

LT Ranch

Community Development District

Meeting Agenda September 8, 2026

PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

LT RANCH

Community Development District

LOCATION: Gateway Professional Center
301 N. Cattlemen Road, Suite 112
Sarasota, Florida 34232

DATE: September 8, 2026

TIME: 1:30 PM

MEETING AGENDA

Board of Supervisors

Ron Schwied, Chairman

Von Kuhns, Vice Chairman

Jamie Kuca, Assistant Secretary

Anthony Briandi, Assistant Secretary

Kelly Briandi, Assistant Secretary

James P. Ward, District Manager

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

wardj@pfm.com

Phone: (954) 658-4900

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

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

Meeting Link: <https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m322d9d08f52392c0e4ea93c01219946c>

✓ Phone: (844) 621-3956 Code: 2539 628 9378; Event Password: Jpward

SEPTEMBER, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Meeting.

Pages 5

3. Minutes:

I. July 28, 2026 - Regular Meeting.

Pages 6-13

4. Consideration of **Resolution 2026-14**, a Resolution authorizing the District to enter into a Trespass Authorization Agreement with the Sarasota County Sheriff's Office; rescinding Resolution 2026-13; providing a severability clause; and providing an effective date.

Pages 14-19

5. Consideration of **Resolution 2026-15**, a Resolution Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Pages 20-29

6. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

a) Memorandum: Proposed Preserve Trailhead Concrete Bollard Installation.

b) Memorandum: Proposed Turner Park Sidewalk Connection and Safety Improvement.

c) Asset Manager's Report - September 1, 2026.

IV. District Manager

a) **Important Board Meeting Dates for Fiscal Year 2027:**

- **Tuesday, October 13, 2026 at 1:30 p.m.** - Regular Meeting.

b) Commission on Ethics Required Annual Ethics Training Memorandum.

c) Financial Statements for period ending July 31, 2026 (unaudited).

Pages 30-63

7. Supervisors' Requests.

8. Public Comments.

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

9. Adjournment.

AGENDA

Meeting Schedule - FY 2027

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

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

- Item 2: Notice of Advertisement of Regular Meeting.
- Item 3: Minutes - July 28, 2026 - Regular Meeting.
- Item 4: **Resolution 2026-14**, a Resolution authorizing the District to enter into a Trespass Authorization Agreement with the Sarasota County Sheriff's Office; rescinding Resolution 2026-13; providing a severability clause; and providing an effective date.
- Item 5: **Resolution 2026-15**, a Resolution Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.
- Item 6: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

**NOTICE OF MEETING
BOARD OF SUPERVISORS OF THE
LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors of the LT Ranch Community Development District has been scheduled for **Tuesday, September 8, 2026 7:00 p.m.**, at the **Gateway Professional Center, 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232**.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Persons wishing to listen and participate in the meeting may do so remotely via the WebEx.com weblink posted to the District's website www.LTRanch.org. A copy of the agenda for the meeting may be obtained from the office of the District Manager, PFM Management Services LLC, by calling 954-687-0000 or email: Wardj@pfm.com or on the District's website at www.LTRanch.org at least seven (7) days in advance of the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate in these meetings should contact the District Manager at (954) 687-0000 at least five (5) days prior to the date of the meetings. If you are deaf or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

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

LT Ranch Community Development District
James P. Ward, District Manager
August 30 2026
LSAR0583991

THIRD ORDER OF BUSINESS **Appointment**

Appointment of individual for Seat 4, previously held by Mr. Robert Berry, which became effective May 22, 2026, whose term is set to expire November 2028.
Discussion of individuals to fill Seat 4

- a) Appointment of individual to fill Seat 4**
- b) Oath of Office**
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
- d) Sample of E-filed Form 1 - Statement of Financial Interests**

Ms. Carvalho asked if the Board wished to appoint an individual to fill Seat 4, set to expire in November 2028.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Ms. Kelly Briandi was appointed to fill Seat 4 with a term set to expire in November 2028.

Ms. Carvalho administered the Oath of Office to Ms. Kelly Briandi. Ms. Carvalho asked Ms. Kelly Briandi if she wished to receive or waive the compensation of \$200 dollar per meeting.

Ms. Briandi chose to receive compensation.

Mr. Jere Earlywine provided a brief overview of the Sunshine Law and Code of Ethics including verification of Ms. Briandi's qualifications; the prohibition of communication in any form with other board members outside of public meetings; Sunshine Law violation penalties; Ms. Briandi's ability to contact himself or the District Manager with any CDD questions; public record requirements; all public records requests to be sent to Mr. Ward; Form 1 filing disclosures; the Code of Ethics; and ethics training requirements.

Mr. Ward recommended Ms. Briandi never speak with a board member about any possible board business outside of board meetings and call him (Mr. Ward) with any questions. He explained CDD staff handled all public records; Ms. Briandi should forward all possible public records to staff; and anything sent to Ms. Briandi from staff did not need to be kept by Ms. Briandi.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-9**

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch Community Development District

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

The Board chose to keep Ron Schweid as the Chairperson, Von Kuhns as Vice Chairperson, and the remaining Board Members as Assistant Secretaries.

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On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Minutes

May 27, 2026 - Regular Meeting Minutes

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

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the May 27, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET

Ms. Carvalho noted this was the public hearing for the Fiscal Year 2027 Budget.

I. Public Comment and Testimony

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

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget.

Ms. Courtney Holowaychuk asked if the CDD still intended to install shade structures over the playground equipment.

Mr. Ward responded in the affirmative.

Ms. Holowaychuk noted there was a lower budget amount for mulch. She stated from a Master Association perspective, one mulching per year was not enough. She suggested the CDD increase the mulch budget to mulch twice in the year. She requested the littoral budget also be increased to ensure plenty of littorals were planted this year which she hoped would discourage fishing in non-fishing allocated ponds. She discussed the issues with poor visibility near the school access and crosswalk. She noted a child was struck by a car in the spring semester. She asked the CDD to install no parking signs along Starry Night Blvd. which was a bus stop in the afternoon. She requested extension of the shell path from the baseball fields within Turner Park to the road, so students would not

need to cross at the crosswalk to reenter the neighborhood. She asked for signage along Lorraine Road for delivery drivers to use Lorraine versus Clark. She said she did not know if signage along Lorraine Road fell under CDD or HOA jurisdiction. She asked for bollards to be installed at the shell paths to prevent golf carts from driving on shell paths.

Ms. Carvalho stated she made note of Ms. Holowaychuk's requests; however, it was important to understand this was the public hearing to adopt the already approved budget and as such, the budget could not exceed the approved threshold. She said as the year went on, perhaps if there were line items which did not get expensed or exhausted completely, the leftover funds could be used to do some of the things Ms. Holowaychuk requested. She asked if there were any other public comments; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was closed.

II. Board Comment

Ms. Carvalho stated Resolution 2026-10 approved the annual appropriation and budget for fiscal year 2027. She asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-10, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Ms. Carvalho called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Ms. Carvalho indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

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

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions; there were none. She called for a motion to close the public hearing.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was closed.

II. Board Comment

Ms. Carvalho stated Resolution 2026-11 certified the assessment rate for fiscal year 2027. She asked if there were any board questions; there were none.

III. Consideration of Resolution 2026-11, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Ms. Carvalho called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Waiver

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

Mr. Jere Earlywine stated his firm represented both LT Ranch and LT Ranch South. He asked if everyone in the room heard his explanation of this at the last meeting.

Mr. Ward responded in the affirmative; most everyone heard his explanation previously.

Mr. Earlywine said he was looking for a motion to approve the agreement and the conflict waiver. He said he would incorporate the comments from the prior meeting.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Conflict Waiver was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-12

Consideration of Resolution 2026-12, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Ms. Carvalho noted the meetings would be held on the same dates and time, but the location would be changed to 301 North Cattleman Road, Ste. 112. She asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-13

Consideration of Resolution 2026-13, a Resolution Authorizing Trespass Enforcement and the Issuance of Correspondence regarding the Same; Providing a Severability Clause; and Providing an Effective Date

Ms. Carvalho stated Resolution 2026-13 authorized trespass enforcement and issuance of correspondence regarding the same.

Mr. Ward: We have had some comments and concerns from the community over the past year or so with respect to trespassing and enforcement of rules within Turner Park. What we've done is prepare a form of community park rules that outline how the park rules operate, who gets to enforce them, and essentially enforcement is through the office of the District Manager for purposes of enforcement, and I can delegate enforcement as appropriate. It gives you authorized users, general provisions for use of the tennis courts and basketball courts, and multipurpose, soccer fields, and patio/picnic areas, outdoor areas, etc. It is consistent with ideas we talked about years ago, but we never codified in rule or resolution. What this resolution does is codified the ideas we talked about in terms of operation of the park going forward. It also provides me with the authority to enforce trespassing rules within the park to the extent it was needed. He asked if there were any questions.

Mr. Von Kuhns asked if there was any resident input.

Mr. Ward: No. This is more or less a standard form set of rules we use for operation of parks and how we enforce stuff.

Ms. Holowaychuk: Does this extend to the ponds?

Mr. Ward: No. Just the park.

Mr. Earlywine: Most Sheriff's offices in Florida have had a hard time understanding what a CDD is and whether they have the authority to trespass, so historically we've done a document like this that identifies who can speak for the CDD when the trespass is called in, and we can list your onsite people. In Pasco County, they have an agreement between the CDD and the Sheriff's Office where the Sheriff will come out and it identifies who is responsible. I have been spreading that agreement around to different counties like Charlotte and other places, and I will probably do the same thing with Sarasota and see if Sarasota will pick up the same thing. I

think this is exactly what we need for today, but I may come back with another document assuming that Sarasota County Sheriff's Office gets their head wrapped around it.

Ms. Holowaychuk: The Master Association is already on the docket for the September 7th meeting of the Sarasota County Sheriff's Office giving them access to the main roadways within the area to patrol. We've been on there since April. We put in a request for them to patrol the roadways and give them access to update things as needed, paint, signs, all of that, within the neighborhood. I don't know if you would be able to join.

Mr. Earlywine: That's a little bit of a different thing. The road issue is pretty well established in Florida, and we have traffic enforcement agreements all over Florida between CDD's and Sheriff Departments. What's not as common is a trespass for a common area like a park, and that's what this addresses. But that's great work on your part.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-13 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **NEXT MEETING: Tuesday, September 8, 2026, Regular Meeting**

b) Financial Statement for period ending May 31, 2026 (unaudited)

c) Financial Statement for period ending June 30, 2026 (unaudited)

Mr. Ward reminded the Board to work on the ethics training requirement; it was a self-reporting requirement due to be completed before the end of the calendar year.

Ms. Carvalho noted the CDD had been establishing and completing goals and objectives for the past two years; this process had now been more formalized. She stated the goals and objectives should be considered for next fiscal year. She asked if the Board had any questions or comments; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the goals and objectives for fiscal year 2026 were approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

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

TWELFTH ORDER OF BUSINESS Audience Comments

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

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Carvalho adjourned the meeting at approximately 2:08 p.m.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

James P. Ward, Secretary

Ron Schweid, Chairperson

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT TO ENTER INTO A TRESPASS AUTHORIZATION AGREEMENT WITH THE SARASOTA COUNTY SHERIFF'S OFFICE; RESCINDING RESOLUTION 2026-13; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted Resolution 2026-13, which authorized the District to effectuate trespass warnings and take related enforcement actions on District property; and

WHEREAS, the Sarasota County Sheriff's Office ("**SCSO**") has established an HOA & CDD Trespass Authorization program that allows community development districts to authorize the SCSO to issue trespass warnings and effectuate arrests for trespassing on CDD property in accordance with Florida Statutes; and

WHEREAS, the Board has determined that entering into the SCSO's HOA & CDD Trespass Authorization Agreement ("**Agreement**"), in substantially the form attached hereto as **Exhibit A**, will provide a more effective and coordinated approach to trespass enforcement on District property; and

WHEREAS, the Board desires to rescind Resolution 2026-13 and instead authorize the District to enter into the Agreement with the SCSO for trespass enforcement purposes.

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

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. Resolution 2026-13, previously adopted by the Board, is hereby rescinded in its entirety and shall have no further force or effect.

SECTION 3. The form of the HOA & CDD Trespass Authorization Agreement with the Sarasota County Sheriff's Office, attached hereto as **Exhibit A**, is hereby approved.

SECTION 4. The Chairman, Vice Chairman of the Board, District Manager or his/her authorized representative, and the District Attorney are hereby authorized to execute the Agreement on behalf of the District, with such changes to include the information required pursuant to **Exhibit A**, as may be approved by the executing party, in consultation with the District Manager or District Counsel, the execution of such Agreement being conclusive evidence of such approval.

SECTION 5. The District hereby agrees to comply with Chapter 190, Florida Statutes, Community Development Districts, and the District's enacted rules, regulations, and/or restrictions regarding common areas and facilities, and all governing law, as applicable, in connection with any trespass actions taken pursuant to the Agreement.

SECTION 6. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of September 2026.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairman

EXHIBIT A: HOA & CDD Trespass Authorization Agreement (Form SO-219)

EXHIBIT A:

HOA & CDD Trespass Authorization Agreement (Form SO-219)

Sarasota County Sheriff's Office

6010 Cattleridge Blvd.
Sarasota, FL 34232
941.861.5800



Patrol Bureau

HOA & CDD Trespass Authorization
SO-219 (rev.08-26)
GS2-106

Date: _____ Case #: _____ District: _____ Zone: _____

Name of Homeowner's Association or Community Development District: _____

Address: _____

Property Appraiser Map MUST be attached

List of HOA/CDD common areas/facilities: _____

Persons authorized to request action pursuant to this Agreement: _____

The above listed HOA/CDD, by and through its governing body, hereby requests and authorizes the Sarasota County Sheriff's Office ("SCSO") and its members, employees, and agents to issue trespass warnings to persons and/or arrest persons for trespassing within the meaning of Florida Statute(s) who are not authorized on HOA/CDD property, as determined by the HOA/CDD authorized representative(s). For HOAs listed in this agreement, they agree to comply with Florida Statute 720.305(2)(a), HOA rules regarding common areas/ facilities, and all governing law, as applicable. For CDDs listed in this agreement, they agree to comply with Florida Statute Chapter 190, Community Development Districts, and the CDD's enacted rules, regulations, and/or restrictions regarding common areas/ facilities, and all governing law, as applicable. In the event any authorized representative(s) changes, the HOA/CDD shall notify the Sarasota County Sheriff's Office within five (5) business days.

The above listed HOA/CDD agrees to indemnify and hold harmless Kurt A. Hoffman, as Sheriff of Sarasota County, the Sarasota County Sheriff's Office, its employees, members, and agents from any suit, action, claim, or other cause of action brought for issuing a trespass warning or effectuating a trespass after warning arrest on HOA/CDD property pursuant to an authorized representative(s) request to trespass.

The HOA/CDD hereby authorizes any Sarasota County Sheriff's Office deputy, member, or agent to list the authorized HOA/CDD representative(s) as the victim/complainant on any charging document from a citation or arrest. It is also acknowledged that said representative(s) may be called to testify in the prosecution of those persons arrested. If the contact information for said representative(s) changes, said representative(s) must immediately notify the Sarasota County Sheriff's Office at GCO@sarasotasheriff.org within five (5) business days.

The HOA/CDD understands and agrees that by requesting the assistance of law enforcement to effectuate a trespass action, the HOA/CDD is attesting they have complied with their rules and regulations and with the applicable Florida Statutes listed above and are permitted to trespass the person from HOA/CDD property.

The HOA, before a trespass warning is issued by SCSO, shall provide SCSO with a copy of the notice of suspension, which shall include how the person was provided the notice of suspension, length of suspension, and which common area/facility the person is suspended from. The HOA understands and agrees they will immediately notify SCSO in the event a suspension is lifted. The CDD understands and agrees they will immediately notify SCSO in writing in the event the CDD wishes to rescind a trespass warning.

This agreement shall remain in effect subject to the following conditions:

- Termination by the HOA/CDD or designee, or (This agreement may be terminated by providing notice in writing to the Sarasota County Sheriff's Office)
- Annual verification of ownership and owner/designee's desire for continued enforcement

Name of authorized HOA/CDD representative: _____ Signature: _____

Title: _____ Phone Number: _____ Email: _____

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ who is ☐ personally known to me or ☐ who provided _____ as identification, and who acknowledged before me that the foregoing instrument was freely and voluntarily executed for the purposes therein expressed.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

Case #: _____ District: _____ Zone: _____

Date: _____

Parcel ID #: _____

Parcel ID #: _____

Parcel ID #: _____

Parcel ID #: _____

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RESOLUTION 2026-15

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

WHEREAS, the LT Ranch Community Development District previously adopted the Fiscal Year 2026 Budget; and

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

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

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

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

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

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

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-15**

September 8, 2026

PASSED AND ADOPTED by the Board of Supervisors of the [Abstract]
Community Development District, Sarasota County, Florida, this 8th day of September, 2026.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Ron Schwied, Chairman

EXHIBIT A:

LT Ranch

Community Development District

Adopted Budget - Amendment #2 Fiscal Year 2026

Prepared By:

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900
Email: WardJ@pfm.com

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

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

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

Description	FYE 2026 Budget - Amend #1	Adopted Amendment #2	FYE 2026 Amended Budget	Description
Bank Service Fees	\$ 250	\$ -	\$ 250	Bank Fees - Governmental Bank Account
Legal Services				
General Counsel	\$ 15,000	\$ -	\$ 15,000	District Attorney
Other General Government Services				
Engineering Services	\$ 7,500	\$ -	\$ 7,500	District Engineer
Other Misc Charges-Sarasota County Tax	\$ 30	\$ -	\$ 30	
Sub-Total:	\$ 221,417	\$ -	\$ 221,417	
Conservation and Resource Management (Re-Use Community Irrigation Water)				
Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	\$ 39,600	\$ -	\$ 39,600	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	\$ 31,647	\$ -	\$ 31,647	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
Repairs and Maintenance				
Irrigation System (Line Distribution)	\$ 12,000	\$ -	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$ 14,000	\$ -	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$ 97,247	\$ -	\$ 97,247	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	\$ 65,000	\$ -	\$ 65,000	Field Operations Manager
Repairs & Maintenance				
Aquatic Weed Control	\$ 94,000	\$ -	\$ 94,000	Periodic Spraying of Lakes.
Detention Area Maintenance	\$ 3,700	\$ -	\$ 3,700	Periodic maintenance of dry detention areas
Midgefly Treatment	\$ 6,000	\$ -	\$ 6,000	Periodic treatment for midgeflies
Littoral Shelf Plantings	\$ 4,000	\$ -	\$ 4,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	\$ 5,000	\$ -	\$ 5,000	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	\$ 32,000	\$ -	\$ 32,000	Inspection/Cleaning of Drainage Structures
Preserve Services				
Wetland Maintenance	\$ 158,900	\$ -	\$ 158,900	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$ 86,400	\$ -	\$ 86,400	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$ 60,900	\$ -	\$ 60,900	Preserve Maintenance
Shell Path Regrading	\$ 18,000	\$ -	\$ 18,000	Yearly Maintenance (Added Areas)

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

Description	FYE 2026 Budget - Amend #1	Adopted Budget	Amendment #2	FYE 2026 Amended Budget	Description
Green Way Trail System					
Landscape Maintenance	\$	24,000	\$ -	\$ 24,000	Landscaping and Maintenance including pressure cleaning of sidewalks 1x per year
Herbicide Maintnance	\$	20,000	\$ -	\$ 20,000	Herbicide application 12x per year and trail mainteance 1x per week.
Secondary Drainage System	\$	8,000	\$ -	\$ 8,000	Cleaning of secondary drainage system throughout the greenway.
Contingencies	\$	10,418	\$ -	\$ 10,418	2% of Repairs and Maintenance Items
Capital Outlay	\$	-	\$ -	\$ -	None Required
Sub-Total:	\$	596,318	\$ -	\$ 596,318	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane					
Professional Services					
Asset Management	\$	35,000	\$ -	\$ 35,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$	3,000	\$ -	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services					
Lorraine Road					
Electric - Street Lights	\$	8,400	\$ -	\$ 8,400	Power Service
Sub-Total:	\$	46,400	\$ -	\$ 46,400	
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd				Cost Share w/ LT Ranch South	
Maintenance	\$	437,130	\$ -	\$ 437,130	Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Tree Trimming	\$	24,000	\$ -	\$ 24,000	58 Royal Palms, 402 Cabbage Palmes & 87 ribbon Palms
Mulch Installation	\$	26,000	\$ (16,000)	\$ 10,000	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$	9,000	\$ -	\$ 9,000	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	\$	2,500	\$ -	\$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	\$	15,000	\$ -	\$ 15,000	Yearly replacements of plants as needed
Annuals	\$	18,000	\$ -	\$ 18,000	Three (3) times per year
Roadway Lighting	\$	4,500	\$ -	\$ 4,500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$	11,000	\$ -	\$ 11,000	Periodic repairs as needed
Hog Damage	\$	4,000	\$ -	\$ 4,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$	11,023	\$ 16,000	\$ 27,023	2% of Repairs and Maintenance - Additional Funds to connect sidewalk from Turner Park to Lorraine Rd.
Capital Outlay	\$	-	\$ -	\$ -	N/A for Fiscal Year 2026
Sub-Total:	\$	562,153	\$ -	\$ 562,153	

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

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

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

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

LT Ranch Community Development District
General Fund - Budget (Amendment #2)
Fiscal Year 2026

Description	FYE 2026 Budget - Amend #1	Amendment #2	FYE 2026 Amended Budget	Description
Fund Balance - Beginning/Anticipated at October 1st	\$ 581,673	\$ -	\$ 552,283	
Fiscal Year Additions to Fund	\$ 305,000	\$ -	\$ 305,000	
Fiscal Year Expenditures from Fund	\$ -	\$ -	\$ -	Reserve Funds used in current year
Fund Balance - Ending/Anticipated at September 30th	\$ 886,673	\$ -	\$ 857,284	
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 464,951	\$ -	\$ 435,562	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 421,722	\$ -	\$ 421,722	Cash Required to Meet Operating Requirements
Total Fund Balance	\$ 886,673	\$ -	\$ 857,284	

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



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Memorandum

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☐ **West Palm Beach Office** · 560 Village Boulevard · Suite 340 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)

Date: August 25, 2026

To: James Ward

From: Richard Freeman

Subject: Proposed Preserve Trailhead Concrete Bollard Installation

CC:

District staff obtained a proposal for the installation of concrete bollards at the entrances to the preserve and shell nature trail system. The primary purpose of this proposed improvement is to address safety concerns associated with golf carts and other unauthorized motorized vehicles entering and traveling along the preserve trails.

The preserve trails are routinely used by residents for walking, jogging, running, and bicycling. Several portions of the trail system contain curves, vegetation, and other limited-visibility or blind-spot areas. The presence of golf carts and similar motorized vehicles in these locations creates the potential for conflicts between vehicles and pedestrians or cyclists, which could result in an accident or injury.

Proposed Improvement

District staff obtained a proposal in the amount of \$4,458.00. The proposal includes furnishing and installing twenty (20) 20-inch concrete bollards at the entrances to the shell nature trails, including associated cleanup.

The bollards would be positioned to restrict access by golf carts and larger unauthorized motorized vehicles while maintaining appropriate access to the trail system for its intended recreational users.

Limitations

It is important to note that the proposed bollards will not prevent every type of motorized or electric device from accessing the trails. Smaller devices, including certain electric bicycles (e-bikes), may still be physically capable of passing between the bollards.

Accordingly, the proposed installation should not be viewed as a complete physical barrier to all unauthorized activity. Rather, it is intended as a reasonable safety measure to significantly reduce golf cart and larger motorized vehicle access and discourage inappropriate use of the preserve trail system.

Safety Considerations

District staff's primary concern is the potential for a collision between a golf cart or other motorized vehicle and a resident utilizing the trails. Because of the narrow trail widths and limited sight distances in certain areas, pedestrians, runners, bicyclists, and vehicle operators may have insufficient time to react when approaching one another from opposite directions.

Installing bollards at the trail entrances would provide an additional physical deterrent and help reinforce that the preserve and nature trails are intended primarily for pedestrian and appropriate recreational use rather than golf-cart traffic.

Attachment: Site Photos



Photo 1

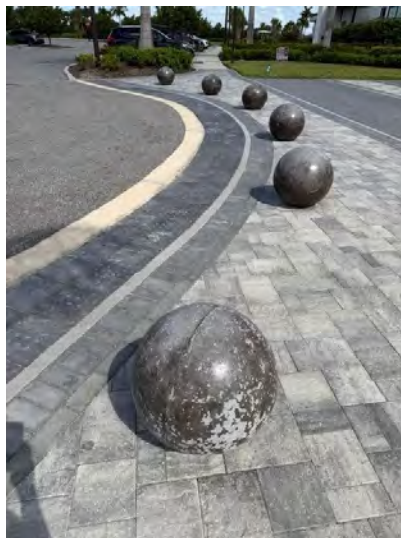


Photo 2



Photo 3



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Date: August 25, 2026

To: James Ward

From: Richard Freeman

Subject: Proposed Turner Park Sidewalk Connection and Safety Improvement

CC:

Background and Purpose

At the direction of the Board, District staff obtained a proposal for sidewalk improvements between the ballfields at Turner Park. The proposed project is intended to create a direct pedestrian connection between the existing sidewalk within Turner Park and the existing sidewalk running north and south along Lorraine Boulevard.

The primary purpose of this improvement is to address a pedestrian safety concern, particularly for children and families entering and exiting Turner Park.

As shown within the red-circled area in the photo below, the existing sidewalks currently do not provide a direct connection. The existing berm and site configuration require pedestrians to travel around the area rather than continuing directly toward the Lorraine Boulevard sidewalk.



Proposed Improvement

The proposed work would remove the existing berm and extend the sidewalk to connect the existing Turner Park sidewalk directly to the sidewalk along Lorraine Boulevard. This would establish a more continuous and defined pedestrian route between the park and Lorraine Boulevard.

District staff believes this connection would be particularly beneficial for children whose parents pick them up near Turner Park or who are walking between the park and surrounding areas. Under the existing configuration, pedestrians may enter or walk along portions of the Turner Park entrance roadway to reach their destination.

The proposed sidewalk would provide an alternative route that keeps pedestrians on a designated walkway and allows them to connect closer to the existing pedestrian crossing/crosswalk across Lorraine Boulevard.

Safety Considerations

This project is being proposed primarily as a precautionary safety improvement. Creating a continuous sidewalk connection would help:

- Reduce the need for children and other pedestrians to walk within or alongside the Turner Park entrance roadway.
- Provide a more direct pedestrian route between Turner Park and Lorraine Boulevard.
- Better connect park users with the existing pedestrian crossing across Lorraine Boulevard.
- Reduce potential conflicts between pedestrians and vehicles entering or exiting Turner Park.
- Improve overall pedestrian accessibility and circulation around the park.

While the existing configuration provides access to Turner Park, District staff believes the proposed connection would create a safer and more logical pedestrian travel path, particularly during periods of increased activity at the ballfields and park.

Proposal and Cost

The total amount of \$15,960.00. The proposal consists of the following:

Proposed Work	Cost
Furnish and install approximately 600 SF of concrete sidewalk, connecting the existing Turner Park sidewalk to the existing sidewalk along Lorraine Boulevard	\$4,860.00
Furnish and install a 4-foot-high × 10-foot-wide double gate, including posts, drop rod, and latch	\$3,600.00
Regrade and relandscape the affected area and relocate/repair irrigation within the limits of work	\$7,500.00
Total Proposed Cost	\$15,960.00

*Funding for the proposed project will be allocated from the Lorraine Boulevard Mulch line item. A budget amendment to reallocate the necessary funds will be completed to allow the proposed project to proceed.

LT RANCH
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
August 2026

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

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CGA Project No. 20-4050
September 1, 2026

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Amenity Maintenance

1. Landscaping

- Routine landscape maintenance continued throughout August along Lorraine Road, Autumn Breeze Avenue, Luna Lane, Starry Night, and Turner Park. These areas are maintained weekly and include mowing, edging along sidewalks, medians, utility lids, and sprinkler heads, along with other routine landscape services necessary to maintain the turf and planting areas in satisfactory condition.
- New annuals installed in mid-July continue to receive adequate irrigation. District staff and the landscape vendor are performing routine water checks and inspections to ensure proper establishment and growth. The annuals were recently pinched and pruned to encourage robust leaf growth and help prevent premature flowering.
- Pine straw was installed within the planting beds on the left and right sides of the center island along Lorraine Road. Cocoa brown mulch was also installed within the planting beds and tree rings at Turner Park.
- The Medjool palms at the Skye Ranch entrance have been trimmed, and the landscape along Starry Night continues to remain healthy.
- Due to the lack of rainfall earlier this summer, a transfer pump was utilized to move water from surrounding lakes into Lake D1, which serves as a source for the irrigation system. Increased rainfall has improved lake levels, and the transfer pump is no longer needed at this time.
- District staff received estimates to replace cocoplum along Luna Lane and Green Island ficus at the Starry Night entrance. Due to current budget considerations, these replacements will likely need to be addressed during Fiscal Year 2027.
- On June 18, a telecommunications contractor boring a fiber-optic line damaged a water main along Lorraine Road near the main entrance, resulting in damage to approximately 100 linear feet of sidewalk and approximately 3,000 square feet of St. Augustine sod. The sidewalk replacement was completed during the second-to-last week of August.



Annuals



New Plantings at Turner Park



New Pine Strew Mulch



Seasonal Annulas



By Pass Pump



Water main Break

2. Lake Maintenance

- District staff continues to monitor the District's lakes and coordinate routine aquatic maintenance. August maintenance included treatment of shoreline weeds, grasses, broadleaf vegetation, and algae as needed. Trash and loose debris are removed by the aquatic vendor and District staff during routine inspections.
- Lake DD1 at Turner Park, which was stocked in June with 4,500 Bluegill/Shellcracker and 4,500 minnows, continues to be monitored as part of the District's fishery and aquatic management program. Increased rainfall during August has also helped improve lake levels, including Lake D1.
- No significant submersed vegetation concerns were observed during routine August inspections.
- Approximately 30-foot pine tree west of 28805 Skye Ranch Boulevard was cut down and placed within the preserve area.

3. Amenity Maintenance

- Playground - The playground is blown off and trash is collected Monday through Friday. Staff continues to inspect the playground area for general maintenance and safety concerns.
- Baseball/Soccer Fields - The fields are inspected Monday through Friday and trash is collected as needed. Landscapers cut back sod encroaching into the bench areas and behind home plate.
- Top dressing completed in early July continues to support turf growth and drainage.
- Field Closed signs were obtained for use during periods of heavy rainfall to help prevent turf damage and allow the fields time to recover.
- Basketball/Tennis Courts - Courts are blown off Monday through Friday.
- The new net on Tennis Court No. 2 and the two replacement pickleball nets continue to be monitored.
- Volleyball Court - The volleyball court is checked Monday through Friday and routinely raked as needed.
- Snack Shack/Dock - The snack shack is blown off and trash is collected Monday through Friday, and the facility is cleaned seven days a week. Bathrooms continue to be monitored and cleaned.
- The men's restroom requires replacement of the automatic sensor flush valve, which is scheduled to be completed shortly.
- Minor fishing pier repairs and re-staining were previously completed.
- Dog Park - Minor repairs were completed to gates and latches, a small section of sod was replaced in the small dog park area, and
- The dog shower hose was replaced with a more durable hose.
- Turner Park gates and all nature trails were inspected. The gate vendor repaired latches, adjusted gates that were dragging, and confirmed programmed opening and closing times.

- Due to increased rainfall, portions of the trail system may periodically become extremely wet or impassable.
- An approximately 9-foot alligator was trapped from the lake at Turner Park and relocated to an appropriate off-site location.

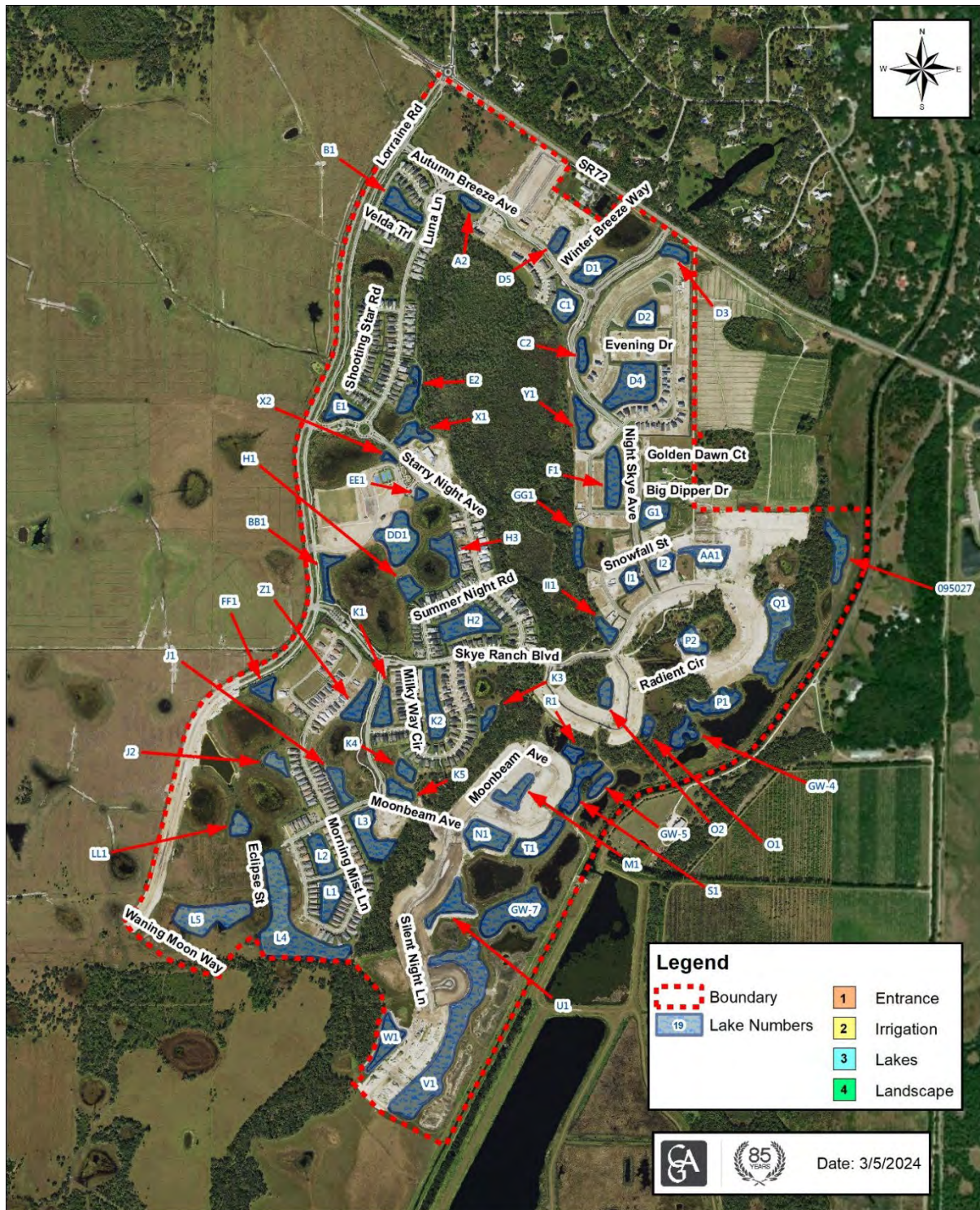


Green Way Trail



Fishing Pier

III. LOCATION MAP



LT Ranch CDD - Engineer's Report Asset Map



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IV. LOOK AHEAD REPORT

Shell August 2026 Quality Control Lake Report

The table below summarizes the aquatic maintenance vendor's quality control inspections and treatments performed at each District lake during August 2026.

Lake #	Treatment / Inspection	Target	Treatment Date(s)
A2	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
AA1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
B1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
BB1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
C1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026
C2	Treated	Shoreline weeds & Grasses	07/23/2026, 08/10/2026, 08/11/2026
D1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
D2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026
D3	Treated	Shoreline weeds, Grasses & Floating Vegetation	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026
D4	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026
D5	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026
DD1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
E1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
E2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
EE1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
F1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
FF1	Treated	Shoreline weeds	08/05/2026, 08/10/2026
G1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
GG1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
GW4	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026
GW5	Treated	Shoreline weeds, Algae & Floating Vegetation	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026
GW7	Treated	Shoreline weeds	07/23/2026, 07/27/2026
H1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
H2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
H3	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
HH1	Treated	Shoreline weeds & Algae	07/23/2026, 08/05/2026, 08/10/2026
I1	Treated	Shoreline weeds & Grasses	07/23/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
I2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
II1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
J1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
J2	Treated	Shoreline weeds	07/23/2026, 08/05/2026
K1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
K2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
K3	Treated	Shoreline weeds, Water Lettuce & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
K4	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
K5	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
L1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
L2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
L3	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
L4	Treated	Shoreline weeds & Grasses	07/23/2026, 08/05/2026, 08/10/2026, 08/17/2026
L5	Treated	Shoreline weeds	07/23/2026, 08/05/2026
LL1	Treated	Shoreline weeds & Algae	07/23/2026, 08/05/2026, 08/10/2026
M1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026
N1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
O1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026

Lake #	Treatment / Inspection	Target	Treatment Date(s)
O2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
O27 (095027)	Treated	Shoreline weeds	07/23/2026, 08/05/2026, 08/10/2026
P1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
P2	Treated	Shoreline weeds, Algae & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
Q1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
R1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026
S1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
T1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
U1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
V1	Treated	Shoreline weeds & Algae	07/23/2026, 08/05/2026, 08/10/2026
W1	Treated	Shoreline weeds	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026
X1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
X2	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/17/2026
Y1	Treated	Shoreline weeds & Grasses	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026
Z1	Treated	Shoreline weeds, Grasses & Floating Vegetation	07/23/2026, 07/27/2026, 08/05/2026, 08/10/2026, 08/11/2026, 08/17/2026

Monthly Summary & Next Steps

The majority of activities this month were routine grass and shoreline weed treatments. Floating weeds were treated in 4 lakes and algae in 5 lakes, which is fairly typical for the lakes at LT Ranch.

MEMO

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

To: Board of Supervisors
From: James P. Ward
Date: August 5, 2026
Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training

Ethics Training Requirements:

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

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

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027.*

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

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

General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics/training)

MEMO

1. Free Training Programs:

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

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**

Note: Google Chrome web browser will not open – use another web browser.

[Video Tutorial](#)

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**

[23-page presentation - no audio](#)

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**

[Audio presentation - no video](#)

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.

[Florida League of Cities Website](#)

[FLC Future Ethics Workshop Dates:](#)

[10/14/2026: 10 am - 3:30 pm](#)

[12/16/2026: 10 am - 3:30 pm](#)

2. Other Training Programs

a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.

- [4-Hour Ethics Course](#)

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state’s annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida’s ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.

- [Home - Florida Ethics Institute](#)

LT Ranch

Community Development District

Financial Statements July 31, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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LT Ranch Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds										
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		Totals (Memorandum Only)
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
Truist - Checking Account	\$ 26,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,911
FMIT - Investment Account	1,217,003	-	-	-	-	-	-	-	-	-	1,217,003
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	268,961	-	-	-	-	-	1,286,093
Revenue Account	-	694,788	121,075	557,697	287,493	-	-	-	-	-	1,661,052
Prepayment Account	-	150	-	1,120	38,812	-	-	-	-	-	40,082
Construction Account	-	-	-	-	-	-	2,210	18	-	-	2,228
Accounts Receivable	88,139	-	-	-	-	-	-	-	-	-	88,139
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,391,962	-	2,391,962
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,648,038	-	34,648,038
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	\$ 1,337,491	\$ 1,169,788	\$ 206,165	\$ 1,016,010	\$ 595,266	\$ -	\$ 21,958	\$ 18	\$ 37,040,000	\$ 23,024,269	\$ 64,410,963

**LT Ranch Community Development District
Balance Sheet
Through July 31, 2026**

	Governmental Funds										
	General Fund	Debt Service Funds				Capital Project Funds			Account Groups		Totals (Memorandum Only)
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Liabilities											
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advances	-	-	-	-	-	-	-	1,279,161	-	-	1,279,161
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable											
Current Portion (Due within 12 months)											
Series 2019	-	-	-	-	-	-	-	-	\$380,000	-	380,000
Series 2022-1	-	-	-	-	-	-	-	-	\$35,000	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	\$215,000	-	215,000
Series 2024	-	-	-	-	-	-	-	-	\$120,000	-	120,000
Long Term											
Series 2019	-	-	-	-	-	-	-	-	14,255,000	-	14,255,000
Series 2022-1	-	-	-	-	-	-	-	-	2,245,000	-	2,245,000
Series 2022-2	-	-	-	-	-	-	-	-	12,430,000	-	12,430,000
Series 2024	-	-	-	-	-	-	-	-	\$7,360,000	-	7,360,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,012</u>	<u>\$ -</u>	<u>\$ 1,279,161</u>	<u>\$ 37,040,000</u>	<u>\$ -</u>	<u>\$ 38,373,173</u>
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Fund Balance											
Restricted											
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	(1,279,340)	-	-	1,512,972
Results from Current Operations	-	44,325	12,904	29,614	74,238	(421)	2,201	196	-	-	163,058
Unassigned											
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	552,283
Allocation of Fund Balance											
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	481,198	-	-	-	-	-	-	-	-	-	481,198
Results of Current Operations	<u>785,208</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>785,208</u>
Total Fund Equity and Other Credits	<u>\$ 1,337,491</u>	<u>\$ 1,169,788</u>	<u>\$ 206,165</u>	<u>\$ 1,016,010</u>	<u>\$ 595,266</u>	<u>\$ (54,012)</u>	<u>\$ 21,958</u>	<u>\$ (1,279,143)</u>	<u>\$ -</u>	<u>\$ 23,024,269</u>	<u>\$ 26,037,790</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,337,491</u>	<u>\$ 1,169,788</u>	<u>\$ 206,165</u>	<u>\$ 1,016,010</u>	<u>\$ 595,266</u>	<u>\$ -</u>	<u>\$ 21,958</u>	<u>\$ 18</u>	<u>\$ 37,040,000</u>	<u>\$ 23,024,269</u>	<u>\$ 64,410,963</u>

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	17,666	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	4,211	17,003	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	-	231,469	281,076	82%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	\$ 21,878	\$ 2,463,297	\$ 2,428,320	101%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	400	1,600	3,200	50%
Executive				
Professional Management	4,417	44,167	53,000	83%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	30,000	36,000	83%
Assessment Roll Services	3,000	30,000	36,000	83%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	-	595	3,200	19%
Trustee Services	-	17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	-	200	1,000	20%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	11	185	200	93%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	29,501	28,962	102%
Printing & Binding	-	342	500	68%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	6,245	15,000	42%
Other General Government Services				
Engineering/ Field Services	-	668	7,500	9%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	\$ 10,828	\$ 173,906	\$ 221,417	

Prepared by:

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	2,425	29,910	39,600	76%
Electric Service	-	26,658	31,647	84%
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	225	12,000	2%
Irrigation System (Pump Station)	2,497	21,628	14,000	154%
Sub-total	\$ 4,922	\$ 78,422	\$ 97,247	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,566	33,635	65,000	52%
Repairs and Maintenance				
Aquatic Weed Control	7,467	74,670	94,000	79%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	10,950	4,000	274%
Control Structures, Catch Basins & Outfalls	-	47,780	32,000	149%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	-	92,053	158,900	58%
Enhancement Area Maintenance	2,300	137,525	86,400	159%
Creation Area Maintenance	2,900	21,825	60,900	36%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System				
Green Way Maintenance	3,368	33,683	24,000	140%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	4,280	10,218	10,418	98%
Sub-total	\$ 22,881	\$ 472,478	\$ 596,318	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	4,205	20,868	35,000	60%
SWFWMD Reporting Re-use System	-	780	3,000	26%
Utility Services				
Electric - Street Lights	2,655	9,819	8,400	117%

Prepared by:

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	36,427	372,650	437,130	85%
Pressure Cleaning	-	25,485	9,000	283%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	-	41,797	24,000	174%
Landscape Replacements	-	15,283	15,000	102%
Mulch Installation	-	-	26,000	0%
Annuals	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	-	10,321	11,000	94%
Hog Damage	-	-	4,000	0%
Contingencies	1,491	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	84,557	101,467	83%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	-	-	10,000	0%
Landscape Replacements	1,500	5,389	9,000	60%
Mulch Installation	-	-	36,000	0%
Annuals	-	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage	-	-	1,000	0%
Contingencies	-	-	3,549	0%
Sub-total	\$ 54,735	\$ 641,644	\$ 789,569	
Community Park				
Professional Services				
Asset Management	3,092	18,672	30,000	62%
Utility Services				
Electric - Snack Shack Lighting	-	617	858	72%
Water and Sewer - Snack Shake Utilities	174	1,878	2,035	92%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	-	405	3,000	14%
Janitorial	-	37,890	54,000	70%
Pressure Cleaning	-	7,477	18,000	42%

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floritam Grass Areas				
Mowing/Edging/Weeding	47,458	204,936	250,000	82%
Irrigation System	-			
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation	-			
Park excluding Playground Areas	-	19,888	6,000	331%
ADA Compliant Mulch for Playground	-	-	2,500	0%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	-	-	2,000	0%
Miscellaneous Repairs	-	-	5,000	0%
Playground				
Miscellaneous Repairs	-	9,341	8,000	117%
Dog Park				
Miscellaneous Repairs	-	2,186	5,000	44%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	-	350	6,000	6%
Contingencies	-	8,000	10,876	74%
Sub-total	\$ 50,724	\$ 311,640	\$ 418,769	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	254,167	305,000	83%
Sub-total	\$ 25,417	\$ 254,167	\$ 305,000	
Total Expenditures and Other Uses	\$ 169,506	\$ 1,932,256	\$ 2,428,320	80%
Net Increase/ (Decrease) in Fund Balance	(147,628)	531,041	(0)	
Fund Balance - Beginning	1,459,702	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve		254,167	305,000	
Fund Balance - Ending	\$ 1,312,074	\$ 1,337,491	\$ 857,283	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	1,365	14,359	19,991	72%
Revenue Account	1,943	25,452	24,521	104%
Special Assessment Revenue				
Special Assessments - On Roll	7,078	988,026	1,022,652	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	428	-	0%
Total Revenue and Other Sources	\$ 10,386	\$ 1,028,265	\$ 1,000,258	103%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	365,000	365,000	100%
Principal Debt Service - Early Redemptions				
Series 2019	-	30,000	-	0%
Interest Expense				
Series 2019	-	588,940	589,440	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 983,940	\$ 954,440	103%
Net Increase/ (Decrease) in Fund Balance	10,386	44,325	45,818	
Fund Balance - Beginning	1,159,402	1,125,462	1,125,462	
Fund Balance - Ending	\$ 1,169,788	\$ 1,169,788	\$ 1,171,280	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	245	2,572	3,576	72%
Revenue Account	0	6	4	145%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	1,630	181,240	183,003	99%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 1,875	\$ 183,825	\$ 178,634	103%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	35,000	35,000	100%
Interest Expense				
Series 2022-1	-	133,778	133,778	100%
Intragovernmental Transfer Out	-	2,143	-	0%
Total Expenditures and Other Uses	\$ -	\$ 170,921	\$ 168,778	101%
Net Increase/ (Decrease) in Fund Balance	1,875	12,904	9,856	
Fund Balance - Beginning	204,290	193,260	193,260	
Fund Balance - Ending	\$ 206,165	\$ 206,165	\$ 203,116	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	1,316	13,856	19,297	72%
Revenue Account	2	28	20	142%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	8,578	954,065	986,846	97%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Total Revenue and Other Sources	\$ 9,896	\$ 1,000,331	\$ 940,381	106%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	205,000	205,000	100%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	50,000	-	0%
Interest Expense				
Series 2022-2	-	715,718	716,145	100%
Total Expenditures and Other Uses	\$ -	\$ 970,718	\$ 921,145	105%
Net Increase/ (Decrease) in Fund Balance	9,896	29,614	19,236	
Fund Balance - Beginning	1,006,114	986,396	986,396	
Fund Balance - Ending	\$ 1,016,010	\$ 1,016,010	\$ 1,005,632	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	773	8,127	11,305	72%
Revenue Account	794	10,436	5,845	179%
Prepayment Account	22	22	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	5,010	557,196	575,619	97%
Prepayments	-	38,812	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 6,599	\$ 614,593	\$ 554,944	111%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	115,000	115,000	100%
Interest Expense				
Series 2022-2	-	425,355	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 540,355	\$ 540,355	100%
Net Increase/ (Decrease) in Fund Balance	6,599	74,238	14,589	
Fund Balance - Beginning	588,667	521,027	521,027	
Fund Balance - Ending	\$ 595,266	\$ 595,266	\$ 535,616	

LT Ranch Community Development District
Construction Project Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

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

LT Ranch Community Development District
Construction Project Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	6	57	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	\$ 6	\$ 2,201	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 2,201	\$ -	
Fund Balance - Beginning	\$ 21,951	\$ 19,757	\$ -	
Fund Balance - Ending	\$ 21,958	\$ 21,958	\$ -	

LT Ranch Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	<u>\$ 0</u>	<u>\$ 196</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ 0	 \$ 196	 \$ -	
Fund Balance - Beginning	\$ (1,279,143)	\$ (1,279,340)	\$ -	
Fund Balance - Ending	<u><u>\$ (1,279,143)</u></u>	<u><u>\$ (1,279,143)</u></u>	<u><u>\$ -</u></u>	

LT Ranch Community Development District
Capital Project Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	\$ -	\$ 171,892	\$ -	0%
Total Revenue and Other Sources	<u>\$ -</u>	<u>\$ 171,892</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay				
Engineering	-	-	-	0%
Construction in Progress	-	171,892	-	0%
Total Expenditures and Other Uses	<u>\$ -</u>	<u>\$ 171,892</u>	<u>-</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ -	 \$ -	 \$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

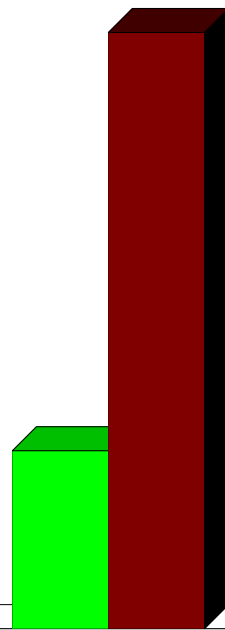
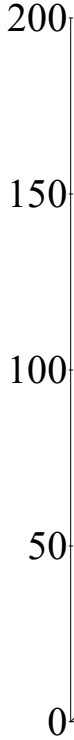
LT Ranch Community Development District

Income and Expense by Month

July 2026

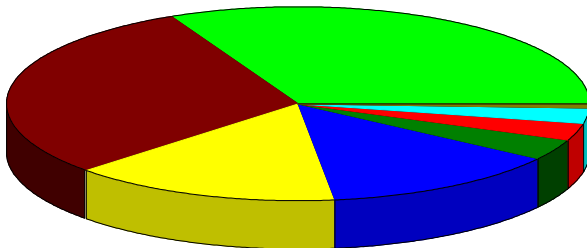


\$ in 1,000's



Jul26

Expense Summary July 2026



5410000 · Road and Street Fac	32.29%
5720000 · Community Park (CP-	29.92
9099000 · Reserve Additons	14.99
5380000 · Stormwater Managem	13.50
5130000 · Financial and Administ	3.55
5370000 · Conservation and Reso	2.90
5120000 · Executive	2.61
5110000 · Legislative	0.24
Total	\$169,505.56

By Account