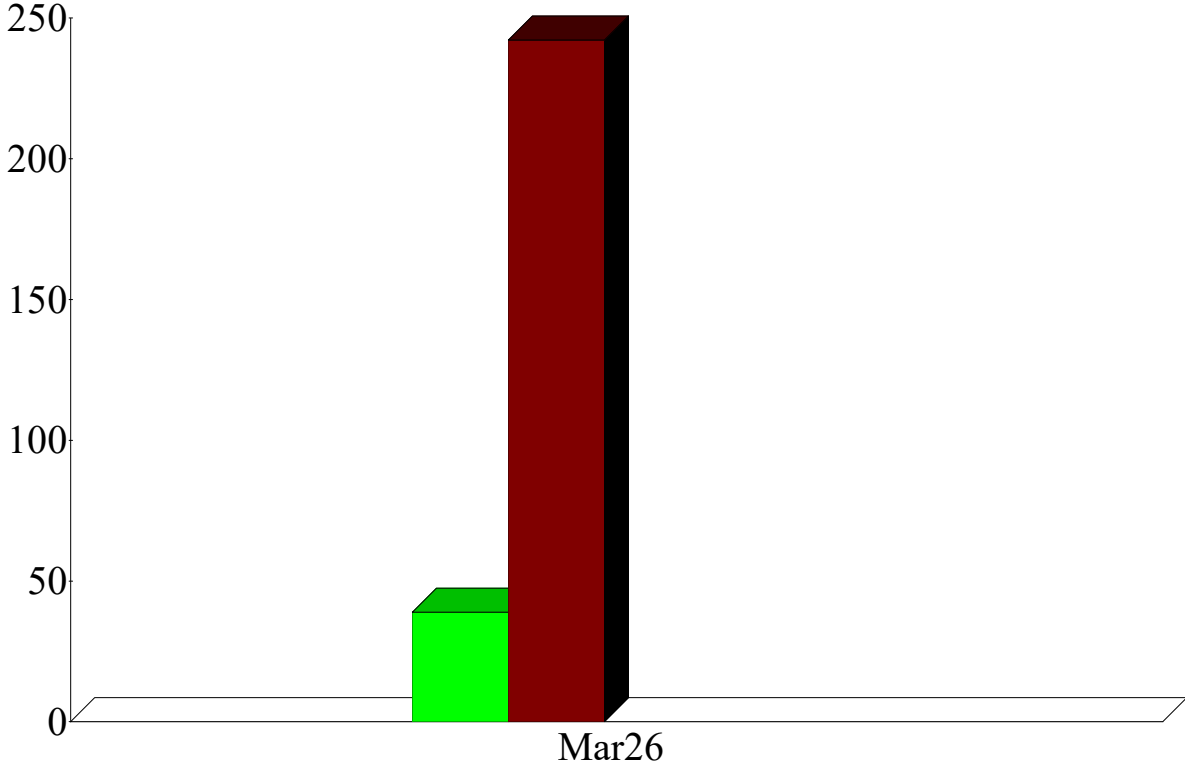
# LT Ranch Community Development District

## Income and Expense by Month

March 2026

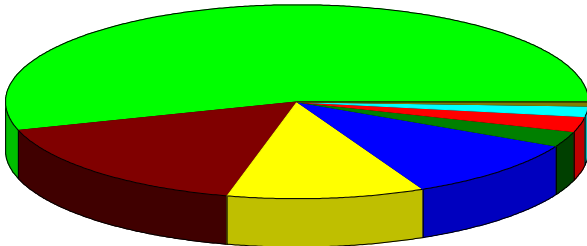


\$ in 1,000's



### Expense Summary March 2026

5410000	· Road and Street Fac	54.81%
5720000	· Community Park (CP-	16.50
5380000	· Stormwater Managem	11.10
9099000	· Reserve Additons	10.50
5130000	· Financial and Administ	2.64
5370000	· Conservation and Reso	2.55
5120000	· Executive	1.82
5110000	· Legislative	0.08
Total		\$242,173.66



By Account

# LT Ranch

Community Development District

## *Financial Statements* *April 30, 2026*

*PFM Management Services, LLC*  
*3501 Quadrangle Blvd., Suite 270*  
Orlando, Florida 32817  
Phone: (954) 658-4900

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**LT Ranch Community Development District  
Balance Sheet  
Through April 30, 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		
<b>Assets</b>												
<b>Cash and Investments</b>												
Truist - Checking Account	\$ 456,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456,818
FMIT - Investment Account	1,208,145	-	-	-	-	-	-	-	-	-	-	1,208,145
<b>Debt Service Fund</b>												
Reserve Account	-	475,000	85,090	458,313	268,961	-	-	-	-	-	-	1,287,363
Revenue Account	-	1,306,001	214,539	1,077,666	585,915	-	-	-	-	-	-	3,184,121
Prepayment Account	-	1,078	-	33,241	-	-	-	-	-	-	-	34,319
Construction Account	-	-	-	-	-	-	2,191	18	-	-	-	2,209
<b>Accounts Receivable</b>												
-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	22,539	4,127	21,724	12,687	-	-	-	-	-	-	61,077
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other Assets - Non-Current</b>												
-	5,437	-	-	-	-	-	-	-	-	-	-	5,437
<b>Unamortized Prem/Discount on Bonds Payable</b>												
-	-	-	-	-	-	-	19,747	-	-	-	-	19,747
<b>Amount Available in Debt Service Funds</b>												
-	-	-	-	-	-	-	-	-	3,699,318	-	-	3,699,318
<b>Amount to be Provided by Debt Service Funds</b>												
-	-	-	-	-	-	-	-	-	34,100,682	-	-	34,100,682
<b>Investment in General Fixed Assets (net of depreciation)</b>												
-	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
<b>Total Assets</b>	<u>\$ 1,670,400</u>	<u>\$ 1,804,618</u>	<u>\$ 303,756</u>	<u>\$ 1,590,944</u>	<u>\$ 867,563</u>	<u>\$ -</u>	<u>\$ 21,938</u>	<u>\$ 18</u>	<u>\$ 37,800,000</u>	<u>\$ 23,024,269</u>	<u>\$ -</u>	<u>\$ 67,083,506</u>

**LT Ranch Community Development District  
Balance Sheet  
Through April 30, 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		
<b>Liabilities</b>												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advances	-	-	-	-	-	-	-	1,279,161	-	-	-	1,279,161
<b>Due to Other Funds</b>												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	61,077	-	-	-	-	-	-	-	-	-	-	61,077
<b>Bonds Payable</b>												
<b>Current Portion (Due within 12 months)</b>												
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
<b>Long Term</b>												
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
<b>Total Liabilities</b>	<b>\$ 61,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,012</b>	<b>\$ -</b>	<b>\$ 1,279,161</b>	<b>\$ 37,800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,194,249</b>
<b>Fund Equity and Other Credits</b>												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	23,024,269	-	23,024,269
<b>Fund Balance</b>												
<b>Restricted</b>												
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	-	679,155	110,496	604,548	346,535	(421)	2,181	196	-	-	-	1,742,692
<b>Unassigned</b>												
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	-	552,283
<b>Allocation of Fund Balance</b>												
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	404,948	-	-	-	-	-	-	-	-	-	-	404,948
<b>Results of Current Operations</b>	<b>1,057,040</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,057,040</b>
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,609,323</b>	<b>\$ 1,804,618</b>	<b>\$ 303,756</b>	<b>\$ 1,590,944</b>	<b>\$ 867,563</b>	<b>\$ (54,012)</b>	<b>\$ 21,938</b>	<b>\$ (1,279,143)</b>	<b>\$ -</b>	<b>\$ 23,024,269</b>	<b>\$ -</b>	<b>\$ 27,889,256</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,670,400</b>	<b>\$ 1,804,618</b>	<b>\$ 303,756</b>	<b>\$ 1,590,944</b>	<b>\$ 867,563</b>	<b>\$ -</b>	<b>\$ 21,938</b>	<b>\$ 18</b>	<b>\$ 37,800,000</b>	<b>\$ 23,024,269</b>	<b>\$ -</b>	<b>\$ 67,083,506</b>

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

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	44,739	1,926,298	2,067,227	93%
<b>Interest</b>				
Interest - FMIT	3,158	8,145	-	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(169,983)	0%
<b>Contributions Private Sources</b>				
Cost Share Program - LT Ranch South CDD	-	-	281,076	0%
<b>Developer Funding - Initial Reserve</b>	-	250,000	250,000	100%
<b>Total Revenue and Other Sources</b>	<b>\$ 47,897</b>	<b>\$ 2,184,444</b>	<b>\$ 2,428,320</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	-	1,000	3,200	31%
<b>Executive</b>				
Professional Management	4,417	30,917	53,000	58%
<b>Financial and Administrative</b>				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	21,000	36,000	58%
Assessment Roll Services	3,000	21,000	36,000	58%
Arbitrage Rebate Services	-	1,500	1,500	100%
<b>Other Contractual Services</b>				
Legal Advertising	-	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%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	113	200	56%
Computer Services - Website Development	-	1,200	2,400	50%
<b>Insurance</b>				
	-	29,501	28,962	102%
<b>Printing &amp; Binding</b>				
	-	342	500	68%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	1,375	4,818	15,000	32%
<b>Other General Government Services</b>				
Engineering/ Field Services	-	550	7,500	7%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
<b>Sub-total</b>	<b>\$ 11,792</b>	<b>\$ 130,116</b>	<b>\$ 221,417</b>	

Prepared by:

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

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Conservation and Resource MGMT - Re-Use System</b>				
<b>Utility Services</b>				
Re-Use Water (Sarasota County)	5,051	22,838	39,600	58%
Electric Service	3,449	20,351	31,647	64%
<b>Repairs and Maintenance</b>				
Irrigation System (Line Distribution)	-	-	12,000	0%
Irrigation System (Pump Station)	4,876	14,526	14,000	104%
<b>Sub-total</b>	<b>\$ 13,375</b>	<b>\$ 57,715</b>	<b>\$ 97,247</b>	
<b>Stormwater Management Services</b>				
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
<b>Professional Services</b>				
Asset Management	4,789	20,454	65,000	31%
<b>Repairs and Maintenance</b>				
Aquatic Weed Control	7,467	52,269	94,000	56%
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%
<b>Preserve Services</b>				
Wetland Maintenance	-	81,128	158,900	51%
Enhancement Area Maintenance	-	68,613	86,400	79%
Creation Area Maintenance	-	16,025	60,900	26%
Shell Path Regrading	-	10,140	18,000	56%
<b>Green Way Trail System</b>				
Green Way Maintenance	3,368	20,210	24,000	84%
Secondary Drainage System	-	3,368	8,000	42%
Herbicide Maintenance	-	-	20,000	0%
<b>Contingencies</b>	<b>3,012</b>	<b>5,938</b>	<b>10,418</b>	<b>57%</b>
<b>Sub-total</b>	<b>\$ 18,636</b>	<b>\$ 279,423</b>	<b>\$ 596,318</b>	
<b>Road and Street Facilities (Lorraine, Skye Ranch, Latimer)</b>				
<b>Professional Services</b>				
Asset Management	1,766	15,003	35,000	43%
SWFWMD Reporting Re-use System	780	780	3,000	26%
<b>Utility Services</b>				
Electric - Street Lights	712	5,791	8,400	69%

Prepared by:

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

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Repairs and Maintenance</b>				
<b>Landscape Maintenance</b>				
<b>Lorraine Road</b>				
Routine Maintenance	36,427	263,367	437,130	60%
Pressure Cleaning	4,865	25,485	9,000	283%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	22,175	41,797	24,000	174%
Landscape Replacements	13,457	13,457	15,000	90%
Mulch Installation	-	-	26,000	0%
Annuals	-	10,000	18,000	56%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	1,272	7,365	11,000	67%
Hog Damage	-	-	4,000	0%
Contingencies	-	-	11,023	0%
<b>Skye Ranch Rd, Lattimer, Luna Ln</b>				
Routine Maintenance	8,456	59,190	101,467	58%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	395	395	2,500	16%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	1,026	3,889	9,000	43%
Mulch Installation	-	-	36,000	0%
Annuals	-	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
<b>Sub-total</b>	<b>\$ 91,331</b>	<b>\$ 467,885</b>	<b>\$ 789,569</b>	
<b>Community Park</b>				
<b>Professional Services</b>				
Asset Management	3,666	11,127	30,000	37%
<b>Utility Services</b>				
Electric - Snack Shack Lighting	-	430	858	50%
Water and Sewer - Snack Shake Utilities	179	1,313	2,035	65%
<b>Repairs and Maintenance</b>				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	280	280	3,000	9%
Janitorial	4,155	25,000	54,000	46%
Pressure Cleaning	-	-	18,000	0%

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

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Landscape Maintenance</b>				
<b>Floritam Grass Areas</b>				
Mowing/Edging/Weeding	16,768	123,941	250,000	50%
<b>Irrigation System</b>				
Irrigation - Line Distribution System	-	-	2,000	0%
<b>Mulch Installation</b>				
Park excluding Playground Areas	2,214	19,888	6,000	331%
ADA Compliant Mulch for Playground	-	-	2,500	0%
<b>Landscape Replacements</b>				
	-	-	8,000	0%
<b>Repairs and Maintenance - Snack Shack</b>				
Building Maintenance	-	-	2,000	0%
Miscellaneous Repairs	-	-	5,000	0%
<b>Playground</b>				
Miscellaneous Repairs	-	-	8,000	0%
<b>Dog Park</b>				
Miscellaneous Repairs	-	1,936	5,000	39%
<b>Outdoor Sport Fields</b>				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
<b>Sub-total</b>	<b>\$ 27,262</b>	<b>\$ 192,264</b>	<b>\$ 418,769</b>	
<b>Reserve Allocations</b>				
Extraordinary Capital/Operations	25,417	177,917	305,000	58%
<b>Sub-total</b>	<b>\$ 25,417</b>	<b>\$ 177,917</b>	<b>\$ 305,000</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 187,812</b>	<b>\$ 1,305,320</b>	<b>\$ 2,428,320</b>	<b>54%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
	<b>(139,915)</b>	<b>879,123</b>	<b>(0)</b>	
Fund Balance - Beginning	1,723,822	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	177,917	305,000	
<b>Fund Balance - Ending</b>	<b>\$ 1,609,323</b>	<b>\$ 1,609,323</b>	<b>\$ 857,283</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,411	10,219	19,991	51%
Revenue Account	3,853	17,790	24,521	73%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	22,539	970,439	1,022,652	95%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(66,906)	0%
<b>Intragovernmental Transfer In</b>		428	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 27,802</b>	<b>\$ 998,875</b>	<b>\$ 1,000,258</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2019	-	-	365,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2019	-	25,000	-	0%
<b>Interest Expense</b>				
Series 2019	-	294,720	589,440	50%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 319,720</b>	<b>\$ 954,440</b>	<b>33%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>27,802</b>	<b>679,155</b>	<b>45,818</b>	
Fund Balance - Beginning	1,776,816	1,125,462	1,125,462	
<b>Fund Balance - Ending</b>	<b>\$ 1,804,618</b>	<b>\$ 1,804,618</b>	<b>\$ 1,171,280</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	253	1,832	3,576	51%
Revenue Account	1	2	4	61%
Capitalized Interest Account	-	7	58	13%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	4,127	177,686	183,003	97%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 4,380</b>	<b>\$ 179,528</b>	<b>\$ 178,634</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-1	-	-	35,000	0%
<b>Interest Expense</b>				
Series 2022-1	-	66,889	133,778	50%
Intragovernmental Transfer Out	-	2,143	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 69,032</b>	<b>\$ 168,778</b>	<b>41%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>4,380</b>	<b>110,496</b>	<b>9,856</b>	
Fund Balance - Beginning	299,376	193,260	193,260	
<b>Fund Balance - Ending</b>	<b>\$ 303,756</b>	<b>\$ 303,756</b>	<b>\$ 203,116</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,361	9,862	19,297	51%
Revenue Account	5	19	20	97%
Capitalized Interest Account	0	0	3	9%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	21,724	935,357	986,846	95%
Special Assessments - Prepayments	-	32,381	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(65,785)	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 23,090</b>	<b>\$ 977,621</b>	<b>\$ 940,381</b>	<b>104%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-2	-	-	205,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022-2	-	15,000	-	0%
<b>Interest Expense</b>				
Series 2022-2	-	358,073	716,145	50%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 373,073</b>	<b>\$ 921,145</b>	<b>41%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>23,090</b>	<b>604,548</b>	<b>19,236</b>	
Fund Balance - Beginning	1,567,855	986,396	986,396	
<b>Fund Balance - Ending</b>	<b>\$ 1,590,944</b>	<b>\$ 1,590,944</b>	<b>\$ 1,005,632</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	799	5,782	11,305	51%
Revenue Account	1,727	7,160	5,845	123%
Capitalized Interest Account	-	-	2,207	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	12,687	546,271	575,619	95%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(37,825)	0%
<b>Intragovernmental Transfer In</b>				
	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 15,213</b>	<b>\$ 559,213</b>	<b>\$ 557,151</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022-2	-	-	115,000	0%
<b>Interest Expense</b>				
Series 2022-2	-	212,678	425,355	50%
<b>Intragovernmental Transfer Out</b>				
	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 212,678</b>	<b>\$ 540,355</b>	<b>39%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>15,213</b>	<b>346,535</b>	<b>16,796</b>	
Fund Balance - Beginning	852,350	521,027	521,027	
<b>Fund Balance - Ending</b>	<b>\$ 867,563</b>	<b>\$ 867,563</b>	<b>\$ 537,823</b>	

**LT Ranch Community Development District  
Construction Project Fund - Series 2019  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2026**

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

**LT Ranch Community Development District  
Construction Project Fund - Series 2022-1  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	6	38	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 6</b>	<b>\$ 2,181</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 6</b>	<b>\$ 2,181</b>	<b>\$ -</b>	
Fund Balance - Beginning	\$ 21,932	\$ 19,757	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 21,938</b>	<b>\$ 21,938</b>	<b>\$ -</b>	

**LT Ranch Community Development District  
Construction Project Fund - Series 2024  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
<b>Total Revenue and Other Sources</b>	<b>\$ 0</b>	<b>\$ 196</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 196</b>	<b>\$ -</b>	
Fund Balance - Beginning	\$ (1,279,143)	\$ (1,279,340)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (1,279,143)</b>	<b>\$ (1,279,143)</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Capital Project Fund - Lorraine Road**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2026**

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

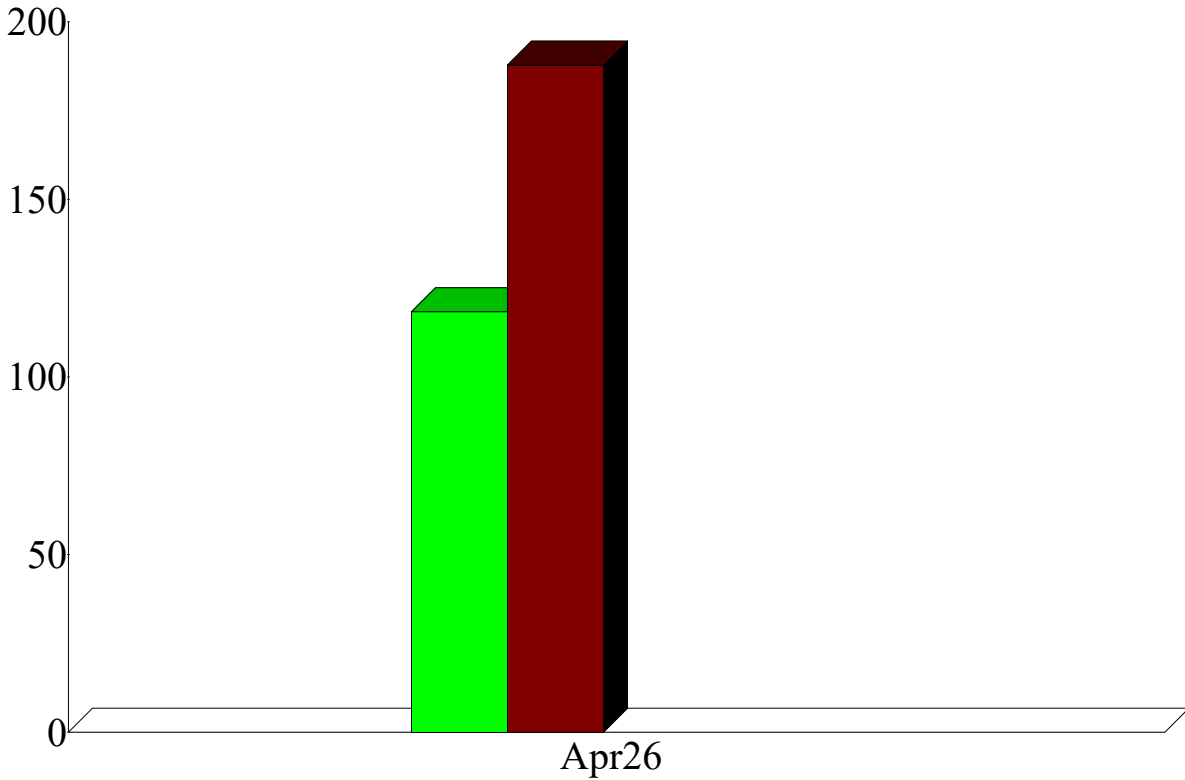
# LT Ranch Community Development District

## Income and Expense by Month

April 2026

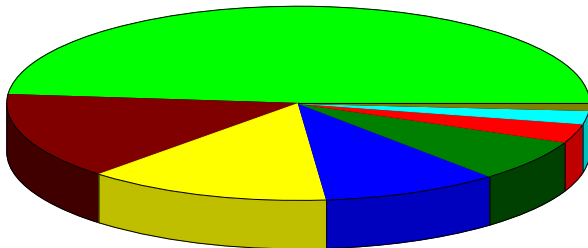


\$ in 1,000's



### Expense Summary April 2026

5410000	· Road and Street Fac	48.63%
5720000	· Community Park (CP-	14.52
9099000	· Reserve Additons	13.53
5380000	· Stormwater Manageme	9.92
5370000	· Conservation and Reso	7.12
5130000	· Financial and Administ	3.19
5120000	· Executive	2.35
5140000	· Legal Services	0.73
Total		\$187,812.21



By Account