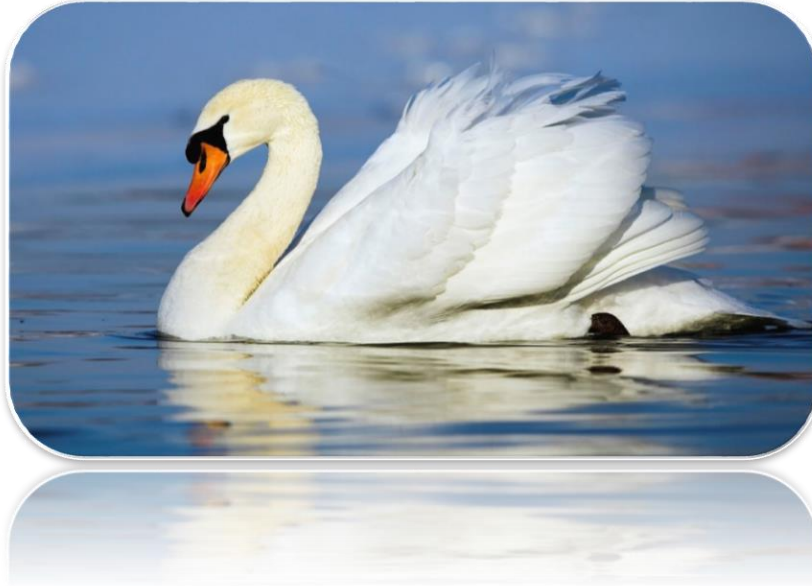


# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## REGULAR MEETING AGENDA

September 8, 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

September 1, 2021

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

This Meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Wednesday, September 9, 2021, at 11:00 A.M.** at the offices of **Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=ee142128e3eb5a47d714b356137d29081>

Access Code: **179 020 5839**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **179 020 5839** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of the Minutes:
  - I. June 2, 2021 – Regular Meeting Minutes.
  - II. June 9, 2021 – Regular Meeting Minutes.
3. Consideration of Resolution 2021-9, a Resolution of the Board of Supervisors of the LT Ranch Community Development District approving, in substantial form, the Plat for Skye Ranch Neighborhood Two and authorizing the Chairperson to execute the Plat.
4. Consideration of Resolution 2021-10, a Resolution appointing the firm of KE Law PLLC, as District Counsel.
5. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
    - a) Report July 1, 2021.

- b) Report August 1, 2021.
  - c) Report September 1, 2021.
- IV. District Manager.
- a) Financial Statement for period ending June 30, 2021 (unaudited).
  - b) Financial Statement for period ending July 31, 2021 (unaudited).
6. Supervisor's Requests and Audience Comments.
7. Adjournment.

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The first order of business is the Call to Order and Roll Call.

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The second order of business is the consideration of the Minutes from the June 2, 2021, and June 9, 2021, Regular Meetings.

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The third order of business is the consideration of Resolution 2021-9, a Resolution of the Board of Supervisors of the LT Ranch Community Development District approving, in substantial form, the Plat for Skye Ranch Neighborhood Two and authorizing the Chairperson to execute the Plat.

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The fourth order of business is the consideration of a change of the law firm currently engaged by the District, to the firm of KE Law PLLC. The attorney with this firm is Jere Earlywine who, as you recall, was the District Attorney with the prior firm.

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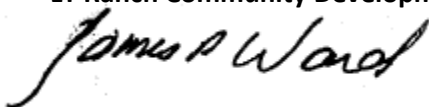
The fifth order of business is the consideration of Staff Reports by the District Attorney, Engineer, Asset Manager, and the District Manager. The District Asset Manager shall present Reports for July 1, 2021, August 1, 2021, and September 1, 2021. The District Manager shall report on Financial Statements for the periods ending June 30, 2021, and July 31, 2021.

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The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

**LT Ranch Community Development District**



**James P. Ward**  
District Manager

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

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was  
11 held on Wednesday, June 2, 2021, at 11:00 A.M. at the offices of Taylor Morrison 551 Cattlemen Road,  
12 Suite 200, Sarasota Florida 34232.

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**Present and constituting a quorum:**

17 John Wollard	Chairperson
18 Karen Goldstein	Assistant Secretary
19 Jim Turner	Assistant Secretary
20 Scott Turner	Assistant Secretary
21 Christy Zelaya	Vice-Chairperson

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23

**Also present were:**

24 James P. Ward	District Manager
25 Wes Haber	District Attorney
26 Ron Schwied	Waldrop Engineering
27 Tony Grau	Grau and Associates

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**Audience:**

30 All resident's names were not included with the minutes. If a resident did not identify  
31 themselves or the audio file did not pick up the name, the name was not recorded in these  
32 minutes.

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

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

41 District Manager James P. Ward called the meeting to order at approximately 11:03 a.m. He conducted  
42 roll call; all Members of the Board were present constituting a quorum.

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**SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2021-4**

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**Consideration of Resolution 2021-4 re-designation the officers of the LT Ranch Community  
Development District**

*Mr. Ward: This Resolution is indicated after we add a new member to the Board. Obviously, Christy is a  
new Member of the Board. The old person who left the Board was your Vice Chairperson, Mr. Wollard is  
your Chair, the remaining Board Members are Assistant Secretaries. You should discuss who you would  
like to put as Vice Chair.*

49 The Board decided to appoint Christy Zelaya to serve as Vice Chair, Mr. Wollard as Chair, the remaining  
 50 Board Members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

51  
 52 **On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner,**  
 53 **and with all in favor, Resolution 2021-4 was adopted, and the**  
 54 **Chairperson was authorized to sign.**

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 57 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

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 59 **April 14, 2021 – Regular Meeting Minutes**

60  
 61 Mr. Ward asked if there were any additions, corrections, or deletions for the Minutes. Hearing none, he  
 62 called for a motion.

63  
 64 **On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner,**  
 65 **and with all in favor, the April 14, 2021, Regular Minutes were**  
 66 **approved.**

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 69 **FOURTH ORDER OF BUSINESS**

**Consideration of Award of Bid for Landscaping**

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 71 **Consideration of award of bid for landscaping**

72  
 73 *Mr. Ward: Before we get into that however, I want to talk about Item 5 which is an agreement with the*  
 74 *Master HOA for services to this District. Originally when we did the Budget for this District, the District*  
 75 *took on the responsibility of handling the operation and maintenance of all of the assets that have been*  
 76 *transferred to the District. A part of those assets included the landscaping facilities here in LT Ranch. In*  
 77 *the ensuing months, we have been doing that. We have gone through a very laborious process to bid*  
 78 *this job in what we call a request for proposal manner, and we received those bids. Waldrop did an*  
 79 *extremely thorough analysis of all those bids. We are, however, going to recommend to the Board a*  
 80 *change in direction for this project where we simply reject all of these bids and enter into an agreement*  
 81 *with the Master Homeowner's Association for the maintenance of all of the District's assets related to*  
 82 *the landscaping program itself. The agreement that we have in front of you mirrors basically the scope*  
 83 *of services that were in the bid specifications for doing that. I think that from an operating perspective,*  
 84 *we feel that handling the landscaping within the context of an agreement between the HOA and the*  
 85 *District would be a better way to do that than through a separate bidding process. There is no fee that*  
 86 *the District will pay to the Homeowner's Association other than a minimum remuneration of like \$10*  
 87 *dollars per unit for the services that we do, so in the context of our Budget it will change our Budget on a*  
 88 *going forward basis from October 1, 2021, through September 30, 2022, and obviously then assessment*  
 89 *rates will come down. Homeowners within the context of their association may or may not change as*  
 90 *the association deems is the most appropriate way to handle that. Wes did you have anything you*  
 91 *wanted to add to that?*

92  
 93 *Mr. Wes Haber: No, I don't.*

94  
 95 Mr. Ward asked if there were any questions; hearing none, he called for a motion.



143 stated page 13 began the footnotes to the financial statements which were unchanged; no new  
 144 accounting policies or standards as related to the District. He indicated page 19 showed the capital  
 145 assets. He reported the CDD’s long-term debt reflected one bond series issued for \$16.4 million dollars  
 146 in FY-2020 and no principal was paid; in 2021 principal would begin being paid down on an annual basis.  
 147 He stated next was the budget to actual statement and the remainder of the report contained the  
 148 various reports required under government auditing standards and by the Auditor General. He noted  
 149 there were no findings and only clean opinions. He asked if there were any questions.

150

151 Mr. Ward asked if there were any questions; hearing none, he called for a motion.

152

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2020, were accepted for purposes of inclusion in the record.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-5**

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**Consideration of Resolution 2021-5, a Resolution of the Board of Supervisors of the LT Ranch Community Development District approving in substantial form the Plat for Skye Ranch neighborhood Four North Phase I; authorizing the Chairperson to execute the plat**

164

165 *Mr. Ward: The only reason this is before you is the District either owns land within the context of the*  
 166 *plat and we are signing it simply for purposes of that, or there are some dedications on the plat or*  
 167 *easements or land or facilities that the District will or will not own. You are not opining to any of the*  
 168 *zoning categories or any of the land use characteristics that are on the plat itself. They are only*  
 169 *accepting it due to you all being a party to the plat as it relates to ownership interest you may have in*  
 170 *this plat itself. He asked if there were any questions.*

171

172 *Mr. Scott Turner: Which neighborhoods are being platted?*

173

174 Discussion ensued regarding which neighborhood was being platted: a portion of neighborhood Four  
 175 North Phase I, northeast of the hourglass pond.

176

177 Mr. Ward asked if there were any other questions; hearing none, he called for a motion.

178

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2021-5 was adopted, and the Chairperson was authorized to sign.**

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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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**a) District Attorney**

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No report.

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- 190 **b) District Engineer**
- 191 **I. May 1, 2021, Report**
- 192 No report.

- 193
- 194 **c) District Manager**
- 195 **I. Reported Number of Registered Voters as of April 15, 2021**
- 196 **II. Financial Statements for Period ending April 30, 2021 (unaudited)**
- 197

198 *Mr. Ward: Statute requires the Supervisor of Elections in the County where the District is located*  
 199 *to report the number of registered voters in the District as of April 15 each year. You have 54*  
 200 *registered voters (qualified electors) in this District. This will become significant when you hit two*  
 201 *thresholds. One is 6 years from the date of establishment of the District, and two is when you hit*  
 202 *250 qualified electors, then you transition the Board from a landowner election to a qualified*  
 203 *elector election. A qualified elector is a person who is a resident of the United States and the State*  
 204 *of Florida, who lives in the boundaries of the District, and is registered to vote here in Sarasota*  
 205 *County. It will be 2024 before you hit the six-year threshold. I am guessing you will probably have*  
 206 *250 qualified electors by then and you will start that transition. You can have more than one*  
 207 *qualified elector per household.*

208

209 **NINTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

210

211 Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any  
 212 audience comments from any audience member present in person or on audio/video; there were none.

213

214 Mr. Ward noted the next meeting would be on June 9, 2021, at 11:00 a.m. which was the public hearing  
 215 for the Budget. He stated at least three Board Members needed to be present in person for the public  
 216 hearing.

217

218 **TENTH ORDER OF BUSINESS** **Adjournment**

219

220 Mr. Ward adjourned the meeting at approximately 11:20 a.m.

221

222 **On MOTION made by Mr. Jim Turner, seconded by Ms. Karen**  
 223 **Goldstein, and with all in favor, the meeting was adjourned.**

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226 LT Ranch Community Development District

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

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 John Wollard, Chairperson



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

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The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Wednesday, June 9, 2021, at 11:00 A.M. at the offices of Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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**Present and constituting a quorum:**

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John Wollard	Chairperson
Karen Goldstein	Assistant Secretary
Scott Turner	Assistant Secretary

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**Absent:**

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Jim Turner	Assistant Secretary
Christy Zelaya	Assistant Secretary

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**Also present were:**

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James P. Ward	District Manager
Wes Haber	District Attorney
Ron Schwied	District Engineer

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**Audience:**

All resident's 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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present constituting a quorum with the exception of Jim Turner and Christy Zelaya.

**SECOND ORDER OF BUSINESS**

**PUBLIC HEARING**

Mr. Ward explained the public hearing process including public comment, Board discussion and vote. He noted the Budget had been modified to deal with the removal of the landscaping program as the Board chose to enter into an agreement with the Master Homeowner's Association for landscaping for fiscal year 2022.

**a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET**

**I. Public Comment and Testimony**

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Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person or via audio/video conference with comments or questions regarding the Fiscal Year 2022 Budget; hearing none, he called for a motion to close the public hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any Board comments or questions; there were none.

**III. Consideration of Resolution 2021-6 adopting the annual appropriation and Budget for Fiscal Year 2022**

Mr. Ward called for a motion for Resolution 2021-6 relating to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022.

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.**

**b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**

Mr. Ward indicated this public hearing was related to the imposition of the special assessments.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any questions from the Board; hearing none, he called for a motion.

**III. Consideration of Resolution 2021-7 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology**

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2021-7 was adopted, and the Chair was authorized to sign.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-8**

**Consideration of Resolution 2021-8 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022**

Mr. Ward indicated the Meetings were scheduled for the second Wednesday of every month at 11:00 a.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. He explained approval of this Resolution allowed the meetings to be advertised once for the entire year; however, it did not preclude the Board from canceling, adding, or changing meeting dates and times as deemed appropriate.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2021-8 was adopted, and the Chairperson was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**a) District Attorney**

No report.

**b) District Engineer**

**I. June 1, 2021, Report**

No report.

**c) District Manager**

**I. Financial Statements for Period ending May 31, 2021 (unaudited)**

No report.

**FIFTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any audience comments from any audience member present in person or on audio/video; there were none.

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**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:09 a.m.

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the meeting was adjourned.**

**ATTEST:**

**LT Ranch Community Development District**

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

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

DRAFT

## RESOLUTION 2021-9

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE PLAT FOR SKYE RANCH NEIGHBORHOOD TWO; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE PLAT; 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 created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Sarasota County, Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure within or without the boundaries of the District; and

**WHEREAS**, the property included on the *Skye Ranch Neighborhood Two* Plat (the "**Plat**"), a copy of which is attached hereto as **Exhibit A**, is located within the District's boundary, and contemplates the dedication of certain infrastructure improvements and real property to the District; and

**WHEREAS**, the Board has reviewed, considered, and desires to approve the Plat in substantial form and finds that the execution of the Plat is in the best interest of the District, its landowners, and future residents; and

**WHEREAS**, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize and execute the Plat on the District's behalf; and

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

- 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.
- 2. APPROVAL OF THE PLAT.** The Plat, attached hereto as **Exhibit A**, is hereby approved in substantial form, subject to any further revisions that may be authorized the District's Chairperson, in consultation with District Staff.
- 3. EXECUTION OF THE PLAT.** The Chairperson is authorized to review, make revisions, in consultation with District Staff, and execute the Plat, and an Assistant Secretary is authorized to attest such execution, at a time to be determined by the Chairperson, in consultation with District Staff.
- 4. 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.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of September 2021.

**WITNESS:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Skye Ranch Neighborhood Two Plat

# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND LT PARTNERS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, F/K/A LT RANCH, A FLORIDA GENERAL PARTNERSHIP (COLLECTIVELY "OWNERS"), CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SKYE RANCH NEIGHBORHOOD TWO, AS SHOWN AND DESCRIBED HEREON TO BE MADE, AND SUBJECT TO THE TERMS OF THE MASTER DECLARATION AND THE COMMUNITY DECLARATION, DO HEREBY DEDICATE THE FOLLOWING:

### PRIVATE

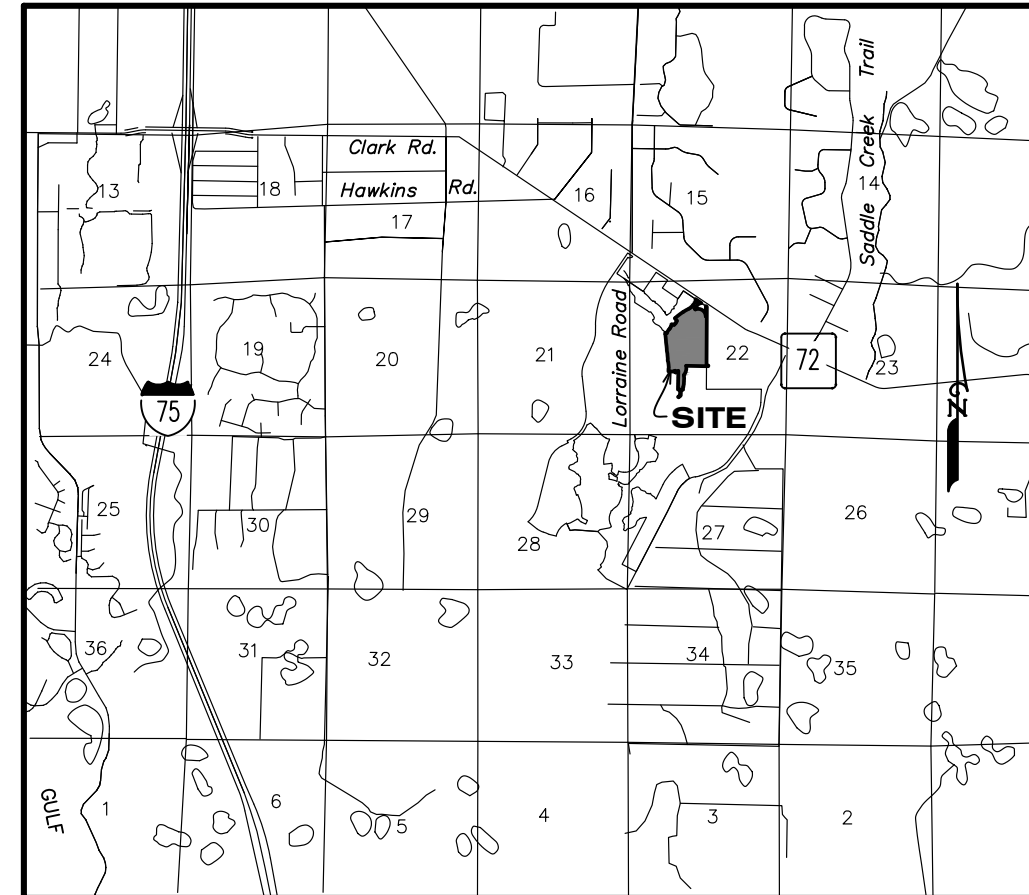
DO HEREBY DEDICATE AND SET APART TRACTS 106, 107, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 412, 413, 414 AND ALL DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS NOT DESIGNATED AS "PUBLIC" AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO SKYE RANCH MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE, AND ITS GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER, SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA, FLORIDA BY THIS PLAT.

### PUBLIC

OWNERS DO HEREBY DEDICATE AND SET APART PUBLIC DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS FOR ABOVEGROUND, SURFACE AND UNDERGROUND UTILITIES (WATER AND SEWER), AND ANY OTHER PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FLORIDA FOREVER.

### DISTRICT

DO HEREBY DEDICATE AND SET APART TRACTS 736, 737, 738, 739, 740 AND 741 AND OTHER EASEMENTS AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO LT RANCH COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE, AND ITS GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER, SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA, FLORIDA BY THIS PLAT.



LOCATION MAP  
NOT TO SCALE  
SARASOTA COUNTY, FLORIDA

## RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON. FLORIDA POWER AND LIGHT MAY NOT INSTALL REGIONAL TRANSMISSIONS OR ABOVE GROUND FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED TO TECO PEOPLES GAS COMPANY, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST OF COLORADO / FLORIDA / MICHIGAN / NEW MEXICO / PENNSYLVANIA / WASHINGTON, LLC, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY RESERVED TO LT RANCH COMMUNITY DEVELOPMENT DISTRICT AND ALL ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS NON-EXCLUSIVE EASEMENTS FOR ACCESS AND MAINTENANCE OVER TRACTS 106, 107, 240, 243, 244, 245, 249, 250, 413, AND 414 AND ALL DRAINAGE EASEMENTS SHOWN AND DESCRIBED HEREON.

## LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED BELOW OR THROUGHOUT THIS PLAT, EASEMENTS TEN (10') FEET IN WIDTH ALONG EACH FRONT AND 2.5 FEET (UNLESS OTHERWISE NOTED ON PLAT) IN WIDTH ALONG EACH REAR LOT LINE AND 2.5 FEET (UNLESS OTHERWISE NOTED ON PLAT) IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE, ABOVEGROUND AND UNDERGROUND UTILITIES AND DRAINAGE, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

THE FOLLOWING LOTS SHALL HAVE ZERO REAR LOT LINE EASEMENTS: 2116-2126, 2151-2154, 2189-2197, 2198-2209, 2212-2218, 2226-2233, 2237-2243, 2246-2257 AND 2258-2264.

## THIS PLAT IS SUBJECT TO:

EASEMENT AGREEMENT DATED JULY 20, 2018 BY AND BETWEEN TAYLOR MORRISON OF FLORIDA, INC. AND LT PARTNERS, LLLP, RECORDED IN INSTRUMENT NO. 2018097779, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

EASEMENT AGREEMENT DATED JULY 20, 2018 BY AND BETWEEN TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION AND LT PARTNERS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018097791, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2019099790, AND AS AMENDED BY SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021001681, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2020118800, AS AMENDED BY AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2020135968, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2020176089, AS AMENDED BY SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021049856, AND AS AMENDED BY THIRD AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021065319, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

## NOTES:

THE SUPPLEMENTAL DECLARATION TO THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A TEMPORARY TURN AROUND EASEMENT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER \_\_\_\_\_ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PLEASE SUBMIT A DRAFT SKETCH AND DESCRIPTION TO LAND DEVELOPMENT SERVICES AND COUNTY SURVEYOR FOR THIS EASEMENT THAT WILL TERMINATE UPON FUTURE PLAT RECORDING.

THE FLOODPLAIN DELINEATION MAPS ARE RECORDED IN MISCELLANEOUS MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AND MISCELLANEOUS MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

## CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

THE DEDICATIONS TO LT RANCH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SARASOTA COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED BY THE DISTRICT PURSUANT TO DISTRICT RESOLUTION 2018-15.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SARASOTA COUNTY, FLORIDA.

ATTEST:  
BY: \_\_\_\_\_, CHAIRMAN  
BY: \_\_\_\_\_, ASSISTANT SECRETARY

## CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021

APPROVED:

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
COUNTY ENGINEER

\_\_\_\_\_  
COUNTY ATTORNEY

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

WITNESSES: BY: TAYLOR MORRISON OF FLORIDA, INC.,  
A FLORIDA CORPORATION,

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
PRINT NAME OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME OF WITNESS

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, \_\_\_\_\_, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS \_\_\_\_\_ OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021

\_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA UNIFIED DEVELOPMENT CODE, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET \_\_\_\_\_, 2021. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS, AND BENCH MARKS (BM'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR FROM THE DATE OF RECORDING.

GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)  
213 HOBBS STREET TAMPA, FLORIDA 33619

DATE: \_\_\_\_\_

\_\_\_\_\_  
DAVID A. WILLIAMS, JR.  
PROFESSIONAL LAND SURVEYOR NO. LS6423  
CERTIFICATE OF AUTHORIZATION NO. LB7768

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

WITNESSES: LT PARTNERS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: JDCK OPERATIONS, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
PRINT NAME OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
PRINT NAME OF WITNESS

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, CHARLES H. TURNER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER, OF JDCK OPERATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF LT PARTNERS, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021

\_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

## CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA )  
                                  )SS  
COUNTY OF SARASOTA )

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND SARASOTA COUNTY UNIFIED DEVELOPMENT CODE, AS AMENDED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TERI S. OWEN, PSM 5928  
SARASOTA COUNTY SURVEYOR

# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

**DESCRIPTION:**

A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida; Together with TRACT 508 (FUTURE DEVELOPMENT AREA), TRACT 729 (LAKE), AND TRACT 730 (LAKE), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, according to the plat thereof, as recorded in Plat Book 55, Pages 134 through 144, inclusive, of the Public Records of Sarasota County, Florida, and all being more particularly described as follows:

**BEGIN** at the Northeast corner of said TRACT 501 (FUTURE DEVELOPMENT AREA), run thence along the Easterly boundary thereof the following four (4) courses: 1) S.00°21'03"W., a distance of 2039.57 feet; 2) N.88°44'13"E., a distance of 64.00 feet; 3) S.01°15'47"E., a distance of 20.00 feet; 4) S.88°44'13"W., a distance of 64.56 feet; thence S.89°31'10"W., a distance of 94.55 feet; thence N.88°51'47"W., a distance of 609.60 feet; thence Southerly, 346.07 feet along the arc of a non-tangent curve to the right having a radius of 390.85 feet and a central angle of 50°43'56" (chord bearing S.13°45'32"W., 334.88 feet); thence Southerly, 409.59 feet along the arc of a non-tangent curve to the right having a radius of 1229.00 feet and a central angle of 19°05'42" (chord bearing S.02°40'16"W., 407.70 feet); thence Southerly, 95.49 feet along the arc of a reverse curve to the left having a radius of 1171.00 feet and a central angle of 04°40'20" (chord bearing S.09°52'57"W., 95.46 feet); thence N.88°51'47"W., a distance of 68.77 feet; thence S.01°08'21"W., a distance of 205.85 feet; thence S.51°09'43"W., a distance of 98.43 feet; thence N.47°40'09"W., a distance of 25.30 feet; thence N.51°09'43"E., a distance of 90.65 feet; thence N.01°08'13"E., a distance of 194.18 feet; thence N.88°51'47"W., a distance of 76.97 feet; thence N.01°08'13"E., a distance of 652.09 feet; thence S.40°21'53"W., a distance of 17.72 feet; thence Southwesterly, 101.22 feet along the arc of a tangent curve to the right having a radius of 135.00 feet and a central angle of 42°57'39" (chord bearing S.61°50'43"W., 98.87 feet); thence N.06°40'28"W., a distance of 60.00 feet; thence Southwesterly, 62.57 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 35°50'57" (chord bearing S.65°24'04"W., 61.55 feet); thence N.88°51'47"W., a distance of 180.96 feet to a point on the Westerly boundary of aforesaid TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Westerly boundary the following eighteen (18) courses: 1) N.01°08'13"E., a distance of 97.54 feet; 2) N.26°30'15"E., a distance of 23.00 feet; 3) N.04°49'01"W., a distance of 132.34 feet; 4) N.06°39'37"W., a distance of 81.36 feet; 5) N.24°02'02"W., a distance of 33.75 feet; 6) N.06°35'02"W., a distance of 39.93 feet; 7) N.05°22'14"E., a distance of 43.71 feet; 8) N.05°16'09"W., a distance of 117.01 feet; 9) N.05°22'29"W., a distance of 51.97 feet; 10) N.09°50'53"W., a distance of 104.58 feet; 11) N.01°24'43"W., a distance of 76.57 feet; 12) N.06°26'00"W., a distance of 90.39 feet; 13) N.07°02'25"W., a distance of 121.27 feet; 14) N.04°44'27"W., a distance of 95.02 feet; 15) N.04°31'21"W., a distance of 92.11 feet; 16) N.06°37'55"W., a distance of 120.99 feet; 17) N.69°40'43"W., a distance of 7.11 feet; 18) N.13°03'02"E., a distance of 31.32 feet to the Westernmost corner of said TRACT 508 (FUTURE DEVELOPMENT AREA); thence along the Westerly boundary of said TRACT 508 (FUTURE DEVELOPMENT AREA) the following nineteen (19) courses: 1) S.71°44'49"E., a distance of 56.69 feet; 2) Northeasterly, 165.14 feet along the arc of a non-tangent curve to the right having a radius of 348.77 feet and a central angle of 27°07'48" (chord bearing N.31°49'05"E., 163.61 feet); 3) Northeasterly, 47.23 feet along the arc of a reverse curve to the left having a radius of 199.22 feet and a central angle of 13°35'00" (chord bearing N.38°35'29"E., 47.12 feet); 4) Northeasterly, 47.41 feet along the arc of a compound curve to the left having a radius of 200.78 feet and a central angle of 13°31'49" (chord bearing N.25°02'05"E., 47.30 feet); 5) N.18°17'45"E., a distance of 101.02 feet; 6) S.71°42'15"E., a distance of 90.00 feet; 7) N.18°17'45"E., a distance of 1.35 feet; 8) Northeasterly, 41.58 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 47°38'32" (chord bearing N.42°07'01"E., 40.39 feet); 9) Northeasterly, 104.79 feet along the arc of a reverse curve to the left having a radius of 91.00 feet and a central angle of 65°58'31" (chord bearing N.32°57'02"E., 99.09 feet); 10) Northeasterly, 27.64 feet along the arc of a reverse curve to the right having a radius of 33.00 feet and a central angle of 47°58'58" (chord bearing N.23°57'15"E., 26.84 feet); 11) N.47°56'44"E., a distance of 10.34 feet; 12) N.42°03'16"W., a distance of 110.00 feet; 13) N.47°56'44"E., a distance of 19.99 feet; 14) Northeasterly, 344.28 feet along the arc of a tangent curve to the right having a radius of 2083.34 feet and a central angle of 09°28'06" (chord bearing N.52°40'47"E., 343.89 feet); 15) Northeasterly, 236.78 feet along the arc of a compound curve to the right having a radius of 2027.03 feet and a central angle of 06°41'34" (chord bearing N.60°45'37"E., 236.64 feet); 16) Northeasterly, 88.55 feet along the arc of a reverse curve to the left having a radius of 337.59 feet and a central angle of 15°01'42" (chord bearing N.56°35'33"E., 88.29 feet); 17) Northeasterly, 80.02 feet along the arc of a compound curve to the left having a radius of 346.92 feet and a central angle of 13°12'58" (chord bearing N.42°28'11"E., 79.85 feet); 18) N.34°10'27"E., a distance of 168.18 feet; 19) N.01°15'35"E., a distance of 85.35 feet to a point on the Southerly right-of-way 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, S.55°49'33"E., a distance of 245.67 feet to the Northernmost corner of TRACT 731 (LAKE) of said SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES; thence along the Northerly, Westerly, Southerly, and Easterly boundary of said TRACT 731 (LAKE), in respective order, the following seven (7) courses: 1) S.79°10'27"W., a distance of 91.42 feet; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 45°00'03" (chord bearing S.56°40'30"W., 38.27 feet); 3) S.34°10'26"W., a distance of 131.08 feet; 4) Southwesterly, 58.60 feet along the arc of a tangent curve to the right having a radius of 460.00 feet and a central angle of 07°17'55" (chord bearing S.37°49'24"W., 58.56 feet); 5) S.33°10'01"E., a distance of 33.64 feet; 6) Southeasterly, 514.28 feet along the arc of a non-tangent curve to the right having a radius of 265.07 feet and a central angle of 111°09'49" (chord bearing S.56°26'51"E., 437.33 feet); 7) N.00°21'05"E., a distance of 358.39 feet to the Northeast corner thereof, said point also being on aforesaid Southerly right-of-way of Clark Road (State Road No. 72); thence along said Southerly right-of-way, S.55°49'33"E., a distance of 42.13 feet to the **POINT OF BEGINNING**.

Containing 63.604 acres, more or less.

**LESS AND EXCEPT #1**

TRACT 729 (LAKE), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, according to the plat thereof, as recorded in Plat Book 55, Pages 134 through 144, inclusive, of the Public Records of Sarasota County, Florida.

Containing 1.220 acres, more or less.

**LESS AND EXCEPT #2**

TRACT 730 (LAKE), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, according to the plat thereof, as recorded in Plat Book 55, Pages 134 through 144, inclusive, of the Public Records of Sarasota County, Florida.

Containing 0.028 acres, more or less.

Containing a net acreage of 62.356 acres, more or less.

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

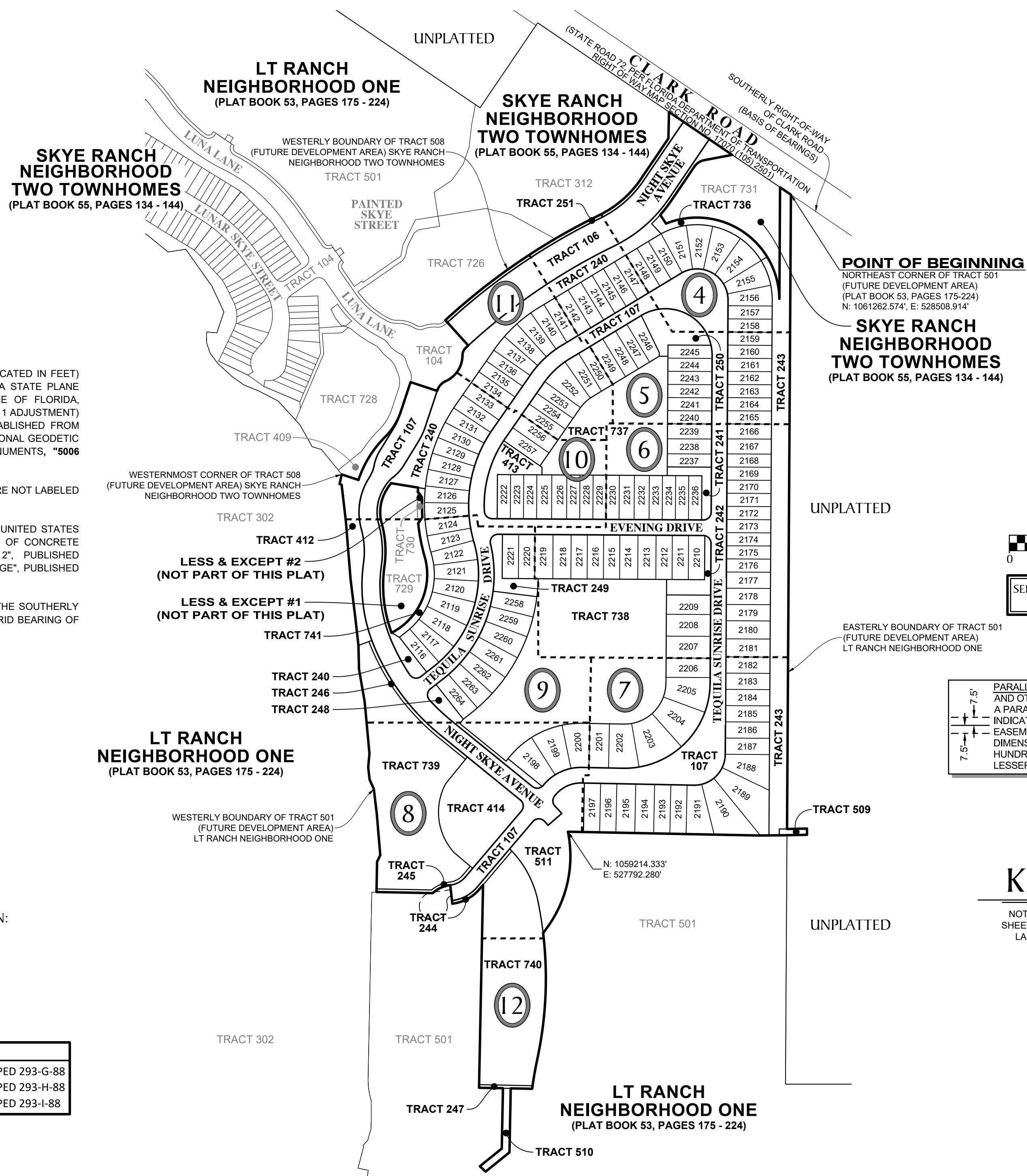
TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT 106	PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT	102,386	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 107	PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT	391,296	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 240	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	86,377	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 241	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	8,187	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 242	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	9,751	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 243	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	114,807	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 244	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	2,587	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 245	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	3,321	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 246	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	4,942	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 247	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	1,713	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 248	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	10,399	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 249	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	11,416	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 250	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	20,273	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 251	DRAINAGE, LANDSCAPE, AND IRRIGATION AREA	11,755	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 412	PARK AREA (PARK P-2C)	27,802	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 413	PARK AND DRAINAGE AREA (PARK P-2D)	16,683	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 414	PARK AREA (PARK N-P2)	57,103	SKYE RANCH MASTER ASSOCIATION	SKYE RANCH MASTER ASSOCIATION
TRACT 509	FUTURE DEVELOPMENT AREA	1,790	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.
TRACT 510	FUTURE DEVELOPMENT AREA	7,365	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.
TRACT 511	FUTURE DEVELOPMENT AREA	51,632	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.	TAYLOR MORRISON OF FLORIDA, INC. - LT PARTNERS, LLLP.
TRACT 736	LAKE (POND D3)	9,887	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TRACT 737	LAKE (POND D2)	103,481	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TRACT 738	LAKE (POND D4)	242,062	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TRACT 739	LAKE (POND Y1)	151,949	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TRACT 740	LAKE (POND F1)	134,333	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TRACT 741	LAKE (POND C2)	10,673	LT RANCH COMMUNITY DEVELOPMENT DISTRICT	LT RANCH COMMUNITY DEVELOPMENT DISTRICT





# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



**SURVEYORS NOTES:**

- NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM RTK NETWORK, AND IS REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS, "5006 AA8040" AND "BEE RIDGE AG8276".
- ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
- THE REFERENCE BENCHMARK UTILIZED IS A UNITED STATES COAST GEODETIC SURVEY DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED: "BEE RIDGE RM 2", PUBLISHED ELEVATION = 25.36 FEET (NAVD 88), "BEE RIDGE", PUBLISHED ELEVATION = 24.50 FEET (NAVD 88).
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF CLARK ROAD, HAVING A GRID BEARING OF S.55°49'33"E.

**LEGEND:**

O.R.I. ---- OFFICIAL RECORDS INSTRUMENT  
ELEV. ---- ELEVATION

12 ---- DETAIL SHEET NUMBER

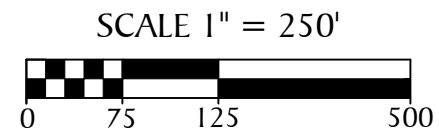
**PLAT BENCHMARK INFORMATION:**

- BM ---- BENCHMARK (ELEVATION REFERENCE)
- ⊕ ---- BENCHMARK LOCATION
- xxx-x ⊕ ---- LOCATION OF READING

BENCHMARK TABLE	
293-G-88	SET MAG NAIL AND DISK, STAMPED 293-G-88
293-H-88	SET MAG NAIL AND DISK, STAMPED 293-H-88
293-I-88	SET MAG NAIL AND DISK, STAMPED 293-I-88

**POINT OF BEGINNING**  
NORTHEAST CORNER OF TRACT 501 (FUTURE DEVELOPMENT AREA) (PLAT BOOK 53, PAGES 175-224)  
N: 1061262.574', E: 528508.914'

**SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES**  
(PLAT BOOK 55, PAGES 134 - 144)



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

**PARALLEL OFFSET NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**KEY SHEET**

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

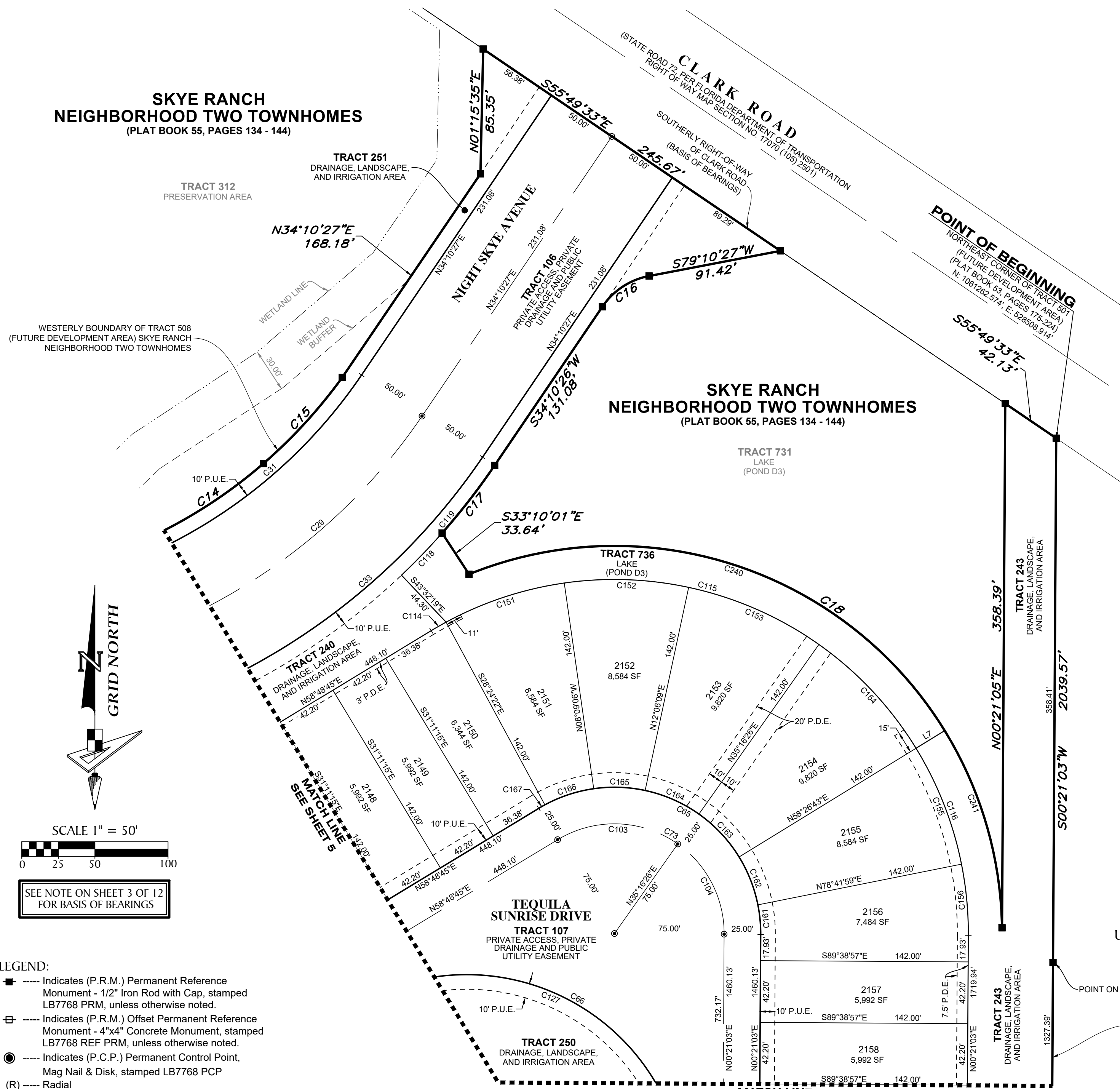


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# SKYE RANCH NEIGHBORHOOD TWO

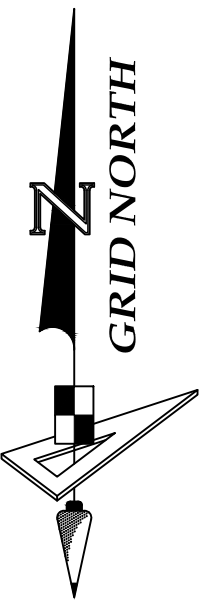
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## SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES (PLAT BOOK 55, PAGES 134 - 144)



NO.	BEARING	LENGTH
L7	N58°26'43"E	23.02'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C14	337.59'	15°01'42"	88.55'	88.29'	N56°35'33"E
C15	346.92'	13°12'58"	80.02'	79.85'	N42°28'11"E
C16	50.00'	45°00'03"	39.27'	38.27'	S56°40'30"W
C17	460.00'	7°17'55"	58.60'	58.56'	S37°49'24"W
C18	265.07'	111°09'49"	514.28'	437.33'	S56°26'51"E
C29	400.00'	29°52'44"	208.59'	206.24'	N49°06'49"E
C31	350.00'	29°52'44"	182.52'	180.46'	N49°06'49"E
C33	450.00'	29°52'44"	234.67'	232.02'	N49°06'49"E
C65	100.00'	121°32'18"	212.12'	174.53'	N60°25'06"W
C66	150.00'	121°32'18"	318.19'	261.80'	N60°25'06"W
C73	75.00'	121°32'18"	159.09'	130.90'	N60°25'06"W
C103	75.00'	66°27'41"	87.00'	82.20'	N87°57'24"W
C104	75.00'	55°04'36"	72.10'	69.35'	N27°11'15"W
C114	242.00'	2°46'53"	11.75'	11.75'	S60°12'12"W
C115	242.00'	86°51'05"	366.83'	332.71'	N74°58'49"W
C116	242.00'	31°54'19"	134.76'	133.02'	N15°36'07"W
C118	460.00'	4°59'20"	40.05'	40.04'	N43°58'01"E
C119	460.00'	12°17'15"	98.65'	98.46'	N40°19'04"E
C127	150.00'	108°41'54"	284.57'	243.78'	N66°50'18"W
C151	242.00'	20°15'16"	85.55'	85.10'	S71°43'16"W
C152	242.00'	20°15'16"	85.55'	85.10'	N88°01'28"W
C153	242.00'	23°10'17"	97.87'	97.20'	N66°18'42"W
C154	242.00'	23°10'17"	97.87'	97.20'	N43°08'25"W
C155	242.00'	20°15'16"	85.55'	85.10'	N21°25'39"W
C156	242.00'	11°39'04"	49.21'	49.13'	N05°28'29"W
C161	100.00'	11°39'04"	20.34'	20.30'	N05°28'29"W
C162	100.00'	20°15'16"	35.35'	35.17'	N21°25'39"W
C163	100.00'	23°10'17"	40.44'	40.17'	N43°08'25"W
C164	100.00'	23°10'17"	40.44'	40.17'	N66°18'42"W
C165	100.00'	20°15'16"	35.35'	35.17'	N88°01'28"W
C166	100.00'	20°15'16"	35.35'	35.17'	S71°43'16"W
C167	100.00'	2°46'53"	4.85'	4.85'	S60°12'12"W
C240	265.07'	80°27'40"	372.24'	342.40'	N71°47'55"W
C241	265.07'	30°42'09"	142.04'	140.35'	N16°13'01"W



SCALE 1" = 50'  
SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

- LEGEND:**
- --- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - --- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (R) --- Radial
  - SF --- Square Feet
  - P.U.E. --- Public Utility Easement
  - P.D.E. --- Private Drainage Easement
  - L.B.E. --- Landscape Buffer Easement

UNPLATTED

POINT ON LINE  
EASTERLY BOUNDARY OF TRACT 501 (FUTURE DEVELOPMENT AREA) LT RANCH NEIGHBORHOOD ONE

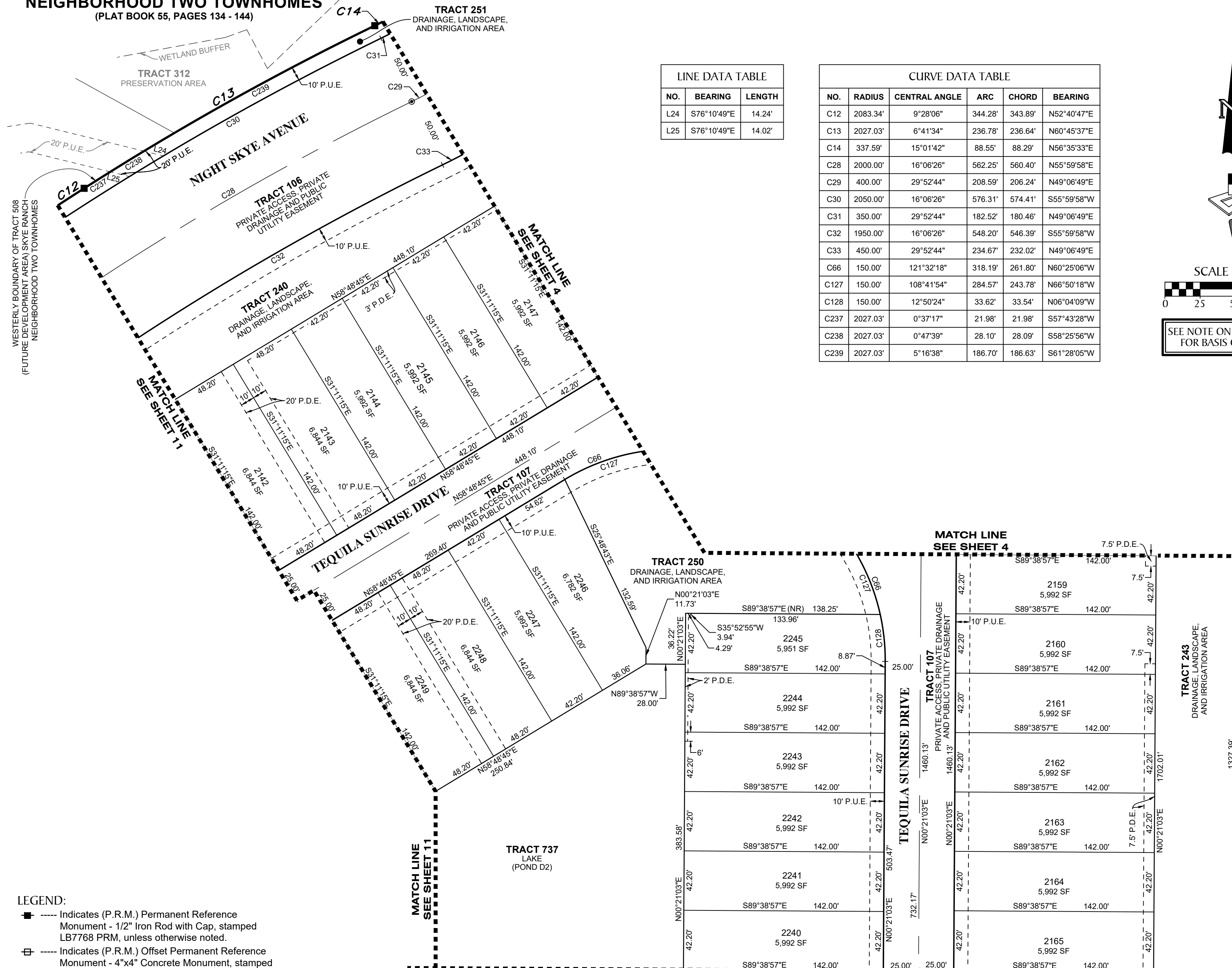


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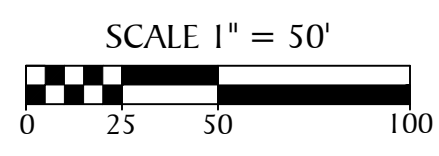
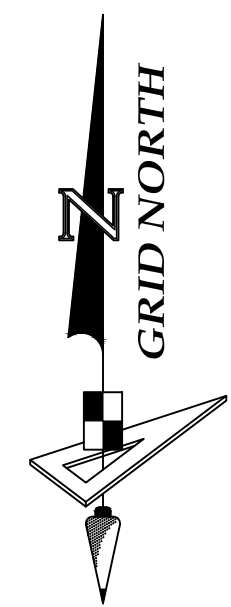
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## SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES (PLAT BOOK 55, PAGES 134 - 144)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L24	S76°10'49"E	14.24'
L25	S76°10'49"E	14.02'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C12	2083.34'	9°28'06"	344.28'	343.89'	N52°40'47"E
C13	2027.03'	6°41'34"	236.78'	236.64'	N60°45'37"E
C14	337.59'	15°01'42"	88.55'	88.29'	N56°35'33"E
C28	2000.00'	16°06'26"	562.25'	560.40'	N55°59'58"E
C29	400.00'	29°52'44"	208.59'	206.24'	N49°06'49"E
C30	2050.00'	16°06'26"	576.31'	574.41'	S55°59'58"W
C31	350.00'	29°52'44"	182.52'	180.46'	N49°06'49"E
C32	1950.00'	16°06'26"	548.20'	546.39'	S55°59'58"W
C33	450.00'	29°52'44"	234.67'	232.02'	N49°06'49"E
C66	150.00'	121°32'18"	318.19'	261.80'	N60°25'06"W
C127	150.00'	108°41'54"	284.57'	243.78'	N66°50'18"W
C128	150.00'	12°50'24"	33.62'	33.54'	N06°04'09"W
C237	2027.03'	0°37'17"	21.98'	21.98'	S57°43'28"W
C238	2027.03'	0°47'39"	28.10'	28.09'	S58°25'56"W
C239	2027.03'	5°16'38"	186.70'	186.63'	S61°28'05"W



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

- LEGEND:**
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  - ⊕ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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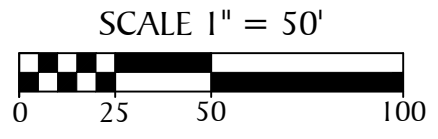
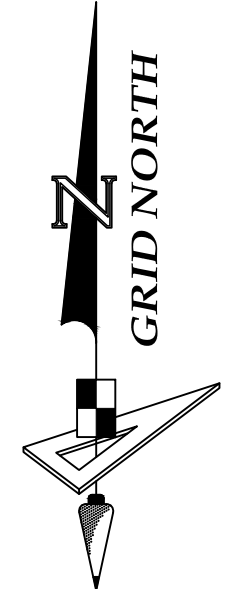
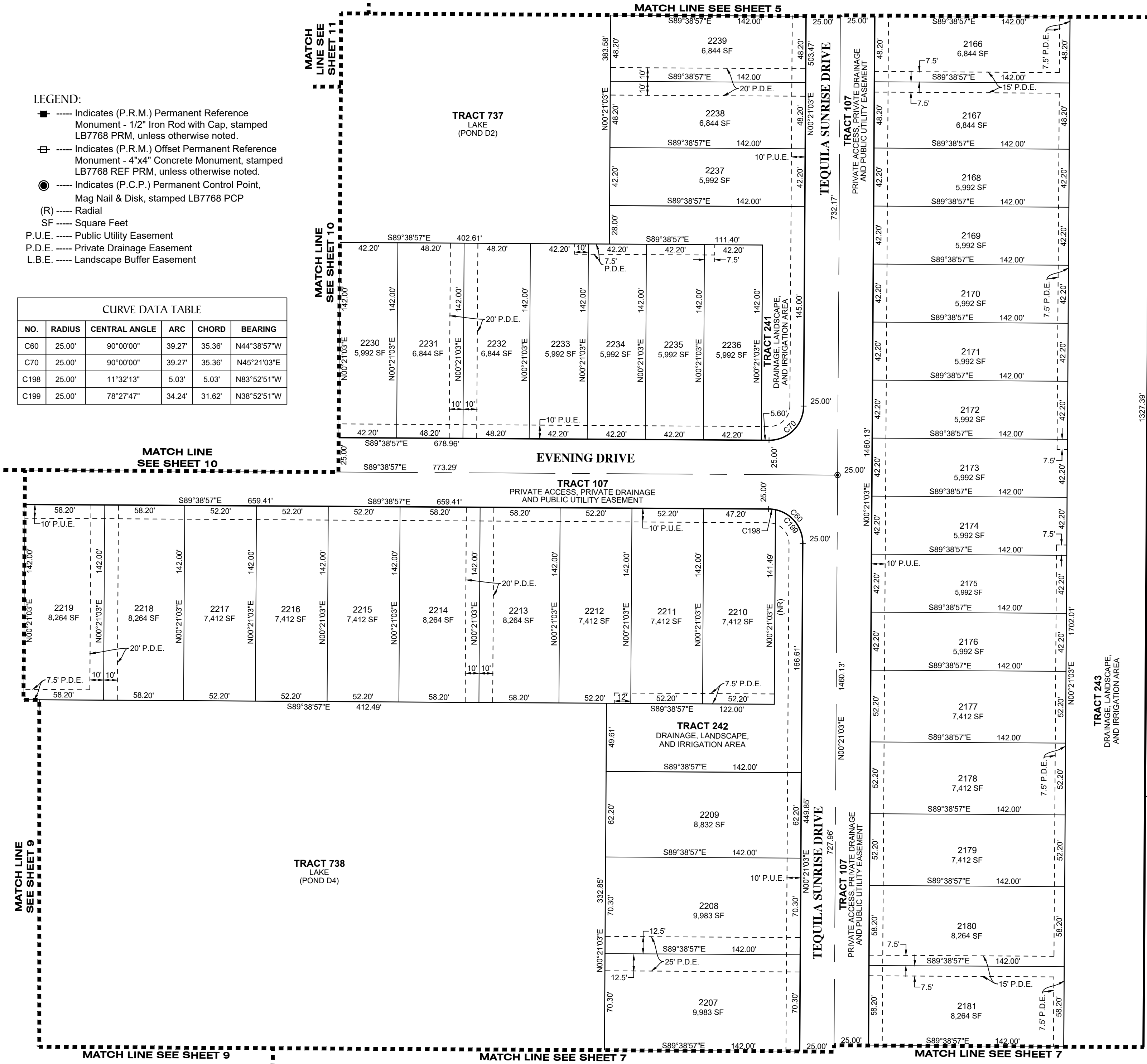
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- SF Square Feet
- P.U.E. Public Utility Easement
- P.D.E. Private Drainage Easement
- L.B.E. Landscape Buffer Easement

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C60	25.00'	90°00'00"	39.27'	35.36'	N44°38'57"W
C70	25.00'	90°00'00"	39.27'	35.36'	N45°21'03"E
C198	25.00'	11°32'13"	5.03'	5.03'	N83°52'51"W
C199	25.00'	78°27'47"	34.24'	31.62'	N38°52'51"W



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

UNPLATTED

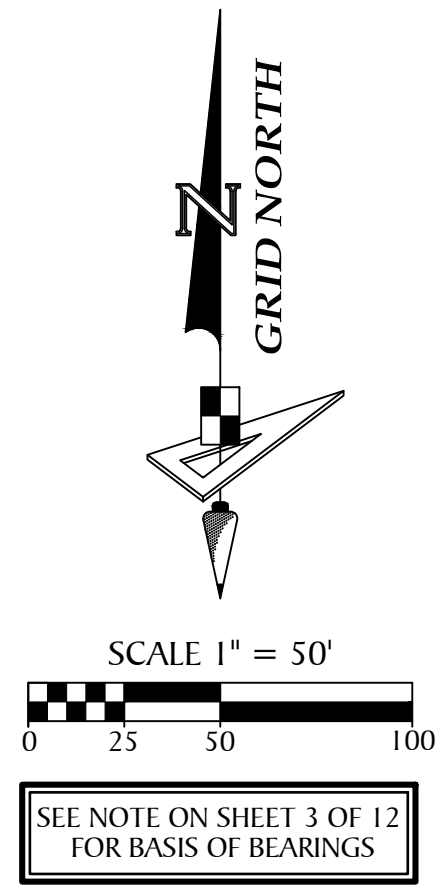
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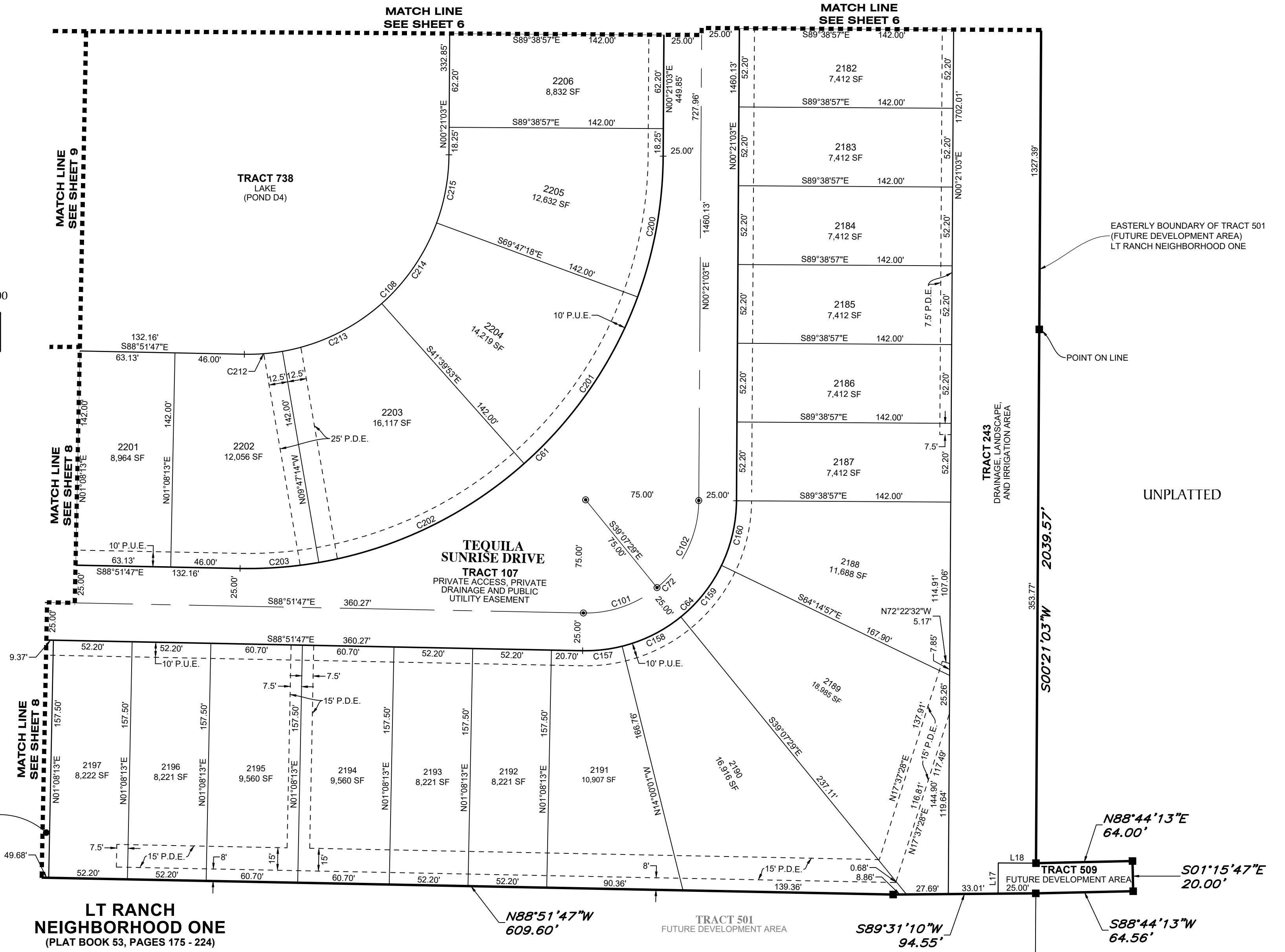
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NO.	BEARING	LENGTH
L17	N00°21'03"E	20.37'
L18	S89°38'57"E	24.99'



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C61	275.00'	90°47'10"	435.74'	391.57'	N45°44'38"E
C64	100.00'	90°47'10"	158.45'	142.39'	N45°44'38"E
C72	75.00'	90°47'10"	118.84'	106.79'	N45°44'38"E
C101	75.00'	40°15'42"	52.70'	51.62'	N71°00'22"E
C102	75.00'	50°31'28"	66.14'	64.01'	N25°36'47"E
C108	133.00'	90°47'10"	210.74'	189.38'	N45°44'38"E
C157	100.00'	15°08'14"	26.42'	26.34'	N83°34'06"E
C158	100.00'	25°07'28"	43.85'	43.50'	N63°26'15"E
C159	100.00'	25°07'28"	43.85'	43.50'	N38°18'47"E

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C160	100.00'	25°24'00"	44.33'	43.97'	N13°03'03"E
C200	275.00'	19°51'39"	95.33'	94.85'	N10°16'52"E
C201	275.00'	28°07'25"	134.98'	133.63'	N34°16'25"E
C202	275.00'	31°52'39"	153.00'	151.04'	N64°16'27"E
C203	275.00'	10°55'27"	52.43'	52.35'	N85°40'30"E
C212	133.00'	10°55'27"	25.36'	25.32'	N85°40'30"E
C213	133.00'	31°52'39"	74.00'	73.05'	N64°16'27"E
C214	133.00'	28°07'25"	65.28'	64.63'	N34°16'25"E
C215	133.00'	19°51'39"	46.10'	45.87'	N10°16'52"E

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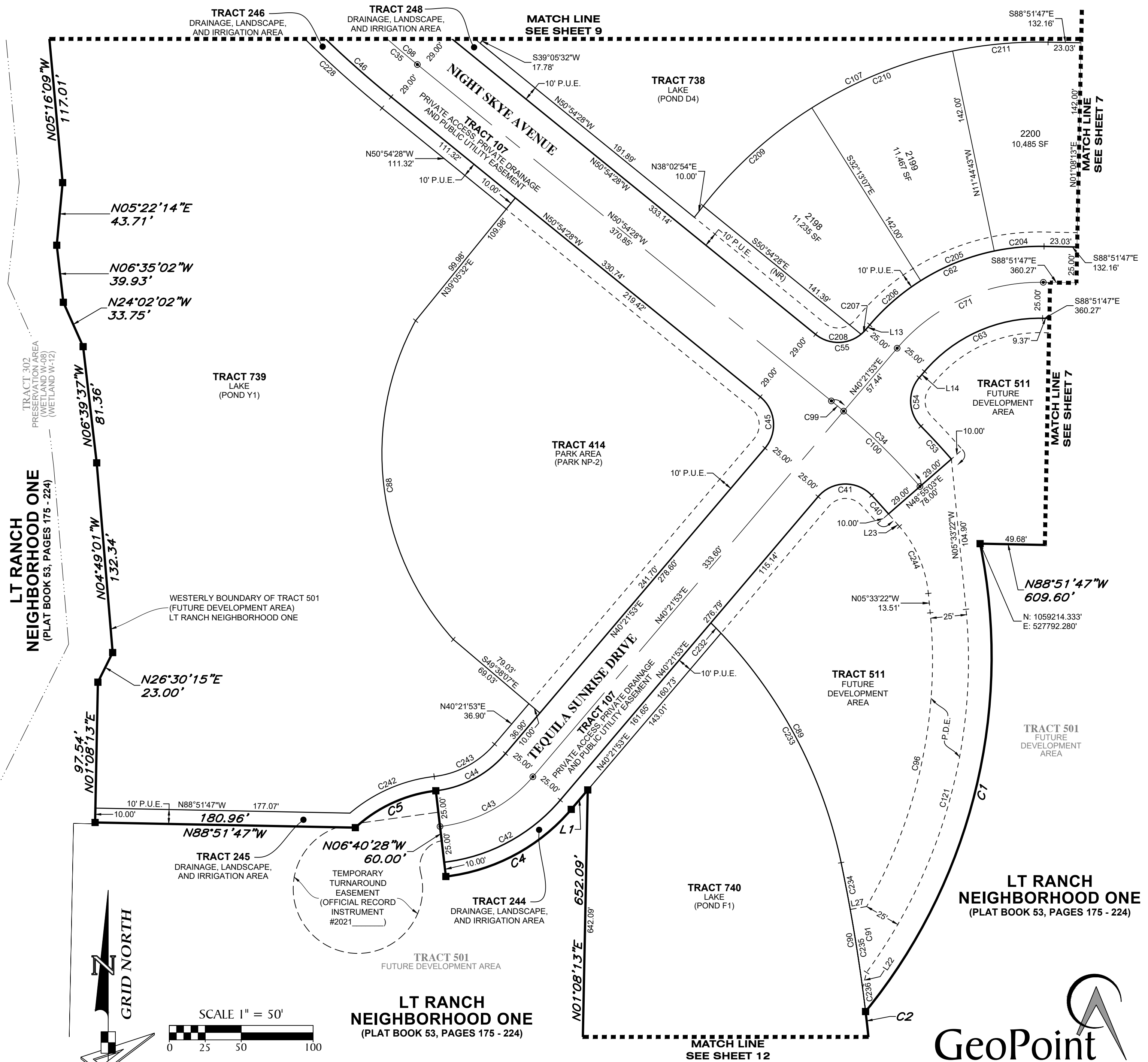
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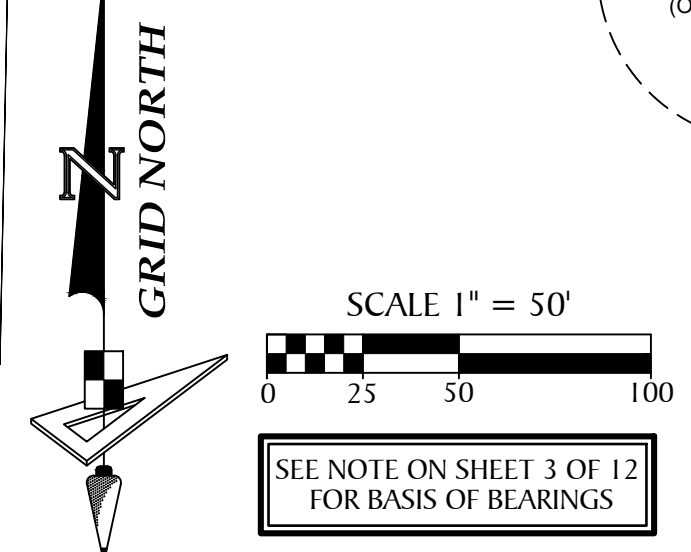
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S40°21'53"W	17.72'
L13	N40°21'53"E	4.41'
L14	N40°21'53"E	5.70'
L22	N14°16'27"E	11.20'
L23	S41°04'57"E	11.62'
L27	N79°46'39"E	11.58'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C1	390.85'	50°43'56"	346.07'	334.88'	S13°45'32"W
C2	1229.00'	19°05'42"	409.59'	407.70'	S02°40'16"W
C4	135.00'	42°57'39"	101.22'	98.87'	S61°50'43"W
C5	100.00'	35°50'57"	62.57'	61.55'	S65°24'04"W
C34	500.00'	9°49'31"	85.74'	85.64'	N45°59'42"W
C35	700.00'	28°19'48"	346.12'	342.60'	S36°44'34"E
C40	471.00'	2°06'58"	17.39'	17.39'	N42°08'25"W
C41	25.00'	96°26'13"	42.08'	37.28'	S88°34'59"W
C42	125.00'	42°57'39"	93.73'	91.55'	N61°50'43"E
C43	100.00'	42°57'39"	74.98'	73.24'	N61°50'43"E
C44	75.00'	42°57'39"	56.24'	54.93'	N61°50'43"E
C45	25.00'	91°16'21"	39.83'	35.75'	N05°16'17"W
C46	729.00'	28°19'48"	360.46'	356.80'	S36°44'34"E
C53	529.00'	3°22'29"	31.16'	31.15'	N42°46'11"W
C54	25.00'	84°49'19"	37.01'	33.72'	S02°02'46"E
C55	25.00'	88°43'39"	38.71'	34.96'	N84°43'43"E
C62	155.00'	50°46'20"	137.35'	132.90'	S65°45'03"W
C63	105.00'	50°46'20"	93.05'	90.03'	S65°45'03"W
C71	130.00'	50°46'20"	115.20'	111.47'	S65°45'03"W
C88	193.44'	70°26'15"	237.80'	223.11'	S06°44'21"E
C89	329.00'	33°30'31"	192.41'	189.68'	N28°31'23"W
C90	1229.00'	23°59'15"	514.53'	510.78'	N00°13'30"E
C91	1229.00'	4°53'32"	104.94'	104.91'	N09°19'21"W
C96	342.24'	35°32'39"	212.31'	208.93'	N12°12'57"E
C98	700.00'	12°51'11"	157.03'	156.70'	S44°28'52"E
C99	500.00'	1°16'21"	11.10'	11.10'	N50°16'17"W
C100	500.00'	8°33'10"	74.64'	74.57'	N45°21'32"W
C107	297.00'	53°05'19"	275.19'	265.45'	S64°35'34"W
C121	367.24'	41°45'00"	267.60'	261.72'	N15°19'08"E
C204	155.00'	12°52'56"	34.85'	34.78'	S84°41'45"W
C205	155.00'	20°28'24"	55.39'	55.09'	S68°01'05"W
C206	155.00'	17°25'00"	47.12'	46.94'	S49°04'23"W
C207	25.00'	10°15'52"	4.48'	4.47'	N45°29'49"E
C208	25.00'	78°27'47"	34.24'	31.62'	N89°51'39"E
C209	297.00'	19°43'59"	102.29'	101.78'	S47°54'53"W
C210	297.00'	20°28'24"	106.13'	105.56'	S68°01'05"W
C211	297.00'	12°52'56"	66.78'	66.64'	S84°41'45"W
C228	739.00'	28°19'48"	365.40'	361.69'	N36°44'34"W
C232	329.00'	1°44'56"	10.04'	10.04'	N44°24'10"W
C233	329.00'	31°45'35"	182.37'	180.04'	N27°38'55"W
C234	1229.00'	1°32'46"	33.17'	33.16'	N10°59'44"W
C235	1229.00'	2°34'37"	55.28'	55.27'	N08°56'02"W
C236	1229.00'	0°46'09"	16.50'	16.50'	N07°15'39"W
C242	110.00'	33°43'14"	64.74'	63.81'	N66°27'55"E
C243	65.00'	42°57'39"	48.74'	47.60'	N61°50'43"E
C244	83.00'	35°31'34"	51.46'	50.64'	N23°19'09"W



- LEGEND:**
- --- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - --- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (R) --- Radial
  - SF --- Square Feet
  - P.U.E. --- Public Utility Easement
  - P.D.E. --- Private Drainage Easement
  - L.B.E. --- Landscape Buffer Easement



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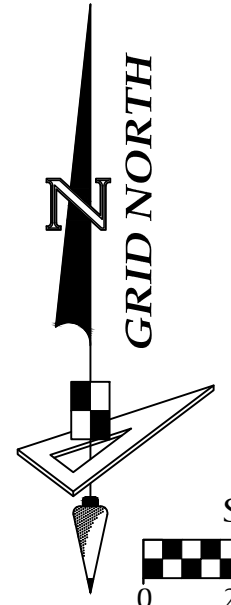
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

**LT RANCH NEIGHBORHOOD ONE**  
(PLAT BOOK 53, PAGES 175 - 224)

WESTERLY BOUNDARY OF TRACT 501  
(FUTURE DEVELOPMENT AREA)  
LT RANCH NEIGHBORHOOD ONE



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (R) Radial
  - SF Square Feet
  - P.U.E. Public Utility Easement
  - P.D.E. Private Drainage Easement
  - L.B.E. Landscape Buffer Easement

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C111	567.00'	21°32'54"	213.24'	211.99'	S05°25'40"E
C129	233.00'	3°16'16"	13.30'	13.30'	N50°18'35"E
C130	233.00'	10°37'12"	43.19'	43.13'	N43°21'51"E
C131	233.00'	12°08'07"	49.35'	49.26'	N31°59'12"E
C132	233.00'	12°08'07"	49.35'	49.26'	N19°51'05"E
C133	233.00'	10°37'12"	43.19'	43.13'	N08°28'26"E
C134	233.00'	10°37'12"	43.19'	43.13'	N02°08'46"W
C135	233.00'	8°44'45"	35.57'	35.53'	N11°49'45"W
C136	567.00'	0°44'45"	7.38'	7.38'	S15°49'45"E
C137	567.00'	5°26'08"	53.79'	53.77'	S12°44'19"E
C138	567.00'	5°26'08"	53.79'	53.77'	S07°18'11"E
C180	425.00'	5°26'08"	40.32'	40.30'	S07°18'11"E
C181	425.00'	5°26'08"	40.32'	40.30'	S12°44'19"E
C182	425.00'	0°44'45"	5.53'	5.53'	S15°49'45"E
C183	375.00'	8°44'45"	57.24'	57.19'	N11°49'45"W
C184	375.00'	10°37'12"	69.51'	69.41'	N02°08'46"W
C185	375.00'	10°37'12"	69.51'	69.41'	N08°28'26"E
C186	375.00'	12°08'07"	79.42'	79.28'	N19°51'05"E
C187	375.00'	12°08'07"	79.42'	79.28'	N31°59'12"E
C188	375.00'	10°37'12"	69.51'	69.41'	N43°21'51"E

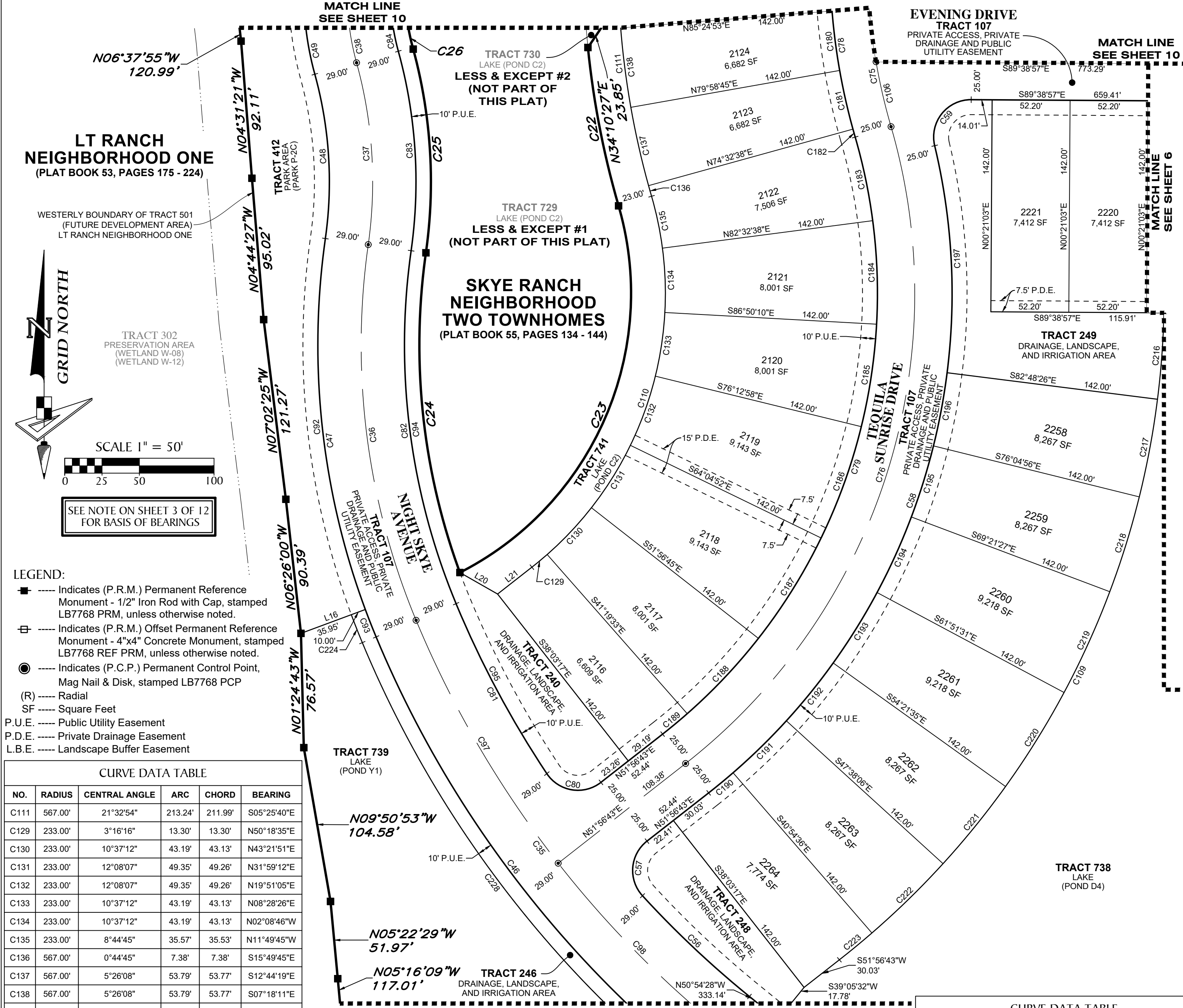
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C189	375.00'	3°16'16"	21.41'	21.41'	N50°18'35"E
C190	425.00'	2°51'19"	21.18'	21.18'	N50°31'03"E
C191	425.00'	6°43'29"	49.88'	49.85'	N45°43'39"E
C192	425.00'	6°43'29"	49.88'	49.85'	N39°00'10"E
C193	425.00'	7°29'56"	55.62'	55.58'	N31°53'27"E
C194	425.00'	7°29'56"	55.62'	55.58'	N24°23'31"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C195	425.00'	6°43'29"	49.88'	49.85'	N17°16'48"E
C196	425.00'	6°43'29"	49.88'	49.85'	N10°33'19"E
C197	425.00'	20°38'44"	153.14'	152.32'	N03°07'48"W
C216	567.00'	5°52'07"	58.08'	58.05'	N04°15'31"E
C217	567.00'	6°43'29"	66.55'	66.51'	N10°33'19"E
C218	567.00'	6°43'29"	66.55'	66.51'	N17°16'48"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C219	567.00'	7°29'56"	74.21'	74.16'	N24°23'31"E
C220	567.00'	7°29'56"	74.21'	74.16'	N31°53'27"E
C221	567.00'	6°43'29"	66.55'	66.51'	N39°00'10"E
C222	567.00'	6°43'29"	66.55'	66.51'	N45°43'39"E
C223	567.00'	2°51'19"	28.26'	28.25'	N50°31'03"E
C224	519.00'	2°13'16"	20.12'	20.12'	N21°28'01"W
C228	739.00'	28°19'48"	365.40'	361.69'	N36°44'34"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C22	590.00'	10°30'19"	108.18'	108.03'	N10°56'56"W
C23	210.00'	79°10'44"	290.21'	267.66'	N23°23'09"E
C24	441.00'	28°16'27"	217.62'	215.42'	S06°04'07"E
C25	339.00'	23°28'44"	138.92'	137.95'	S03°40'15"E
C26	136.00'	46°56'01"	111.40'	108.31'	S08°03'23"W
C35	700.00'	28°19'48"	346.12'	342.60'	S36°44'34"E
C36	480.00'	30°38'46"	256.74'	253.69'	S07°15'16"E
C37	300.00'	23°28'44"	122.94'	122.08'	N03°40'15"W
C38	175.00'	46°56'01"	143.35'	139.38'	S08°03'23"W
C46	729.00'	28°19'48"	360.46'	356.80'	S36°44'34"E
C47	509.00'	30°38'47"	272.25'	269.02'	S07°15'16"E
C48	271.00'	23°28'44"	111.05'	110.28'	N03°40'15"W
C49	204.00'	46°56'01"	167.11'	162.47'	S08°03'23"W
C56	671.00'	8°24'50"	98.54'	98.45'	S46°42'03"E
C57	25.00'	94°26'21"	41.21'	36.70'	S04°43'33"W
C58	425.00'	65°23'53"	485.10'	459.19'	N19°14'46"E
C59	25.00'	103°48'13"	45.29'	39.35'	S38°26'56"W
C75	400.00'	51°01'15"	356.19'	344.54'	S09°18'30"W
C76	400.00'	68°08'50"	475.76'	448.21'	N17°52'18"E
C78	425.00'	51°01'15"	378.46'	366.07'	S09°18'30"W
C79	375.00'	68°08'50"	446.02'	420.19'	N17°52'18"E
C80	25.00'	94°26'21"	41.21'	36.70'	S80°50'07"E
C81	671.00'	11°02'17"	129.27'	129.07'	S28°05'48"E
C82	451.00'	30°38'46"	241.23'	238.36'	S07°15'16"E
C83	329.00'	23°28'44"	134.82'	133.88'	N03°40'15"W
C84	146.00'	46°56'01"	119.60'	116.28'	S08°03'23"W
C92	509.00'	28°25'30"	252.52'	249.94'	S06°08'38"E
C93	509.00'	2°13'16"	19.73'	19.73'	S21°28'01"E
C94	451.00'	30°38'46"	241.23'	238.36'	S07°15'16"E
C95	671.00'	11°02'17"	129.27'	129.07'	S28°05'48"E
C97	700.00'	15°28'38"	189.09'	188.51'	S30°18'58"E
C98	700.00'	12°51'11"	157.03'	156.70'	S44°28'52"E
C106	400.00'	6°23'38"	44.64'	44.61'	S13°00'18"E
C109	567.00'	50°37'16"	500.95'	484.81'	N26°38'05"E
C110	233.00'	68°08'50"	277.13'	261.08'	N17°52'18"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S69°38'37"W	45.95'
L20	S60°17'30"E	29.04'
L21	N51°56'43"E	29.19'



MATCH LINE  
SEE SHEET 8

MATCH LINE  
SEE SHEET 7

MATCH LINE  
SEE SHEET 10

MATCH LINE  
SEE SHEET 6

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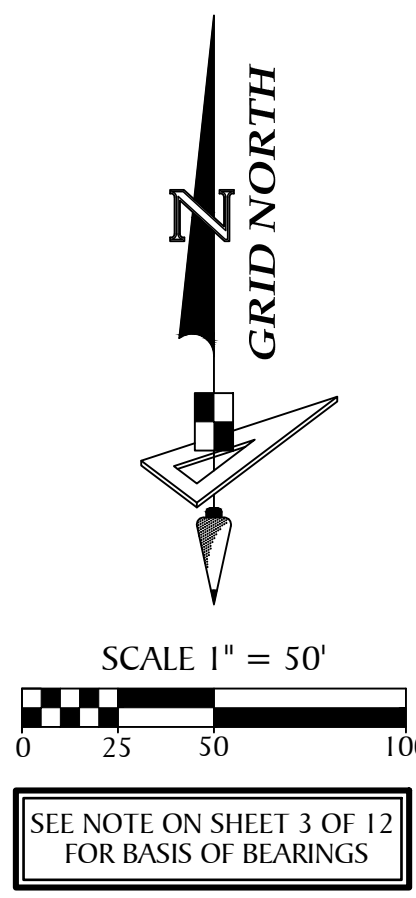
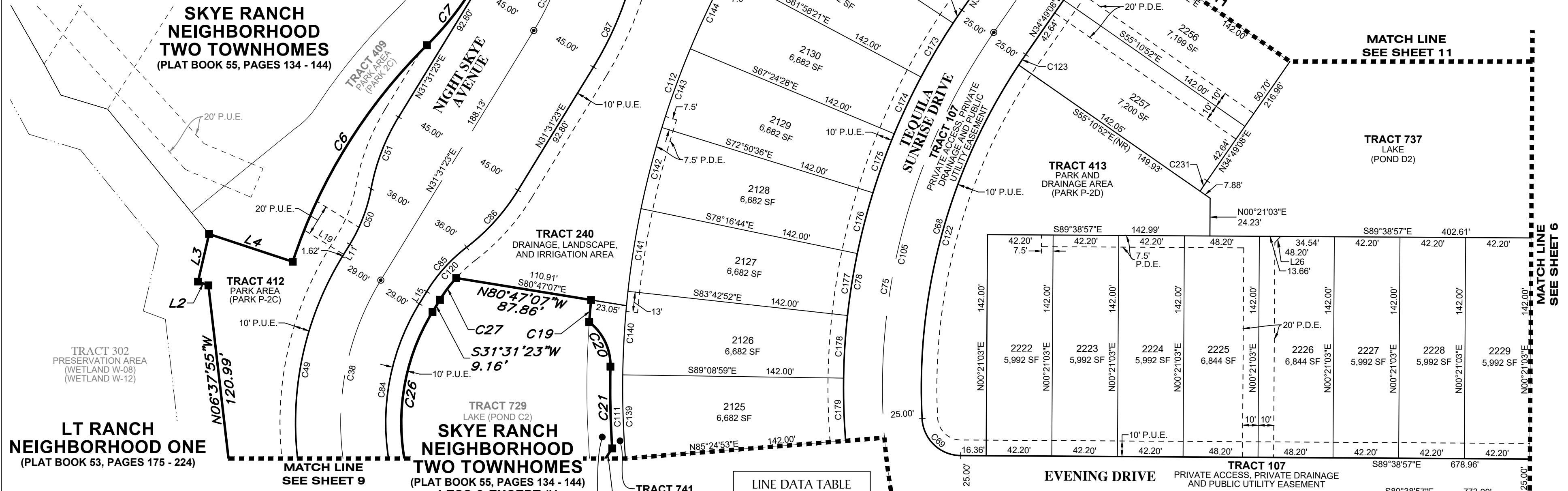
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# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C6	348.77'	27°07'48"	165.14'	163.61'	N31°49'05"E
C7	199.22'	13°35'00"	47.23'	47.12'	N38°35'29"E
C8	200.78'	13°31'49"	47.41'	47.30'	N25°02'05"E
C9	50.00'	47°38'32"	41.58'	40.39'	N42°07'01"E
C10	91.00'	65°58'31"	104.79'	99.09'	N32°57'02"E
C19	590.00'	1°23'18"	14.29'	14.29'	N04°48'12"E
C20	35.00'	53°47'23"	32.86'	31.66'	N25°31'45"W
C21	575.00'	5°14'15"	52.56'	52.54'	N01°15'11"W
C26	136.00'	46°56'01"	111.40'	108.31'	S08°03'23"W
C27	95.00'	10°31'11"	17.44'	17.42'	S36°46'59"W
C38	175.00'	46°56'01"	143.35'	139.38'	S08°03'23"W
C39	175.00'	13°13'38"	40.40'	40.31'	N24°54'34"E
C49	204.00'	46°56'01"	167.11'	162.47'	S08°03'23"W
C50	105.00'	21°02'22"	38.56'	38.34'	N21°00'12"E
C51	135.00'	21°02'22"	49.57'	49.30'	S21°00'12"W
C52	130.00'	13°13'38"	30.01'	29.94'	N24°54'34"E
C68	375.00'	37°50'04"	247.63'	243.15'	S15°54'06"W
C69	25.00'	86°38'02"	37.80'	34.30'	S46°19'56"E
C75	400.00'	51°01'15"	356.19'	344.54'	S09°18'30"W
C78	425.00'	51°01'15"	378.46'	366.07'	S09°18'30"W
C84	146.00'	46°56'01"	119.60'	116.28'	S08°03'23"W
C85	105.00'	21°02'22"	38.56'	38.34'	S42°02'34"W
C86	135.00'	21°02'22"	49.57'	49.30'	N42°02'34"E
C87	220.00'	13°13'38"	50.79'	50.68'	N24°54'34"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C105	400.00'	44°37'37"	311.56'	303.74'	S12°30'19"W
C111	567.00'	21°32'54"	213.24'	211.99'	S05°25'40"E
C112	567.00'	29°28'21"	291.66'	288.46'	S20°04'58"W
C120	105.00'	21°02'22"	38.56'	38.34'	S42°02'34"W
C122	375.00'	36°36'10"	239.56'	235.51'	S15°17'09"W
C123	375.00'	1°13'54"	8.06'	8.06'	S34°12'11"W
C139	567.00'	5°26'08"	53.79'	53.77'	S01°52'03"E
C140	567.00'	5°26'08"	53.79'	53.77'	S03°34'05"W
C141	567.00'	5°26'08"	53.79'	53.77'	S09°00'12"W
C142	567.00'	5°26'08"	53.79'	53.77'	S14°26'20"W
C143	567.00'	5°26'08"	53.79'	53.77'	S19°52'28"W
C144	567.00'	5°26'08"	53.79'	53.77'	S25°18'36"W
C145	567.00'	5°26'08"	53.79'	53.77'	S30°44'43"W
C146	567.00'	1°21'21"	13.42'	13.42'	S34°08'28"W
C172	425.00'	1°21'21"	10.06'	10.06'	S34°08'28"W
C173	425.00'	5°26'08"	40.32'	40.30'	S30°44'43"W
C174	425.00'	5°26'08"	40.32'	40.30'	S25°18'36"W
C175	425.00'	5°26'08"	40.32'	40.30'	S19°52'28"W
C176	425.00'	5°26'08"	40.32'	40.30'	S14°26'20"W
C177	425.00'	5°26'08"	40.32'	40.30'	S09°00'12"W
C178	425.00'	5°26'08"	40.32'	40.30'	S03°34'05"W
C179	425.00'	5°26'08"	40.32'	40.30'	S01°52'03"E
C231	233.00'	1°58'57"	8.06'	8.06'	S33°49'39"W



**LEGEND:**

- --- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊕ --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- --- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- (R) --- Radial
- SF --- Square Feet
- P.U.E. --- Public Utility Easement
- P.D.E. --- Private Drainage Easement
- L.B.E. --- Landscape Buffer Easement

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N69°40'43"W	7.11'
L3	N13°03'02"E	31.32'
L4	S71°44'49"E	56.69'
L5	N18°17'45"E	1.35'
L11	N31°31'23"E	9.16'
L12	N18°17'45"E	20.56'
L15	N31°31'23"E	9.16'
L19	S58°21'25"E	29.75'
L26	N43°17'14"E	5.37'

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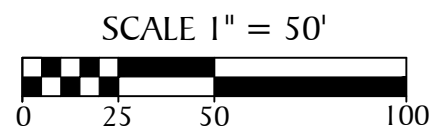
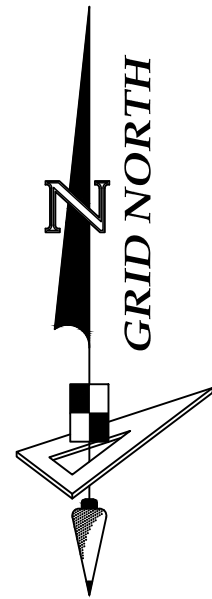
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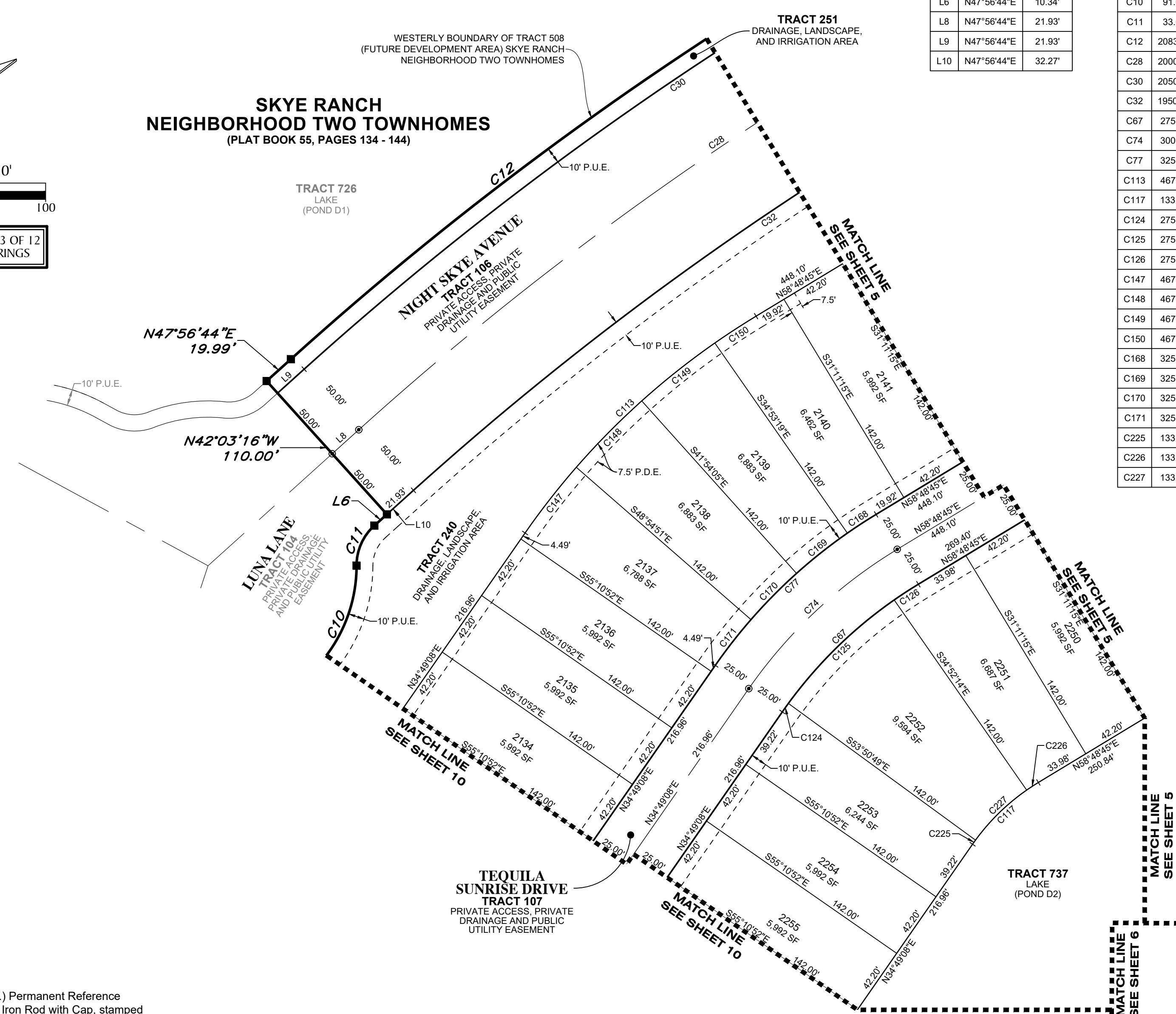


# SKYE RANCH NEIGHBORHOOD TWO

BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L6	N47°56'44"E	10.34'
L8	N47°56'44"E	21.93'
L9	N47°56'44"E	21.93'
L10	N47°56'44"E	32.27'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C10	91.00'	65°58'31"	104.79'	99.09'	N32°57'02"E
C11	33.00'	47°58'58"	27.64'	26.84'	N23°57'15"E
C12	2083.34'	9°28'06"	344.28'	343.89'	N52°40'47"E
C28	2000.00'	16°06'26"	562.25'	560.40'	N55°59'58"E
C30	2050.00'	16°06'26"	576.31'	574.41'	S55°59'58"W
C32	1950.00'	16°06'26"	548.20'	546.39'	S55°59'58"W
C67	275.00'	23°59'37"	115.16'	114.32'	S46°48'57"W
C74	300.00'	23°59'37"	125.63'	124.71'	S46°48'57"W
C77	325.00'	23°59'37"	136.10'	135.11'	S46°48'57"W
C113	467.00'	23°59'37"	195.56'	194.14'	S46°48'57"W
C117	133.00'	23°59'37"	55.70'	55.29'	S46°48'57"W
C124	275.00'	1°20'03"	6.40'	6.40'	S35°29'09"W
C125	275.00'	18°58'35"	91.08'	90.66'	S45°38'28"W
C126	275.00'	3°40'59"	17.68'	17.67'	S56°58'15"W
C147	467.00'	6°16'01"	51.08'	51.06'	S37°57'09"W
C148	467.00'	7°00'46"	57.16'	57.12'	S44°35'32"W
C149	467.00'	7°00'46"	57.16'	57.12'	S51°36'18"W
C150	467.00'	3°42'04"	30.17'	30.16'	S56°57'43"W
C168	325.00'	3°42'04"	20.99'	20.99'	S56°57'43"W
C169	325.00'	7°00'46"	39.78'	39.75'	S51°36'18"W
C170	325.00'	7°00'46"	39.78'	39.75'	S44°35'32"W
C171	325.00'	6°16'01"	35.55'	35.53'	S37°57'09"W
C225	133.00'	1°20'03"	3.10'	3.10'	S35°29'09"W
C226	133.00'	3°40'59"	8.55'	8.55'	S56°58'15"W
C227	133.00'	18°58'35"	44.05'	43.85'	S45°38'28"W

- LEGEND:**
- ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (R) ----- Radial
  - SF ----- Square Feet
  - P.U.E. ----- Public Utility Easement
  - P.D.E. ----- Private Drainage Easement
  - L.B.E. ----- Landscape Buffer Easement

**GeoPoint**  
Surveying, Inc.

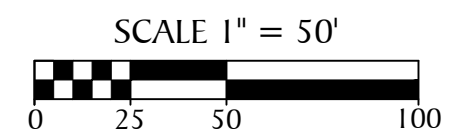
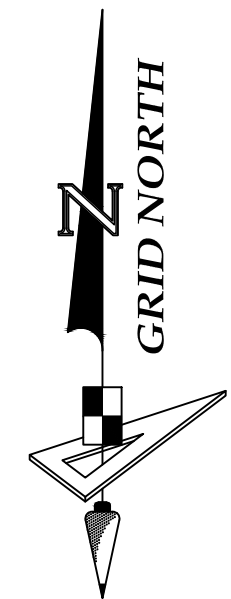
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

# SKYE RANCH NEIGHBORHOOD TWO

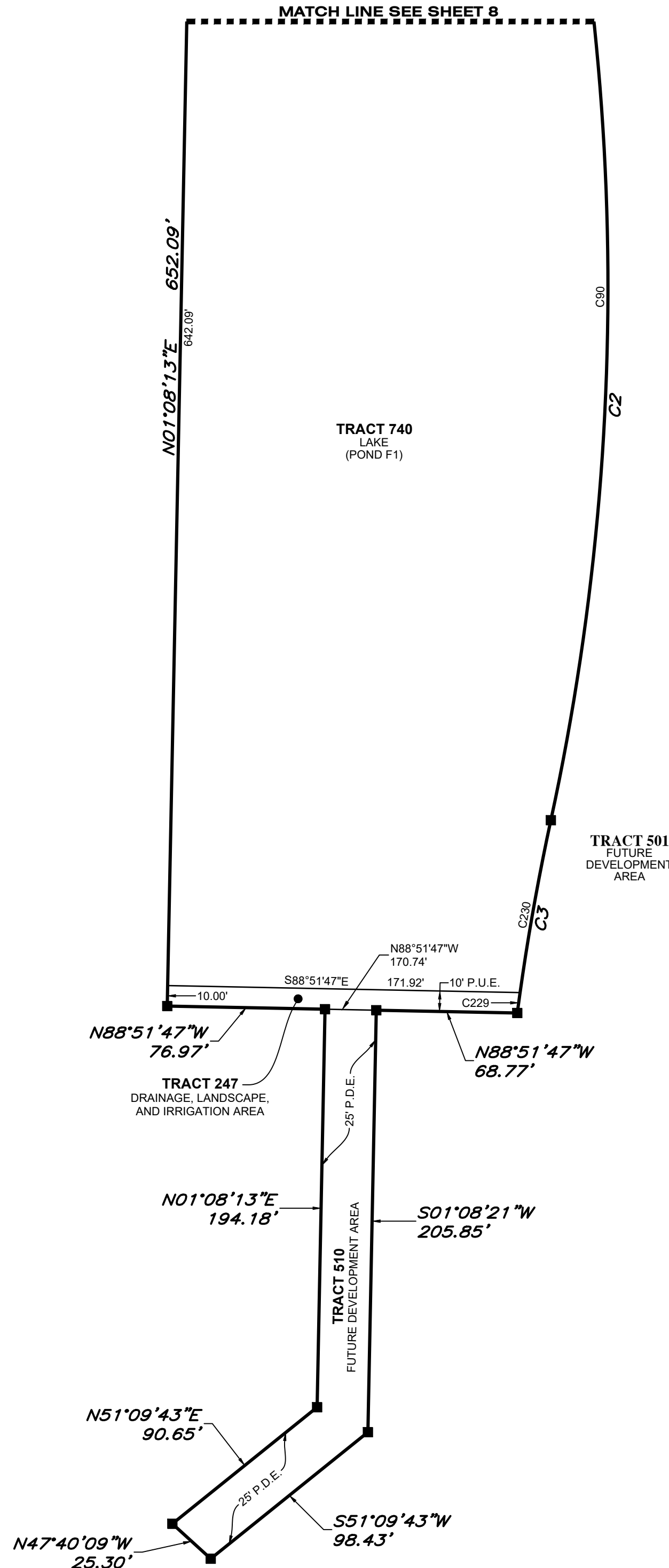
BEING REPLAT OF TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, PLAT BOOK 55, PAGES 134-144, AND A REPLAT OF A PORTION OF TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, PLAT BOOK 53, PAGES 175-224, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

**LT RANCH  
NEIGHBORHOOD ONE**  
(PLAT BOOK 53, PAGES 175 - 224)



SEE NOTE ON SHEET 3 OF 12  
FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C2	1229.00'	19°05'42"	409.59'	407.70'	S02°40'16"W
C3	1171.00'	4°40'20"	95.49'	95.46'	S09°52'57"W
C90	1229.00'	23°59'15"	514.53'	510.78'	N00°13'30"E
C229	1171.00'	0°29'33"	10.07'	10.07'	S07°47'34"W
C230	1171.00'	4°10'46"	85.42'	85.40'	S10°07'44"W



**LT RANCH  
NEIGHBORHOOD ONE**  
(PLAT BOOK 53, PAGES 175 - 224)

TRACT 501  
FUTURE DEVELOPMENT AREA

**LEGEND:**

- ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
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213 Hobbs Street Phone: (813) 248-8888  
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**RESOLUTION 2021-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the LT Ranch Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to an ordinance adopted by the Board of County Commissioners of Sarasota County, Florida, and is located entirely within Sarasota County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

**WHEREAS**, the Board desires to appoint a District Counsel and to provide compensation for their services.

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

**Section 1. APPROVAL OF AGREEMENT.** KE Law PLLC is appointed as District Counsel and shall be compensated for their services in such capacity in the manner prescribed in **Exhibit A**.

**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 in conflict are hereby repealed to the extent of such conflict, including but not limited to Resolution 2018-4 of the Board of Supervisors.

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

**Section 5. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of September, 2021.

Attest:

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Attorney Retainer Agreement



## Memorandum

Date: July 1, 2021  
To: James P. Ward- District Manager  
Through: Bruce Bernard – Field Manager  
From: Richard Freeman – Inspector  
Subject: L. T. Ranch CDD – June 1, 2021 Report  
CGA Project # 20-4050

---

### Lake Maintenance

Lake water levels remain low but should be recovering with the recent rainfalls which are expected to continue as the rainy season has commenced. Planting of the littoral shelves in Neighborhood 1 (Phase 1 A, B, C, D, H, and I) has been completed, Sarasota County has since been notified and will review / sign off on these phases. In addition, and part of the routine maintenance, Ecologic (vendor) is continuing to treat the lakes, littoral areas, and preserve areas to ensure the nuisance/exotic vegetation does not get established.

### Landscaping

Sunny Grove continues to maintain (weeding) the beds and trimming of the walking trail ever Friday. The replacement of the Robbin Palms with Sable Palms on Lorraine Blvd is still ongoing and should be completed within the next month. Weeds in the median beds have been an issue. Sunny Grove has been given the approval to replace the mulch in the first week in July, and feels that this should help with reduce the abundance of weeds currently propagating. The browning sodded areas that were a concern last

Civil Engineering/Roadway  
& Highway Design  
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Code Enforcement  
Construction Engineering  
& Inspection (CEI)  
Construction Services  
Contract Government  
Services  
Data Technologies &  
Development  
Electrical Engineering  
Emergency Management  
Engineering  
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Facilities Management  
Geographic Information  
Systems (GIS)  
Indoor Air Quality  
Land Development  
Landscape Architecture  
Municipal Engineering  
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Redevelopment  
Surveying & Mapping  
Traffic Engineering  
Transportation Planning  
Urban Design  
Water/Wastewater  
Treatment Facilities  
Website Development/  
Computer Graphics

#### **GSA Contract Holder**

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
33316  
954.921.7781 phone  
954.921.8807 fax



## Memorandum

Date: August 1, 2021  
To: James P. Ward- District Manager  
Through: Bruce Bernard – Field Manager  
From: Richard Freeman – Inspector  
Subject: L. T. Ranch CDD – July 1, 2021 Report  
CGA Project # 20-4050

---

### Lake Maintenance

An onsite meeting with Taylor Morrison and Eco Logic is scheduled for Tuesday, August 3rd to determine a turnover date to the CDD for Neighborhood 4 North. Presently, the site is in good condition. Eco Logic recently planted the littoral shelves in these lakes. Water levels are currently high, and maintenance is ensuring compliance with the permit requirements for preserve and mitigation areas, and littoral shelves. The lakes are in good condition presently, and the occasional algae blooms are being curtailed as soon as Eco Logic encounters them.

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[www.cgasolutions.com](http://www.cgasolutions.com)



## Memorandum

Date: September 1, 2021  
To: James P. Ward- District Manager  
Through: Bruce Bernard – Field Manager  
From: Richard Freeman – Inspector  
Subject: L.T. Ranch CDD – August 1, 2021, Report  
CGA Project # 20-4050

---

### Lake Maintenance

The CDD met with Taylor Morrison (developer) and Eco Logic (aquatic maintenance vendor) on August 3rd to discuss the turnover of Neighborhood 4 North (N4-North). The CDD expressed concern regarding several areas with lake bank slope deficiencies (blowouts) along the lake banks areas due to the slopes along the banks. Taylor Morrison stated that they will be addressing the concerns in the coming weeks, and all parties will revisit the lake areas turnover sometime in late September or early October. Maintenance of N4-North lakes has been initiated for Taylor Morrison, and Eco Logic finished the planting of the littoral shelves in N1 and N4-North as part of this turnover. In addition, lake maintenance in E1 continues to be on ongoing battle to combat algae growth. The remaining lakes are not experiencing algae growth / bloom issues at this time and appear healthy looking.

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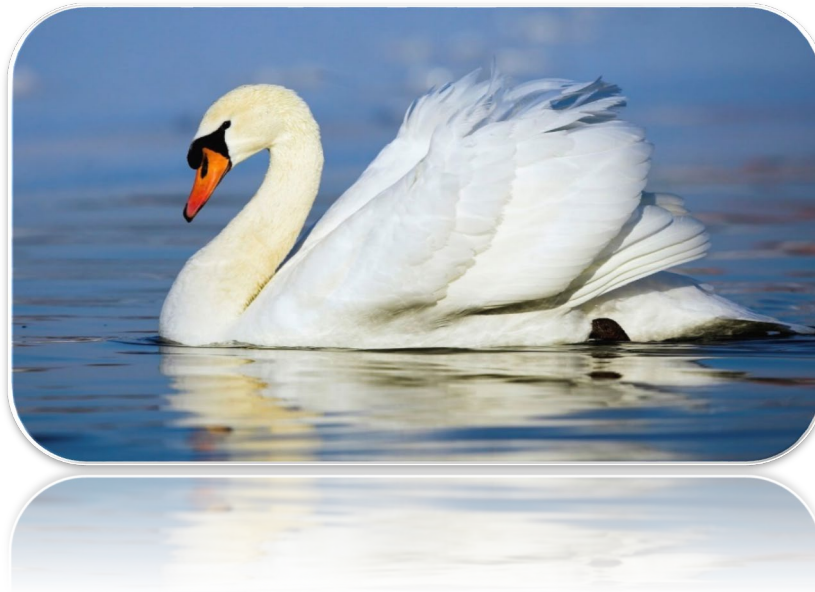
[www.cgasolutions.com](http://www.cgasolutions.com)

## Fountain Maintenance

Water's Edge Maintenance continues to combat phosphate issues in the fountain due to the hot summertime weather. The vendor cleaned and washed the filter system on August 24th and will need to replace the filter next month. The filter is expected to last between 6 to 8 months. Water's Edge has also requested the palm tree(s) pods overhanging the fountain be trimmed as they cause staining to the fountains diamond bite finish. Taylor Morrison was asked to have the landscape maintenance contractor address this issue.

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



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*LT Ranch Community Development District*

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<i>Debt Service Fund</i>	<i>6</i>
<i>Capital Projects Fund</i>	<i>7</i>

*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 30, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 164,981	\$ -	\$ -	\$ -	\$ 164,981
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		348,405			\$ 348,405
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	825,255	825,255
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,594,745	15,594,745
<b>Total Assets</b>	<b>\$ 164,981</b>	<b>\$ 825,255</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,410,609</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 30, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>			\$ 307,756		\$ 307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307,756</b>	<b>\$ 16,420,000</b>	<b>\$ 16,727,756</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	27,609	(1,010,954)	-	(983,344)
<b>Unassigned</b>					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	141,667	-	-	-	141,667
<b>Total Fund Equity and Other Credits</b>	<b>\$ 164,981</b>	<b>\$ 825,255</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	<b>\$ 682,853</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 164,981</b>	<b>\$ 825,255</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,410,609</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	2,320	5,703	3,581	437,256	1,316	559	-	-	450,735	437,215	103%
Special Assessments - Off-Roll	-	30,000	-	-	-	-	-	-	-	30,000	-	N/A
<b>Developer Contribution</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 32,320</b>	<b>\$ 5,703</b>	<b>\$ 3,581</b>	<b>\$ 437,256</b>	<b>\$ 1,316</b>	<b>\$ 559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 480,735</b>	<b>\$ 437,215</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	-	2,000	2,000	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	8,000	150%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>												
Legal Advertising	-	-	1,020	-	-	-	-	-	3,656	4,676	2,000	234%
Trustee Services	-	-	-	-	5,214	-	-	-	-	5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	21	10	-	-	-	124	250	50%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	187	419	750	56%
<b>Computer Services - Website Development</b>												
	50	-	-	50	-	-	-	-	-	100	2,000	5%
<b>Insurance</b>												
	5,251	-	-	-	-	-	-	-	-	5,251	6,000	88%
<b>Printing &amp; Binding</b>												
	-	-	158	184	-	-	162	227	-	731	1,500	49%
<b>Subscription &amp; Memberships</b>												
	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	-	929	193	151	-	207	-	1,348	2,827	15,000	19%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	8,197	27,112	35,000	77%
NPDES	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>												
Wetland Lake Maintenance												
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	1,125	9,780.00	39,000	25%
Lake Maintenance	-	-	-	-	-	7,980	-	1,125	-	9,105.00	20,000	46%
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	-	925	9,450	19,825.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Parks and Recreation</b>												
Amenities Maintenance												
Snack Shack/Maintenance Building	-	-	-	-	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	-	-	-	-	2,000	0%
<b>Landscaping Services</b>												
Professional Services												
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	54,820	193,242.00	161,352	120%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	688	-	800	1,487.50	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	-	13,993	0%
<b>Reserves</b>												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees												

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Sub-Total:</b>	<b>11,000</b>	<b>6,523</b>	<b>8,172</b>	<b>9,405</b>	<b>11,386</b>	<b>18,175</b>	<b>19,432</b>	<b>52,378</b>	<b>85,581</b>	<b>339,068</b>	<b>437,215</b>	78%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,000</b>	<b>\$ 6,523</b>	<b>\$ 8,172</b>	<b>\$ 9,405</b>	<b>\$ 11,386</b>	<b>\$ 18,175</b>	<b>\$ 19,432</b>	<b>\$ 52,378</b>	<b>\$ 85,581</b>	<b>\$ 339,068</b>	<b>\$ 437,215</b>	78%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(2,469)	(5,824)	425,870	(16,859)	(18,873)	(52,378)	(85,581)	141,667	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	438,828	419,955	367,577	23,314	-	
<b>Fund Balance - Ending</b>	<b>\$ 12,314</b>	<b>\$ 38,110</b>	<b>\$ 35,641</b>	<b>\$ 29,817</b>	<b>\$ 455,687</b>	<b>\$ 438,828</b>	<b>\$ 419,955</b>	<b>\$ 367,577</b>	<b>\$ 281,996</b>	<b>\$ 164,981</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	18	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	\$ 0	\$ 0	\$ 0	2	4	1	7	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	3	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	1,221	-	-	983,813	954,397	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 5,067</b>	<b>\$ 12,450</b>	<b>\$ 7,819</b>	<b>\$ 954,394</b>	<b>\$ 2,874</b>	<b>\$ 1,224</b>	<b>\$ 6</b>	<b>\$ 4</b>	<b>\$ 983,841</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>											315,000	
Series 2019	-	-	-	-	-	-	-	315,000	-	315,000	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2019	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2019	-	320,430	-	-	-	-	-	320,430	-	640,860	640,860	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
	-	372	-	-	-	-	-	-	-	372	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 320,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,232</b>	<b>\$ 955,860</b>	<b>N/A</b>
								<b>\$ 635,430</b>				
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224		4	27,609	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	1,772,309	1,775,182	(635,424)	1,140,982	797,645	-	
<b>Fund Balance - Ending</b>	<b>\$ 797,649</b>	<b>\$ 481,914</b>	<b>\$ 810,096</b>	<b>\$ 817,914</b>	<b>\$ 1,772,309</b>	<b>\$ 1,775,182</b>	<b>\$ 1,776,406</b>	<b>1,776,406</b>	<b>\$ 1,140,986</b>	<b>\$ 825,255</b>	<b>\$ (1,463)</b>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	3	2	-	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	-	-	-	372	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 374</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 377</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>												
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	-	191,876	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>												
Legal - Series 2019 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>												
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (307,756)</b>	<b>\$ (307,382)</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	



# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*LT Ranch Community Development District*

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*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending July 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 154,272	\$ -	\$ -	\$ -	\$ 154,272
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		348,408			\$ 348,408
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-	53	-	-	53
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	825,311	825,311
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,594,689	15,594,689
<b>Total Assets</b>	<b>\$ 154,272</b>	<b>\$ 825,311</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,399,957</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending July 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>			\$ 307,756		\$ 307,756
<b>Due to Other Funds</b>	-				-
General Fund	-	-	-	-	-
Debt Service Fund(s)	53	-	-	-	53
<b>Bonds Payable</b>					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
<b>Total Liabilities</b>	<b>\$ 53</b>	<b>\$ -</b>	<b>\$ 307,756</b>	<b>\$ 16,420,000</b>	<b>\$ 16,727,809</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	27,666	(1,010,954)	-	(983,288)
<b>Unassigned</b>					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	130,905	-	-	-	130,905
<b>Total Fund Equity and Other Credits</b>	<b>\$ 154,219</b>	<b>\$ 825,311</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	<b>\$ 672,148</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 154,272</b>	<b>\$ 825,311</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 17,399,957</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget	
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	-	2,320	5,703	3,581	437,256	1,316	559	-	-	24	450,759	437,215	103%	
Special Assessments - Off-Roll	-	30,000	-	-	-	-	-	-	-	-	30,000	-	N/A	
<b>Developer Contribution</b>														
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 32,320</b>	<b>\$ 5,703</b>	<b>\$ 3,581</b>	<b>\$ 437,256</b>	<b>\$ 1,316</b>	<b>\$ 559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ 480,759</b>	<b>\$ 437,215</b>	<b>N/A</b>	
<b>Expenditures and Other Uses</b>														
<b>Executive</b>														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%	
<b>Financial and Administrative</b>														
Audit Services	-	-	-	-	-	2,000	2,000	-	-	-	4,000	4,500	89%	
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%	
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	8,000	167%	
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%	
<b>Other Contractual Services</b>														
Legal Advertising	-	-	1,020	-	-	-	-	-	3,656	-	4,676	2,000	234%	
Trustee Services	-	-	-	-	5,214	-	-	-	-	-	5,214	6,695	78%	
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	-	1,000	5,000	20%	
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Bank Service Fees	24	23	25	22	21	10	-	-	-	-	124	250	50%	
<b>Communications &amp; Freight Services</b>														
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	187	30	449	750	60%	
<b>Computer Services - Website Development</b>														
Computer Services - Website Development	50	-	-	50	-	-	-	-	-	-	100	2,000	5%	
<b>Insurance</b>														
Insurance	5,251	-	-	-	-	-	-	-	-	-	5,251	6,000	88%	
<b>Printing &amp; Binding</b>														
Printing & Binding	-	-	158	184	-	-	162	227	-	-	731	1,500	49%	
<b>Subscription &amp; Memberships</b>														
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%	
<b>Legal Services</b>														
Legal - General Counsel	-	-	929	193	151	-	207	-	1,348	1,390	4,217	15,000	28%	
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
<b>Other General Government Services</b>														

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	8,197	2,917	30,028	35,000	86%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>													
Wetland Lake Maintenance													
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	1,125	-	9,780.00	39,000	25%
Lake Maintenance	-	-	-	-	-	7,980	-	1,125	-	-	9,105.00	20,000	46%
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	-	925	9,450	-	19,825.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Parks and Recreation</b>													
Amenities Maintenance													
Snack Shack/Maintenance Building	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
<b>Landscaping Services</b>													
Professional Services													
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	54,820	450	193,692.00	161,352	120%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	688	-	800	-	1,487.50	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	-	-	13,993	0%
<b>Reserves</b>													
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees													
<b>Sub-Total:</b>	<b>11,000</b>	<b>6,523</b>	<b>8,172</b>	<b>9,405</b>	<b>11,386</b>	<b>18,175</b>	<b>19,432</b>	<b>52,378</b>	<b>85,581</b>	<b>10,787</b>	<b>349,855</b>	<b>437,215</b>	<b>80%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,000</b>	<b>\$ 6,523</b>	<b>\$ 8,172</b>	<b>\$ 9,405</b>	<b>\$ 11,386</b>	<b>\$ 18,175</b>	<b>\$ 19,432</b>	<b>\$ 52,378</b>	<b>\$ 85,581</b>	<b>\$ 10,787</b>	<b>\$ 349,855</b>	<b>\$ 437,215</b>	<b>80%</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(2,469)	(5,824)	425,870	(16,859)	(18,873)	(52,378)	(85,581)	(10,762)	130,905	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	438,828	419,955	367,577	281,996	23,314	-	
<b>Fund Balance - Ending</b>	<b>\$ 12,314</b>	<b>\$ 38,110</b>	<b>\$ 35,641</b>	<b>\$ 29,817</b>	<b>\$ 455,687</b>	<b>\$ 438,828</b>	<b>\$ 419,955</b>	<b>\$ 367,577</b>	<b>\$ 281,996</b>	<b>\$ 271,234</b>	<b>\$ 154,219</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>													
Interest Account	-	0	0	-	-	-	-	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	2	20	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ -	\$ 0	\$ 0	\$ 0	\$ 2	\$ 4	\$ 1	\$ 1	\$ 9	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	3	-	N/A
<b>Special Assessments - Prepayments</b>													
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	1,221	-	-	53	983,866	954,397	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 5,067</b>	<b>\$ 12,450</b>	<b>\$ 7,819</b>	<b>\$ 954,394</b>	<b>\$ 2,874</b>	<b>\$ 1,224</b>	<b>\$ 6</b>	<b>\$ 4</b>	<b>\$ 57</b>	<b>\$ 983,898</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2019	-	-	-	-	-	-	-	315,000	-	-	315,000	315,000	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2019	-	320,430	-	-	-	-	-	320,430	-	-	640,860	640,860	N/A
<b>Operating Transfers Out (To Other Funds)</b>													
	-	372	-	-	-	-	-	-	-	-	372	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 320,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,232</b>	<b>\$ 955,860</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224	<u>\$ 635,430</u>	4	57	27,666	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	1,772,309	1,775,182	(635,424)	1,140,982	1,140,986	797,645	-	
<b>Fund Balance - Ending</b>	<b>\$ 797,649</b>	<b>\$ 481,914</b>	<b>\$ 810,096</b>	<b>\$ 817,914</b>	<b>\$ 1,772,309</b>	<b>\$ 1,775,182</b>	<b>\$ 1,776,406</b>	<b>1,776,406</b>	<b>\$ 1,140,986</b>	<b>\$ 1,141,043</b>	<b>\$ 825,311</b>	<b>\$ (1,463)</b>	



**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>													
Construction Account	3	2	-	-	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	-	-	-	-	372	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 374</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 377</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>													
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>													
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>													
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	-	-	191,876	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>													
Legal - Series 2019 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>													
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,011,330</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (307,756)</b>	<b>\$ (307,382)</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ 703,572</b>	<b>\$ (307,382)</b>	<b>\$ -</b>	