

LT Ranch

Community Development District

*Meeting Agenda
October 14, 2025*

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

MEETING AGENDA

Board of Supervisors

Jamie Kuca, Assistant Secretary

Ron Schwied, Vice Chairperson

John Wollard, Chairperson

Rob Berry, Assistant Secretary

Anthony Briandi, Assistant Secretary

James P. Ward, District Manager

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

JimWard@JPWardAssociates.com

Phone: (954) 658-4900

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=meaafe3948297d8e50573544fcc2f5d24>

✓ Phone: (408) 444-9388 Code: 2346 788 1890 Event Password Jpward

OCTOBER, 2025

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

AGENDA

1. Call to Order & Roll Call

2. Minutes:

I. August 19, 2025 -Public Hearing and Regular Meeting.

Pages 5-15

3. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc., with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

Pages 16-28

4. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

IV. District Manager

a) Financial Report for the period ending August 31, 2025 (unaudited).

b) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 29-66

5. Supervisors Requests.

6. Public Comments

7. Adjournment

Meeting Schedule - Fiscal Year 2026

Tuesday, October 14, 2025

Tuesday, November 11, 2025

Tuesday, December 9, 2025

Tuesday, January 13, 2026

Tuesday, February 10, 2026

Tuesday, March 10, 2026

Tuesday, April 14, 2026

Tuesday, May 12, 2026

Tuesday, June 9, 2026

Tuesday, July 14, 2026

Tuesday, August 11, 2026

Tuesday, September 8, 2026

AGENDA

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

Item 2: Minutes - August 19, 2025 -Public Hearing and Regular Meeting.

Item 3: **Resolution 2026-1** which amends the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

Item 4: 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.

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

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, August 19, 2025, at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232. It began at 1:00 p.m. and was presided over by John Wollard, Chairperson, with James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Anthony Briandi	Assistant Secretary

Absent:

Jamie Kuca	Assistant Secretary
Rob Berry	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney

Audience:

Chris Gillis
Ellen Kope-Puretz
Jonathan Bollers
Merle Sogge
Tom Papaccio
Karen _____
Brook Hartman (ph)

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kuca and Supervisor Berry, constituting a quorum. He discussed when the public would be given an opportunity to speak during the meeting.

SECOND ORDER OF BUSINESS**Notice of Advertisement****Readvertisement of Public Hearings to consider adoption of Fiscal Year 2026 Budget and imposition of Special Assessments****THIRD ORDER OF BUSINESS****Consideration of Minutes****June 10, 2025 - Public Hearing and Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the June 10, 2025 Public Hearing and Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-17****Consideration of Resolution 2025-17, a Resolution of the Board of Supervisors of the LT Ranch Community Development District Ratifying Actions Of The District Manager In Amending The Date Of The Public Hearing On The Fiscal Year 2026 Proposed Budget; Providing For Severability And Invalid Provisions; Providing For Conflict And Providing For An Effective Date**

Mr. Ward indicated this Resolution ratified his actions moving the public hearing to today's date. He noted the matter was discussed and agreed upon at the previous meeting.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-17 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward stated this was for two public hearings related to the Fiscal Year 2026 budget. He noted the first public hearing was the budget itself and the second public hearing was to adopt the assessment rates related to the budget. He discussed the public hearing process. He indicated the budget was included in the agenda packet. He stated the assessment rate was the same as last year. He stated the budget was relatively unchanged with one exception: this CDD and the LT Ranch South CDD were beginning to share maintenance costs. He noted this budget included a contribution of \$281,076 dollars from LT Ranch South which would defer a portion of the costs related to the Lorraine Road landscaping program. He noted the landscaping and the road were turned over to the County; however, the CDD

had an agreement with the County to maintain the landscaping along this road as the community wished to hold the landscaping to higher standards than the County would implement.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

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

On MOTION made by John Wollard, seconded by Ron Schweid, 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 or video with questions regarding the fiscal year 2026 budget.

An unidentified female speaker asked if there was anything budgeted or proposed regarding shade for the new playground, as well as additional bike racks at school bus stop intersections.

Mr. Ward responded in the negative. He asked if there were additional questions; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

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

III. Consideration of Resolution 2025-18, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-18 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing would set into place the assessment rates and certify an assessment roll. He noted the assessment rate for Fiscal Year 2026 was the same as it was in Fiscal Year 2025.

I. Public Comment and Testimony

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

On MOTION made by John Wollard, seconded by Ron Schweid, 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 audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

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

III. Consideration of Resolution 2025-19, 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

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-19 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-20

Consideration of Resolution 2025-20, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026.

Mr. Ward stated the meetings were scheduled for the second Tuesday of each month at 1:30 p.m. at the offices of Taylor Morrison. He stated the Resolution did not bind the Board to these meeting dates, time or location; these could be changed as the Board deemed appropriate. He noted meeting information was posted on the CDD website.

An unidentified female speaker asked if there were any meetings in the evening for those who worked during the day.

Mr. Ward responded in the negative; meetings were scheduled during the day. He stated that could change further down the road. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-20 was adopted, and the Chair was authorized to sign.

Mr. Ward noted meetings could be attended virtually via Webex if anyone could not be present in person.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-21

Consideration of Resolution 2025-21, a Resolution of the Board of Supervisors Of The LT Ranch Community Development District, Adopting The Alternative Investment Guidelines For Investing Public Funds In Excess Of Amount Needed To Meet Current Operating Expenses, In Accordance With Section 218.415(17), Florida Statutes; Providing For Severability And Invalid Provisions; And Providing For Conflict And Providing For An Effective Date

Mr. Ward explained statute required the CDD to have Alternative Investment Guidelines in place for purposes of investing the general funds. He noted the Alternative Investment Guidelines were not related to the bond funds; investment of bond funds were identified in the bond indentures. He stated this Resolution set the Guidelines in place. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-21 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Ranking and Award of Bid

Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

I. Ranking of Landscaping proposals

II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period October 1, 2025, through September 30, 2027 (three (3) year contract), authorize the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor

Mr. Ward: The contract we have with Sunny Grove Landscaping is set to expire on September 30, 2025. This was originally a three-year contract with two additional one year addendums permitted. This bid was done the same way. It would be a three-year contract with the ability to extend the contract for two additional one year periods based on some CPI increases, or other increases that may be identified in the bids. This is not what we call a bid based on price only; it is based on qualifications and price, all of which will be determined by the Board. You have been provided copies of the bids from the vendors. There are three vendors who bid on the project. Russell Landscape of Florida, Yardnique, and Sunny Grove Landscaping. We are currently paying around \$804,000 dollars a year for all of the landscaping within the District. With regard to the current bids, Russell Landscaping came in at \$312,000 dollars, Yardnique came in around \$610,000 dollars, and Sunny Grove came in at \$780,000 dollars. Please discuss what you would like to do and then make a simple motion to rank them and award the bid to whoever you would like to use. From my perspective, the first bid at \$300,000 dollars for a project this size, is just extraordinarily low. I actually think the second bidder is low also based upon the experience we have had over the last five years. That is my two cents, please don't take them too much into consideration in your deliberation.

Discussion ensued regarding the different landscaping companies; having tried a different landscaping company in the past but switching back to Sunny Grove due to poor service from the other company; Sunny Grove having a full understanding of the scope of work and experience doing the work; the benefits of staying with Sunny Grove; the Board having the ability to terminate the contract with Sunny Grove with thirty days' notice if the work was subpar; Sunny Grove doing a good job currently; and the CDD wanting to continue to negotiate and drive down the cost of landscaping over time.

Mr. Briandi asked if CDD fees would change if a lower cost landscaping company was chosen.

Mr. Ward responded in the negative. He explained fees would not change because the Budget contemplated the \$800,000 dollar number for landscaping, which he believed was what was needed to maintain the landscaping.

Mr. Earlywine explained the fees could arguably go down next year; however, due to inflation if landscaping costs went down costs would invariably go up elsewhere.

An unidentified female speaker: Does the Sunny Grove contract have a stipulation for numbers of bodies, or for timeline of work continuing at the same method it is now? Because I know Sunny Grove seems to be quite shorthanded in some instances. I know there are different crews that perform each task, and I know they are actively hiring, and I know that our schedules lately have been a little delayed. I'm just curious if their new bid, since it is the highest bid, and we are going to stick with them because they are the devil we know, if they have any kind of standards they are setting for you.

Mr. Ward: The standard is a performance standard, not a personnel standard. They have to meet the performance standards in the bids which are evaluated on a regular basis, which is how we pay them on a going forward basis. If they don't meet the standard, they

284 *have to come back to standard, and then we make the payment. Performance is evaluated*
285 *on a very regular basis by the District's team.*

286
287 *An unidentified female speaker: And does this include the preserve areas?*

288
289 *Mr. Ward: Sunny Grove does not include the preserve areas. The preserve areas are in the*
290 *next contract we are considering.*

291
292 A second female Audience member expressed concerns regarding the use of glyphosate
293 in Round Up. She wondered if the landscaper could be asked to employ safer methods.

294
295 Mr. Ward stated glyphosate was no longer used by the community landscapers. He
296 stated Round Up was not used anywhere in the community. He asked if there were any
297 questions; hearing none, he called for a motion.

298
299 **On MOTION made by John Wollard, seconded by Ron**
300 **Schweid, and with all in favor, Sunny Grove was ranked**
301 **number one, and Staff was authorized to enter into an**
302 **agreement with Sunny Grove.**

303
304 **NINTH ORDER OF BUSINESS**

305 **Consideration of Ranking and Award of**
306 **Bid**

307 **Consideration of Ranking and Award of Bid for Wetland Mitigation and Lake**
308 **Maintenance Services for the District and authorizing the District Manager and District**
309 **Attorney to finalize an agreement/contract with the highest ranked vendor.**

310
311 **I. Ranking of Wetland Mitigation and Lake Maintenance proposals**

312 **II. Consideration of Ranking and award of Bid for Wetland Mitigation and Lake**
313 **Maintenance services for the District and authorizing the District Manager and**
314 **District Attorney to finalize an agreement/contract with the highest ranked vendor**
315

316 Mr. Ward stated this was the ranking and award of bid for the wetland mitigation and lake
317 maintenance services. He said this was a similar process to the landscaping services
318 contract. He noted this was a five-year contract. He stated there were two bids
319 submitted: Ecological Services (the current vendor) and Premier Lakes. He indicated the
320 price was \$1,462,000 million dollars for Ecological Services and \$1.8 million dollars for
321 Premier Lakes. He indicated the existing contract was in the \$1.8 million dollars to \$1.9
322 million dollars price range. He noted a lot of the preserves were coming off monitoring
323 requirements which resulted in a decrease in prices. He stated Ecological Services, the
324 current vendor, was doing a very good job. He indicated he was familiar with Premier
325 Lakes, but felt Ecological Services should be ranked number one, not only based on
326 price, but in this case Ecological Services had the expertise and experience needed for
327 the job. He stated the prices were for a five year contract at \$292,000 dollars (Ecological
328 Services) and \$360,000 dollars (Premier Lakes) per year.
329

Mr. Wollard noted Ecological Services had been working with Taylor Morrison on the LT Ranch project since day one with permitting, wetland mitigation, enhancement and maintenance, and he recommended continuing with Ecological Services.

Unidentified Male Speaker noted he used Ecological Services on many of his projects such as Palmer Ranch and Lakewood Ranch, and he also recommended Ecological Services.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Ecological Services was ranked number one, and Staff was authorized to enter into an agreement with Ecological Services.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

a) Financial Statement for period ending June 30, 2025 (unaudited)

b) Financial Statement for period ending July 31, 2025 (unaudited)

No report.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

TWELFTH ORDER OF BUSINESS

Audience Comments

Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

Ms. Brook Hartman stated the new playground at Turner Park was lovely, but unusable in its current state due to the lack of shade. She stated it was promoted as a shaded play area, but there was simply not enough shade. She noted shade was a health and safety requirement in Florida; without proper coverage equipment surfaces could get dangerously hot and children were at risk for equipment burns, sunburns, heat exhaustion, etc. She requested the Board allocate funds to install a true shade canopy over the play area. She said she would be

glad to help gather information if needed. She displayed examples of fully shaded playgrounds. She suggested perhaps using some of the cost savings from the landscaping budget to install shade coverage.

A female audience member asked if rubber mulch could be used on the playground as opposed to regular mulch. She noted the red cedar mulch which was currently at the playground caused staining.

Mr. Ward: We did not consider putting larger covers over the top of those play structures. We do not have money in our 2026 budget for purposes of doing that, and I know these play structures are extraordinarily expensive based on what we spent in the current fiscal year for them. If you want, I do not have a problem with taking a look to see how much it would cost, but we do have a very tight budget. We are just meeting our expenses in the current fiscal year, and fiscal year 2026 will be the same. It's pretty tight. Especially trying to keep the assessment rates the same year over year. We will look at it, but I am guessing it is not possible.

Ms. Hartman: I don't know if you can do a one-time assessment specifically for this item, but I would willingly participate with contributing funds specifically for this item because it's unusable.

Mr. Ward: Districts don't really have the ability to do that. There is a way to do it legally; legally it's possible, but realistically it is not. It would have to go into the following year's budget if we wanted to do that.

Ms. Hartman: Can we do a fundraiser with your blessing?

Mr. Ward: Yes you can do fundraisers. You do not need our blessing.

Mr. ____: You can do a fundraiser, and give the funds to the CDD and we will put it in.

A female audience member asked when the old playground was damaged, did we file a claim? Was there a reimbursement for the playground that didn't make it last year?

Mr. Ward: Yeah, but it was not much at all. Our overall damage costs last year were in the \$300,000 dollar range, which is one of the reasons we are tight on numbers. The insurance proceeds were much less than what the damage costs were.

Discussion ensued regarding the previous playground, the new playground structure, fundraising to add shade to the new playground, and the shade added to the dog park a few years ago.

Ms. Hartman asked if the CDD was willing to do some cost sharing after the fundraiser was done.

Mr. Ward explained the year was coming to its end, so the answer was no for fiscal year 2025 and it was too early to answer the question for fiscal year 2026. He said in six months he would be better able to answer the question regarding cost sharing.

Ms. Hartman: Okay, so we can cost estimate it, get a quote, see how much we need to raise, try to do it internally and after, who do I need to go to try to get this done?

Mr. Ward: Me. We are more than happy to help you. We can contact the vendor that installed the playground structures. These structures all have to be permitted through the county. It's a lot of work, but our team can help you do that. My team can give you the vendor's information so you can get pricing from them as well.

A female audience member: Question regarding trails. I know it has been a pain point for a lot of our residents, the trails that are concrete paths. Some sections of the trails seem to have been paved into the berms where HOA coincides with CDD. The berms were sloped to drain away from homes, but the trails were paved right at the base of the berms, and those areas have very poor drainage and need a French drain or something to mitigate the flooding. They are impassable at some points consistently. She discussed the problems with concrete breakdown in these areas. She noted children were using the trails more often now that school had started and she was worried the flooding would be a safety concern. She asked the CDD to look into mitigating the flooding. She indicated she marked the locations on a map.

Mr. Ward indicated the matter would be investigated. He asked Ms. _____ to email him the map with the sidewalk flooding locations.

Ms. _____ continued noting there was an issue with the reservoir ponds by the trailhead system. She said there was not enough No Fishing signage around these ponds and pre-adolescent boys were fishing in areas where they should not be fishing and were baiting the alligators. She said she was very concerned these boys would get hurt. She indicated the boys were also being very disrespectful to the residents in whose backyards they were fishing. She stated she felt clear signage would enable the residents to enforce the rules and mitigate bad behavior going forward.

Discussion ensued regarding the fishing behind resident's homes on Moonbeam and Silent night Pond, and increased traffic along the back paths and damages as a result.

Ms. _____ indicated it seemed to be the same group of people fishing, either dropping off their children to fish, or even on occasion accompanying their children to fish, but no one should be fishing in those areas.

Discussion ensued regarding installing signage to prevent fishing in these areas.

Mr. Ward explained fishing in the State of Florida was permitted pursuant to law. He said he understood some communities still put up no fishing signage. He indicated regardless he would look into it and see what could be done. He noted it might be possible to install no trespassing signs as opposed to no fishing signs. He stated CDDs did not have the right to fine residents who violated signage like HOAs did, but he would look for a solution. He stated he should be notified if any resident saw an alligator as he could call the alligator trapper to have the animal removed from the area.

Discussion ensued regarding the bad behavior of the people who were fishing and baiting the alligator; it being illegal to bait for gators; contacting Mr. Ward when a gator was spotted to call the gator trapper; a gator being spotted in a resident's backyard; not wanting to have to kill unnecessary wildlife just because children did not know how to behave properly; and it being unsettling when people were wandering around your backyard after dark, even if it was just to fish, and it could become a problem.

Ms. _____ asked about the Lorraine Road extension.

Mr. _____ discussed where Taylor Morrison's involvement in the project ended, and where another CDD picked up the project. He said Taylor Morrison was building a 600-foot segment of Lorraine Road, stopping at the entrance to neighborhood 6.

Discussion continued regarding Lorraine Road construction, which CDDs were responsible for which portions, and debris in the road on Lorraine Road causing damage to vehicles.

Mr. _____ stated he would ensure the debris was removed from the road.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:45 p.m.

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

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE EXISTING AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES, INC., WITH A REVISED AGREEMENT FOR ASSET MANAGEMENT SERVICES BY AND BETWEEN THE DISTRICT AND CALVIN, GIORDANO & ASSOCIATES, INC., TO PROVIDE FOR AN HOURLY RATE BASIS FOR SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "CDD Facilities");

WHEREAS, the District from time-to-time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

WHEREAS, the District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("Services") described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, the District entered into an Agreement for Field Maintenance Oversight Services on December 9, 2020, and desires to amend the existing Agreement with Calvin, Giordano & Associates, Inc., with the revised Agreement for Asset Management Services ("**Exhibit A**"); and

WHEREAS, the Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JP Ward & Associates, LLC ("District Manager"), as set forth in the Agreement; and

WHEREAS, the Contractor has represented that it can continue to provide such Services as required by the District.

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE EXISTING AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES, INC., WITH A REVISED AGREEMENT FOR ASSET MANAGEMENT SERVICES BY AND BETWEEN THE DISTRICT AND CALVIN, GIORDANO & ASSOCIATES, INC., TO PROVIDE FOR AN HOURLY RATE BASIS FOR SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. RECITALS. That the above recitals are true and correct and are incorporated by reference.

SECTION 2. SERVICES. The Contractor agrees to continue to provide general asset management services, as authorized by the District Manager. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The Contractors services under the Agreement grants the right for the Contractor to enter onto the District property that is the subject of said Agreement, and for those purposes described in said Agreement.

SECTION 3. TERM. The District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on **October 1, 2025**. Said Agreement shall be continuing in nature unless and until terminated in accordance with the terms of said Agreement.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage, and upon full execution of said Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of October 1, 2025.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 14th day of October 2025.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: Agreement for Asset Management Services

AGREEMENT FOR ASSET MANAGEMENT SERVICES

THIS AGREEMENT FOR ASSET MANAGEMENT SERVICES ("**Agreement**") is made and entered into to be effective the 14th day of October, 2025 ("**Effective Date**"), and is by and between **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Sarasota County Florida ("**District**"), and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("**Contractor**"). District and Contractor are sometimes referred to herein collectively as the "**Parties**" and individually as a "**Party**".

WITNESSETH:

WHEREAS, District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "**CDD Facilities**"); and

WHEREAS, District from time to time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("**CDD Maintenance Contractors**"); and

WHEREAS, District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("**Services**") described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JPWard & Associates, LLC ("**District Manager**"), as set forth more fully herein; and

WHEREAS, Contractor has represented that it can provide such Services as required by District.

NOW THEREFORE, for good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt and sufficiency of which are acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

1. RECITALS. The above recitals are true and correct and are incorporated by reference.

2. DISTRICT MANAGER. Contractor shall report to the District Manager, and shall be subject to the reporting requirements and other oversight by the District Manager as set forth in this Agreement. The Contractor shall have no authority to contract on behalf of the District or have access to District funds.

3. SERVICES. The Contractor agrees to provide general asset management services, as authorized by the District Manager. (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating,

AGREEMENT FOR ASSET MANAGEMENT SERVICES

expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the CDD Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement. In addition to and as part of the Services set forth on **Exhibit A**, the Contractor shall provide the following Services:

- a. **Asset Manager & Asset Manager Staff** - Contractor shall identify a primary field operations manager ("**Asset Manager**") to provide the Services, and may also hire one or more individuals and/or subcontractors (together, "**Asset Manager Staff**") to work under the direction of the Asset Manager.

The District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for Asset Manager, and to have the Asset Manager and/or any Asset Manager Staff members removed upon sixty (60) days prior written notice to the Contractor. CGA shall have and maintain the sole responsibility for and control of its personnel. Unless otherwise waived by the District, Contractor shall provide no less than three (3) candidates for the District Manager to review for the Asset Manager position. In the event District Manager disapproves of any Asset Manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the Asset Manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Asset Manager, Contractor may employ an interim person in said manager position.

- b. **Management of Vendors** - Contractor shall manage, direct, coordinate, oversee and monitor all of the vendors that are performing services on any CDD Facilities as directed by District Manager from time to time.
- c. **Investigation of Claims/Damage** - Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, District agrees and covenants to pay Contractor certain professional fees ("**Professional Fees**") for its full and faithful performance of the Services herein. The current schedule for Professional Fees is set forth on **Exhibit A** attached hereto and made a part hereof. If requested by the District, Contractor shall provide the District with written updates of the rate schedule. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees.

The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the

AGREEMENT FOR ASSET MANAGEMENT SERVICES

address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

Costs and Expenses - District shall pay or reimburse Contractor for actual costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District.

5. TERM. District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on October 1, 2025. This Agreement shall be continuing in nature unless and until terminated in accordance with the terms of this Agreement.

6. TERMINATION. District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. District may terminate this Agreement with or without cause. District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide sixty (60) days written notice of termination without cause. Upon any termination of this Agreement, Contractor's sole remedy shall be payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.

7. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way, attempt to obligate or bind District. Instead, all contracts shall be submitted to the District Manager for approval and execution. Subject to the preceding provision, District hereby appoints Contractor as its agent for the performance of the Services.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

8. COMPLIANCE WITH LAW. In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

9. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

10. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed below:

- a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
- b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
- c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
- d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL THE TOTAL AGGREGATE LIABILITY OF CONTRACTOR UNDER THIS AGREEMENT EXCEED THE MINIMUM AVAILABLE LIMITS OF INSURANCE COVERAGE REQUIRED UNDER THIS AGREEMENT.

11. INDEMNIFICATION. The Contractor agrees, to the fullest extent permitted by law, to indemnify, and hold harmless the District, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of this Agreement. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Agreement, the indemnification limits shall be the greater of the limits of the insurance amounts set forth in the Agreement or Two Million Dollars (\$2,000,000), which amounts, Contractor agrees are reasonable and enforceable, and were included as part of the bid documents. The Contractor's obligations are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, shall be deemed reformed such that the obligations extend to the maximum limits of the law. Contractor agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

12. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

13. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

16. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by Overnight Delivery, email or First Class Mail, postage prepaid, to the parties, at the addresses listed below. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and

AGREEMENT FOR ASSET MANAGEMENT SERVICES

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

IF TO DISTRICT:

LT Ranch Community Development District
c/o JPWard and Associates, LLC
2301 Northeast 37th Street
Ft. Lauderdale, Florida, 33308

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.
Attn: Christopher Giordano
c.giordano@safebuilt.com
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316

17. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

18. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which approval shall not be unreasonably delayed or withheld. Any purported assignment without such written approval shall be void.

19. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

20. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records within a reasonable time period at a cost that does not exceed the cost provided in Chapter

AGREEMENT FOR ASSET MANAGEMENT SERVICES

119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O JPWARD & ASSOCIATES, LLC, 2301 N.E. 37TH STREET, FORT LAUDERDALE, FLORIDA 33308, JIMWARD@JPWARDASSOCIATES.COM, (954) 658-4900.

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

22. HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

24. LIMITATIONS ON LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

25. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

AGREEMENT FOR ASSET MANAGEMENT SERVICES

26. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

27. CONFLICTS. In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

28. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

29. E-SIGNATURE; COUNTERPARTS. This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

30. REPLACEMENT OF PRIOR AGREEMENT. Upon full execution of this Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of the Effective Date.

[CONTINUED ON NEXT PAGE]

AGREEMENT FOR ASSET MANAGEMENT SERVICES

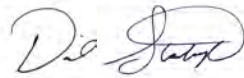
The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

Calvin, Giordano & Associates, Inc.



Name: David Stambaugh
Its: Vice President

AGREEMENT FOR ASSET MANAGEMENT SERVICES

**FEE SCHEDULE
EXHIBIT "A"**

CGA



Calvin, Giordano & Associates, Inc.

A **SAFEbuilt** COMPANY

PROFESSIONAL FEE SCHEDULE - 2025 RATES

Principal	\$270
Contract Administrator	\$250
Project Coordinator	\$126
Executive Assistant / Clerical	\$93

ENGINEERING

Director, Engineering	\$242
Sr. Project Manager	\$211
Project Manager	\$192
Sr. Engineer	\$194
Project Engineer	\$169
Engineer	\$144
Jr. Engineer	\$126
Senior CADD Tech	\$146
CADD Technician	\$124
Permit Administrator	\$118
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

LANDSCAPE ARCHITECT

Director, Landscape Architect	\$242
Senior LA/Urbanist	\$194
Environmental Administrator	\$161
Environmental Specialist	\$134
Environmental Assistant	\$124
Landscape Architect/Urbanist	\$178
Senior CADD Tech	\$146
CADD Technician	\$124
Landscape Inspector/Arborist	\$134
Landscape Plan Reviewer	\$183
Jr. Landscape Architect/Urbanist	\$161
Landscape Designer	\$134
Jr. Landscape Designer	\$119
Landscape Analyst	\$87

SURVEYING

Director, Surveying	\$242
Senior Registered Surveyor	\$191
Survey Crew	\$177
Registered Surveyor	\$171
Survey Coordinator	\$137
CADD Technician	\$124
3D Laser Scanner	\$484
G.P.S. Survey Crew	\$213

EXPERT WITNESS

Principal	\$427
Registered Engineer/Surveyor	\$362
Project Engineer	\$296

INDOOR AIR QUALITY SERVICES

Sr. Environmental Scientist	\$161
Environmental Scientist	\$134

CONSTRUCTION

Director, Construction	\$242
Sr. Project Engineer (CEI)	\$217
Project Administrator (CEI)	\$163
Construction Management Director	\$180
Construction Manager	\$163
Senior Inspector	\$134
ITS Inspector	\$134
Inspector	\$122
Inspector Aide	\$117
Construction Coordinator	\$126
Resident Compliance Specialist	\$122

GOVERNMENT SERVICES

Director, Governmental Services	\$242
Director, Code Enforcement	\$189
Director, Building Code	\$189
Project Manager	\$192
Code Enforcement Field Supervisor	\$144
Code Enforcement Field Inspector	\$122
Special Magistrate Clerk	\$93
Building Official	\$149
Building Plans Reviewer	\$128
Building Inspector	\$122
Permit Processor	\$93
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

PLANNING

Director, Planning	\$242
Planning Administrator	\$197
Principal Planner	\$191
Planning Manager	\$191
Senior Planner	\$163
Planner	\$137
Assistant Planner	\$120
Planning Technician	\$93
Grants Administrator	\$197
Grants Coordinator	\$137

DATA TECH DEVELOPMENT

Director, Data Tech Dev.	\$242
GIS Coordinator	\$191
GIS Specialist	\$163
Multi-Media 3D Developer	\$146
GIS Technician	\$126
Sr. Applications Developer	\$242
Applications Developer	\$180
Network Administrator	\$201
System Support Specialist	\$146
IT Support Specialist	\$110

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

In addition to the hourly rates listed above, charges will include direct out-of-pocket expenses such as reproduction, overnight mail, and other reimbursables billed at a multiplier of 1.25.

Effective January 1, 2025

FORT LAUDERDALE

MIAMI-DADE

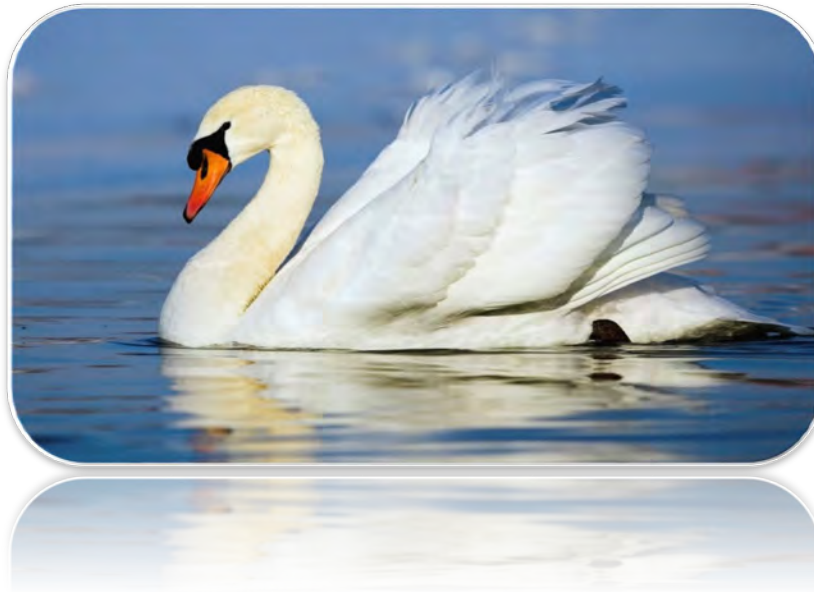
WEST PALM BEACH

CLEARWATER / TAMPA

ESTERO

PORT ST. LUCIE

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2019</i>	<i>9</i>
<i>Series 2022-1</i>	<i>10</i>
<i>Series 2022-2</i>	<i>11</i>
<i>Series 2024</i>	<i>12</i>
<i>Capital Project Fund</i>	
<i>Series 2019</i>	<i>13</i>
<i>Series 2022-1</i>	<i>14</i>
<i>Series 2022-2</i>	<i>15</i>
<i>Series 2024</i>	<i>16</i>
<i>Lorraine Road</i>	<i>17</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2025**

	Governmental Funds													Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds								General Long Term Debt	General Fixed Assets	
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road						
Assets																
Cash and Investments																
General Fund - Invested Cash	\$ 950,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,400	
Debt Service Fund																
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	-	1,288,873	
Revenue Account	-	622,993	106,321	511,363	250,197	-	-	-	-	-	-	-	-	-	1,490,874	
Capitalized Interest	-	-	1,537	1	-	-	-	-	-	-	-	-	-	-	1,537	
Prepayment Account	-	37,065	-	-	-	-	-	-	-	-	-	-	-	-	37,065	
Construction Account	-	-	-	-	-	419	10	-	13,757	-	-	-	-	-	14,186	
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Other Funds																
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Assets - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	-	-	-	5,437	
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	-	-	-	81,100	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	2,299,192	-	-	2,299,192	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	-	35,540,808	-	-	35,540,808	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	19,159,086	
Total Assets	\$ 955,837	\$ 1,135,708	\$ 192,948	\$ 970,537	\$ 519,157	\$ 419	\$ 19,757	\$ 61,353	\$ 13,757	\$ -	\$ -	\$ 37,840,000	\$ 19,159,086	\$ -	\$ 60,868,558	

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2025**

	Governmental Funds												Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds									
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road	General Long Term Debt	General Fixed Assets			
Liabilities															
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-		
Developer Advances	-	-	-	-	-	-	-	-	1,293,146	-	-	-	1,293,146		
Due to Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-		
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bonds Payable															
Current Portion (Due within 12 months)															
Series 2019	-	-	-	-	-	-	-	-	-	-	365,000	-	365,000		
Series 2022-1	-	-	-	-	-	-	-	-	-	-	35,000	-	35,000		
Series 2022-2	-	-	-	-	-	-	-	-	-	-	205,000	-	205,000		
Series 2024	-	-	-	-	-	-	-	-	-	-	115,000	-	115,000		
Long Term															
Series 2019	-	-	-	-	-	-	-	-	-	-	14,665,000	-	14,665,000		
Series 2022-1	-	-	-	-	-	-	-	-	-	-	2,280,000	-	2,280,000		
Series 2022-2	-	-	-	-	-	-	-	-	-	-	12,695,000	-	12,695,000		
Series 2024	-	-	-	-	-	-	-	-	-	-	\$7,480,000	-	7,480,000		
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	-	54,012	-	-	-	-	-	-	54,012		
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ -	\$ 37,840,000	\$ -	\$ 39,187,158		
Fund Equity and Other Credits															
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086		
Fund Balance															
Restricted															
Beginning: October 1, 2024 (Unaudited)	-	1,016,541	177,774	914,156	481,220	(53,609)	19,757	61,353	(1,291,554)	-	-	-	1,325,637		
Results from Current Operations	-	119,166	15,173	56,381	37,937	16	-	-	12,165	-	-	-	240,839		
Unassigned															
Beginning: October 1, 2024 (Unaudited)	589,056	-	-	-	-	-	-	-	-	-	-	-	-		
Allocation of Fund Balance															
Funds Un-Allocated at September 30, 2024	176,430	-	-	-	-	-	-	-	-	-	-	-	176,430		
System-Wide Reserves	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000		
Reserve for First Two Months Operations	162,626	-	-	-	-	-	-	-	-	-	-	-	162,626		
Results of Current Operations	366,781	-	-	-	-	-	-	-	-	-	-	-	366,781		
Total Fund Equity and Other Credits	\$ 955,837	\$ 1,135,708	\$ 192,948	\$ 970,537	\$ 519,157	\$ (53,593)	\$ 19,757	\$ 61,353	\$ (1,279,389)	\$ -	\$ -	\$ 19,159,086	\$ 21,681,400		
Total Liabilities, Fund Equity and Other Credits	\$ 955,837	\$ 1,135,708	\$ 192,948	\$ 970,537	\$ 519,157	\$ 419	\$ 19,757	\$ 61,353	\$ 13,757	\$ -	\$ 37,840,000	\$ 19,159,086	\$ 60,868,558		

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	0%
Cash Available Fund FY 2025 Operations	-	-	-	-	-	-	-	-	-	-	-	-	65,419	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	5	133,405	572,251	144,601	31,827	1,044,876	31,437	15,011	16,046	226	-	1,989,686	2,067,227	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	(155,874)	0%
Contributions Private Sources														
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Taylor Morrison	-	-	-	-	412,626	-	-	-	-	-	-	412,626	-	0%
Note Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	162,626	0%
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5	\$ 133,405	\$ 572,251	\$ 144,601	\$ 444,453	\$ 1,044,876	\$ 31,437	\$ 15,011	\$ 16,046	\$ 226	\$ -	\$ 2,402,312	\$ 2,226,772	108%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's - Fees	-	-	-	-	-	-	800	-	400	-	200	1,400	-	0%
Executive														
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,833	50,000	92%
Financial and Administrative														
Audit Services	-	-	-	-	7,400	-	-	-	-	-	-	7,400	5,900	125%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	24,750	27,000	92%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	23,375	25,500	92%
Arbitrage Rebate Services	-	-	-	-	-	1,500	-	-	-	-	500	2,000	1,500	133%
Other Current Charges & Obligations														
Sarasota County RE Tax	-	29	-	-	-	-	-	-	-	-	-	29	-	0%
Other Contractual Services														
Legal Advertising	-	-	552	-	-	200	-	-	2,397	459	1,036	4,643	2,000	232%
Trustee Services	-	-	-	12,631	-	-	-	4,246	-	-	-	16,878	17,600	96%
Dissemination Agent Services	-	-	-	-	-	3,000	-	-	-	-	-	3,000	8,000	38%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	600	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	11	-	62	-	11	47	130	200	65%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	300	2,000	15%
Insurance	27,316	-	946	-	-	-	-	-	-	-	-	28,262	70,000	40%
Printing & Binding	-	-	-	-	373	-	-	-	-	-	-	373	400	93%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services														
Legal - General Counsel	-	-	3,466	675	972	617	526	810	-	1,128	-	8,193	10,000	82%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering/ Field Services	-	-	424	-	106	-	110	2,274	-	165	110	3,189	7,500	43%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services														
Hurricane Milton	3,465	48,917	22,774	40,133	22,133	34,769	-	1,900	-	-	-	174,091	-	0%
Conservation and Resource MGMT														
Re-Use System														
Utility Services														
Electric Service	55	2,157	2,763	2,892	2,704	2,837	1,911	3,629	2,356	2,862	2,735	26,901	-	0%
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	4,245	4,913	2,564	3,413	794	1,569	30,918	36,450	85%
Repairs and Maintenance														
Irrigation System (Line Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Irrigation System (Pump Station)	-	-	-	5,480	-	-	-	210	-	6,862	-	12,552	16,000	78%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services														
Lake, Lake Bank and Littoral Shelf Maintenance														
Professional Services														
Asset Management	-	4,767	4,767	-	9,533	4,767	-	9,533	4,767	4,767	4,767	47,667	57,200	83%
Repairs and Maintenance														
Aquatic Weed Control	-	14,934	7,467	-	14,934	14,487	7,467	7,467	7,467	7,467	7,467	89,157	94,000	95%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Detention Area Maintenance	-	-	925	-	-	925	-	925	-	-	925	3,700	4,200	88%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	2,100	-	-	-	-	-	-	6,000	-	-	-	8,100	25,000	32%
Preserve Services														
Shell Path Regrading	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	130	390	-	650	15,400	64,275	-	19,875	675	19,850	121,245	158,900	76%
Enhancement Area Maintenance	-	-	8,150	8,150	-	8,150	-	8,150	-	8,150	-	40,750	86,400	47%
Lake Maintenance	-	-	-	-	-	-	-	-	-	2,700	-	2,700	-	0%
Preserve Maintenance	-	-	-	-	-	-	-	4,315	-	-	-	4,315	-	0%
Creation Area Maintenance	-	-	1,075	1,075	-	1,075	28,050	10,425	19,300	1,075	-	62,075	60,900	102%
Green Way Maintenance	-	-	1,100	1,100	-	1,100	10,250	1,100	5,125	12,119	28,950	60,844	27,600	220%
Green Way Trail System	-	-	-	-	-	-	-	3,338	-	-	1,669	5,006	-	0%
Contingencies	-	-	-	-	-	-	-	-	800	17,609	-	18,409	9,520	193%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Lorraine Road Maintenance														
Professional Services														
Asset Management	-	2,383	2,383	-	4,767	2,383	-	4,767	2,383	2,383	2,383	23,833	28,600	83%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Utility Services														
Electric - Street Lights	580	562	708	934	744	600	684	621	566	471	364	6,835	10,000	68%
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance														
Landscape Maintenance														
Periodic Maintenance	-	37,130	14,231	93,183	45,645	45,645	2,112	103,406	38,168	33,127	-	412,647	396,000	104%
Pressure Cleaning	-	-	-	-	675	-	-	675	-	-	-	1,350	15,000	9%
Frost Damage	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Vehicular Damage	-	-	-	-	-	-	-	1,582	-	-	7,125	8,707	8,000	109%
Tree Trimming	-	-	-	-	-	-	-	-	16,692	-	-	16,692	25,000	67%
Landscape Replacements	-	-	-	938	-	-	-	-	-	-	-	938	24,000	4%
Mulch Installation	-	-	11,005	-	-	-	-	-	22,273	-	-	33,278	40,000	83%
Annuals	-	-	7,785	-	-	7,936	-	-	-	5,478	-	21,198	25,000	85%
Roadway Lighting	-	-	-	-	-	6,350	-	-	-	-	-	6,350	5,000	127%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Fountain Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation Repairs	-	721	1,576	2,075	997	-	837	2,605	2,077	-	297	11,184	5,000	224%
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	659	3,770	-	531	-	-	4,960	12,860	39%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Skye Ranch Rd, Lattimer, Luna Ln Maintenance														
Periodic Maintenance	-	8,209	-	26,099	11,087	11,087	-	36,496	13,471	11,692	-	118,142	100,000	118%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Community Park														
Professional Services														
Asset Management	-	2,150	2,150	-	4,300	2,150	-	4,300	2,150	2,150	2,150	21,500	25,800	83%
Park Staffing	-	-	-	-	-	-	-	-	-	-	-	-	43,120	0%
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance														
Sand Replacement	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Janitorial	-	3,980	3,980	7,960	4,065	-	3,980	4,065	8,100	3,980	4,105	44,215	51,000	87%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Floratam Grass Areas	-	13,697	6,700	46,616	19,094	19,094	-	18,334	6,736	5,846	-	136,117	49,000	278%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bermuda Grass Area														
Mowing Area	-	-	-	-	-	-	-	44,520	16,465	14,290	-	75,275	156,000	48%
Agronomic Scope	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Aeration/Venticutting	-	-	-	-	-	-	-	-	-	20,590	-	20,590	22,000	94%
Topdressing	-	-	-	-	-	-	-	-	-	10,100	-	10,100	10,100	100%
Rye Seeding	-	-	-	-	-	-	-	-	-	-	-	-	5,500	0%
Bahai Maintenance														
Mowing/Edging and Weedeating	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bed Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation - Park excluding Playgnd	-	-	-	-	-	-	7,686	-	-	-	-	7,686	7,500	102%
ADA Compliant Mulch for Playground	-	-	-	-	-	-	-	-	-	-	8,985	8,985	-	0%
Irrigation System - Wet Checks	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation - Line Distribution System	-	1,335	-	-	-	-	-	-	-	-	-	1,335	2,000	67%
Snack Shack														
Utility Services														
Electric	103	72	60	62	56	51	63	78	113	130	143	932	5,000	19%
Water and Sewer	150	-	359	146	162	159	148	159	170	156	162	1,772	4,000	44%
Building Maintenance	-	-	-	-	600	-	-	-	3,164	-	-	3,764	2,000	188%
Miscellaneous Repairs	-	-	-	100	-	-	-	-	-	-	-	100	5,000	2%
Playground														
Miscellaneous Repairs	-	400	700	-	-	1,115	-	17,500	-	-	127,466	147,181	8,000	1840%
Dog Park														
Miscellaneous Repairs	-	-	-	-	-	-	-	-	950	5,250	-	6,200	5,000	124%
Outdoor Sport Courts														
Miscellaneous Repairs	-	-	-	-	400	-	-	-	-	-	-	400	3,500	11%
Outdoor Sports Fields - Other	-	2,300	-	950	-	623	-	-	-	200	-	4,073	6,000	68%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	525	160	-	-	-	150	-	-	-	835	23,247	4%

Unaudited

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Reserves														
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Other Financing Uses														
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,312	153,955	122,788	264,968	159,939	199,477	146,123	314,748	208,451	191,225	231,546	2,035,531	2,226,772	91%
Total Expenditures and Other Uses:	\$ 42,312	\$ 153,955	\$ 122,788	\$ 264,968	\$ 159,939	\$ 199,477	\$ 146,123	\$ 314,748	\$ 208,451	\$ 191,225	\$ 231,546	\$ 2,035,531	\$ 2,226,772	91%
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	845,400	(114,686)	(299,736)	(192,405)	(190,999)	(231,546)	366,781	-	
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	1,139,810	1,985,209	1,870,523	1,570,787	1,378,382	1,187,383	589,056	589,056	
Fund Balance - Ending	\$ 546,749	\$ 526,199	\$ 975,663	\$ 855,295	\$ 1,139,810	\$ 1,985,209	\$ 1,870,523	\$ 1,570,787	\$ 1,378,382	\$ 1,187,383	\$ 955,837	\$ 955,837	\$ 589,056	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,969	1,912	1,776	1,769	1,715	1,549	1,715	1,660	1,715	1,660	1,715	19,158	22,697	84%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,231	2,189	927	1,650	1,854	2,141	2,499	3,744	2,122	2,115	2,217	23,690	23,410	101%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	522,438	15,719	7,506	8,023	113	-	994,843	1,022,652	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	36,565	36,565	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(66,906)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,202	\$ 70,804	\$ 288,830	\$ 75,720	\$ 19,484	\$ 526,129	\$ 19,933	\$ 12,910	\$ 11,861	\$ 3,888	\$ 40,497	\$ 1,074,256	\$ 1,001,853	107%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2019	-	-	-	-	-	-	-	355,000	-	-	-	355,000	355,000	100%
Principal Debt Service - Early Redemptions														
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2019	-	300,045	-	-	-	-	-	300,045	-	-	-	600,090	601,260	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 300,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655,045	\$ -	\$ -	\$ -	\$ 955,090	\$ 956,260	100%
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	526,129	19,933	(642,135)	11,861	3,888	40,497	119,166	45,593	
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,175,534	1,701,663	1,721,596	1,079,462	1,091,322	1,095,210	1,016,541	1,016,541	
Fund Balance - Ending	\$ 1,020,743	\$ 791,501	\$ 1,080,331	\$ 1,156,051	\$ 1,175,534	\$ 1,701,663	\$ 1,721,596	\$ 1,079,462	\$ 1,091,322	\$ 1,095,210	\$ 1,135,708	\$ 1,135,708	\$ 1,062,134	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	352	342	318	317	307	277	307	297	307	297	307	3,428	4,050	85%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	1	-	-	-	-	-	1	-	-	-	2	-	0%
Capitalized Interest Account	9	11	1	3	4	4	6	7	3	3	4	55	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	95,727	2,880	1,375	1,470	21	-	182,286	183,003	100%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(8,007)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 361	\$ 12,576	\$ 52,746	\$ 13,567	\$ 3,227	\$ 96,009	\$ 3,193	\$ 1,680	\$ 1,780	\$ 321	\$ 312	\$ 185,771	\$ 179,046	104%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022-1	-	-	-	-	-	-	-	35,000	-	-	-	35,000	35,000	100%
Principal Debt Service - Early Redemptions														
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2022-1	-	67,799	-	-	-	-	-	67,799	-	-	-	135,598	135,598	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 67,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,799	\$ -	\$ -	\$ -	\$ 170,598	\$ 170,598	100%
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	96,009	3,193	(101,119)	1,780	321	312	15,173	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	192,453	288,461	291,654	190,535	192,315	192,636	177,774	177,774	
Fund Balance - Ending	\$ 178,136	\$ 122,913	\$ 175,659	\$ 189,226	\$ 192,453	\$ 288,461	\$ 291,654	\$ 190,535	\$ 192,315	\$ 192,636	\$ 192,948	\$ 192,948	\$ 186,222	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,899	1,846	1,715	1,708	1,656	1,496	1,656	1,603	1,656	1,603	1,656	18,494	21,855	85%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2	2	-	1	1	2	2	4	2	2	2	20	-	0%
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	-	2	6,250	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	2	64,283	275,748	69,678	15,336	503,490	15,149	7,233	7,732	109	-	958,761	986,847	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(65,785)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,905	\$ 66,132	\$ 277,463	\$ 71,387	\$ 16,994	\$ 504,987	\$ 16,807	\$ 8,840	\$ 9,390	\$ 1,714	\$ 1,658	\$ 977,276	\$ 949,167	103%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022-2	-	-	-	-	-	-	-	195,000	-	-	-	195,000	195,000	100%
Principal Debt Service - Early Redemptions														
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2022-2	-	362,948	-	-	-	-	-	362,948	-	-	-	725,895	725,895	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 362,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,948	\$ -	\$ -	\$ -	\$ 920,895	\$ 920,895	100%
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	504,987	16,807	(549,108)	9,390	1,714	1,658	56,381	28,272	
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	985,089	1,490,076	1,506,883	957,775	967,165	968,879	914,156	914,156	
Fund Balance - Ending	\$ 916,060	\$ 619,245	\$ 896,708	\$ 968,095	\$ 985,089	\$ 1,490,076	\$ 1,506,883	\$ 957,775	\$ 967,165	\$ 968,879	\$ 970,537	\$ 970,537	\$ 942,428	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,473	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,113	1,081	1,004	1,002	970	876	970	939	970	939	970	10,834	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	118	412	744	894	1,610	836	842	887	6,343	-	0%
Capitalized Interest Account	877	865	-	-	-	-	-	-	-	-	-	1,742	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	1	37,577	161,190	40,731	8,965	294,318	8,855	4,228	4,520	64	-	560,449	575,619	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(37,080)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,991	\$ 39,524	\$ 162,194	\$ 41,850	\$ 10,347	\$ 295,937	\$ 10,719	\$ 6,777	\$ 6,326	\$ 1,845	\$ 1,857	\$ 579,368	\$ 743,012	78%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022-2	-	-	-	-	-	-	-	110,000	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions														
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2022-2	-	204,473	-	-	-	-	-	215,235	-	-	-	419,708	419,708	100%
Operating Transfers Out (To Other Funds)	-	11,722	-	-	-	-	-	-	-	-	-	11,722	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,235	\$ -	\$ -	\$ -	\$ 541,430	\$ 529,708	102%
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	295,937	10,719	(318,458)	6,326	1,845	1,857	37,937	213,304	
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	520,931	816,868	827,587	509,130	515,456	517,300	481,220	481,220	
Fund Balance - Ending	\$ 483,211	\$ 306,539	\$ 468,733	\$ 510,584	\$ 520,931	\$ 816,868	\$ 827,587	\$ 509,130	\$ 515,456	\$ 517,300	\$ 519,157	\$ 519,157	\$ 694,524	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Construction Account	2	2	2	2	1	1	1	1	1	1	2	16	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 16	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance														
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 16	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,597)	\$ (53,596)	\$ (53,594)	\$ (53,609)	\$ -	
Fund Balance - Ending	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,597)	\$ (53,596)	\$ (53,594)	\$ (53,593)	\$ (53,593)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance														
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-
Fund Balance - Ending	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	-

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance														
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-
Fund Balance - Ending	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Construction Account	-	6	45	50	48	44	49	47	49	48	49	436	-	0%
Cost of Issuance	7	-	-	-	-	-	-	-	-	-	-	7	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	11,722	-	-	-	-	-	-	-	-	-	11,722	-	0%
Total Revenue and Other Sources:	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 12,165	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance														
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 12,165	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,291,554)	\$ -	
Fund Balance - Ending	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,279,389)	\$ (1,279,389)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Developer Contributions														
TM - Lorraine Rd Widening	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 2,792,341	\$ -	0%
Total Revenue and Other Sources:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 2,792,341	\$ -	0%
Expenditures and Other Uses														
Professional Services														
Legal - Lorraine Rd Widening	-	224	480	-	224	-	99	-	-	-	-	1,027	-	0%
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance														
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay														
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Construction in Progress	-	-	10,799	-	69,157	-	783,503	-	581,213	1,346,642	-	2,791,314	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 2,792,341	-	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2019</i>	<i>9</i>
<i>Series 2022-1</i>	<i>10</i>
<i>Series 2022-2</i>	<i>11</i>
<i>Series 2024</i>	<i>12</i>
<i>Capital Project Fund</i>	
<i>Series 2019</i>	<i>13</i>
<i>Series 2022-1</i>	<i>14</i>
<i>Series 2022-2</i>	<i>15</i>
<i>Series 2024</i>	<i>16</i>
<i>Lorraine Road</i>	<i>17</i>

***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	Governmental Funds										Lorraine Road	Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds						General Long Term Debt	General Fixed Assets	
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024					
Assets														
Cash and Investments														
General Fund - Invested Cash	\$ 614,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,479
Debt Service Fund														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	475,650	85,090	459,173	268,961	-	-	-	-	-	-	-	-	1,288,873
Revenue Account	-	626,950	106,322	513,020	252,067	-	-	-	-	-	-	-	-	1,498,358
Capitalized Interest	-	-	1,849	1	-	-	-	-	-	-	-	-	-	1,850
Prepayment Account	-	22,862	-	14,202	-	-	-	-	-	-	-	-	-	37,065
Construction Account	-	-	-	-	-	421	10	-	13,807	-	-	-	-	14,237
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds														
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	-	-	-	5,437
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	61,353	-	-	-	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	2,305,119	-	-	2,305,119
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	35,534,881	-	-	35,534,881
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	19,159,086	-	19,159,086
Total Assets	\$ 619,916	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ 421	\$ 19,757	\$ 61,353	\$ 13,807	\$ -	\$ 37,840,000	\$ 19,159,086	\$ -	\$ 60,540,485

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	Governmental Funds												Account Groups		Totals (Memorandum Only)
	Debt Service Funds					Capital Project Funds									
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2022-2	Series 2024	Lorraine Road	General Long Term Debt	General Fixed Assets			
Liabilities															
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Due to Developer	-	-	-	-	-	-	-	-	-	-	-	-	-		
Developer Advances	-	-	-	-	-	-	-	-	1,293,146	-	-	-	1,293,146		
Due to Other Funds															
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-		
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bonds Payable															
Current Portion (Due within 12 months)															
Series 2019	-	-	-	-	-	-	-	-	-	-	365,000	-	365,000		
Series 2022-1	-	-	-	-	-	-	-	-	-	-	35,000	-	35,000		
Series 2022-2	-	-	-	-	-	-	-	-	-	-	205,000	-	205,000		
Series 2024	-	-	-	-	-	-	-	-	-	-	115,000	-	115,000		
Long Term															
Series 2019	-	-	-	-	-	-	-	-	-	-	14,665,000	-	14,665,000		
Series 2022-1	-	-	-	-	-	-	-	-	-	-	2,280,000	-	2,280,000		
Series 2022-2	-	-	-	-	-	-	-	-	-	-	12,695,000	-	12,695,000		
Series 2024	-	-	-	-	-	-	-	-	-	-	\$7,480,000	-	7,480,000		
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	-	54,012	-	-	-	-	-	-	54,012		
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ 1,293,146	\$ -	\$ 37,840,000	\$ -	\$ 39,187,158		
Fund Equity and Other Credits															
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	19,159,086	19,159,086		
Fund Balance															
Restricted															
Beginning: October 1, 2024 (Unaudited)	-	1,016,541	177,774	914,156	481,220	(53,609)	19,757	61,353	(1,291,554)	-	-	-	1,325,638		
Results from Current Operations	-	108,921	15,486	72,240	39,807	18	-	-	12,214	-	-	-	248,687		
Unassigned															
Beginning: October 1, 2024 (Unaudited)	589,056	-	-	-	-	-	-	-	-	-	-	-	-		
Allocation of Fund Balance															
Funds Un-Allocated at September 30, 2024	176,430	-	-	-	-	-	-	-	-	-	-	-	176,430		
System-Wide Reserves	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000		
Reserve for First Two Months Operations	162,626	-	-	-	-	-	-	-	-	-	-	-	162,626		
Results of Current Operations	30,859	-	-	-	-	-	-	-	-	-	-	-	30,859		
Total Fund Equity and Other Credits	\$ 619,916	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ (53,591)	\$ 19,757	\$ 61,353	\$ (1,279,340)	\$ -	\$ -	\$ 19,159,086	\$ 21,353,327		
Total Liabilities, Fund Equity and Other Credits	\$ 619,916	\$ 1,125,462	\$ 193,260	\$ 986,396	\$ 521,027	\$ 421	\$ 19,757	\$ 61,353	\$ 13,807	\$ -	\$ 37,840,000	\$ 19,159,086	\$ 60,540,485		

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,626)	0%
Cash Available Fund FY 2025 Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	65,419	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	5	133,405	572,251	144,601	31,827	1,044,876	31,437	15,011	16,046	226	-	-	1,989,686	2,067,227	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(155,874)	0%
Contributions Private Sources															
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Taylor Morrison	-	-	-	-	412,626	-	-	-	-	-	-	-	412,626	-	0%
Note Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	162,626	0%
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5	\$ 133,405	\$ 572,251	\$ 144,601	\$ 444,453	\$ 1,044,876	\$ 31,437	\$ 15,011	\$ 16,046	\$ 226	\$ -	\$ -	\$ 2,402,312	\$ 2,226,772	108%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	-	-	-	-	-	-	800	-	400	-	200	-	1,400	-	0%
Executive															
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	7,400	-	-	-	-	-	-	-	7,400	5,900	125%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	100%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	25,500	25,500	100%
Arbitrage Rebate Services	-	-	-	-	-	1,500	-	-	-	-	500	-	2,000	1,500	133%
Other Current Charges & Obligations															
Sarasota County RE Tax	-	29	-	-	-	-	-	-	-	-	-	-	29	-	0%
Other Contractual Services															
Legal Advertising	-	-	552	-	-	200	-	-	2,397	459	1,036	258	4,901	2,000	245%
Trustee Services	-	-	-	12,631	-	-	-	4,246	-	-	-	-	16,878	17,600	96%
Dissemination Agent Services	-	-	-	-	-	3,000	-	-	-	-	-	-	3,000	8,000	38%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	600	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	11	-	62	-	11	47	-	130	200	65%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	1,000	1,300	2,000	65%
Insurance	27,316	-	946	-	-	-	-	-	-	-	-	-	28,262	70,000	40%
Printing & Binding	-	-	-	-	373	-	-	-	-	-	-	-	373	400	93%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services															
Legal - General Counsel	-	-	3,466	675	972	617	526	810	-	1,128	-	247	8,440	10,000	84%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering/ Field Services	-	-	424	-	106	-	110	2,274	-	165	110	165	3,354	7,500	45%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services															
Hurricane Milton	3,465	48,917	22,774	40,133	22,133	34,769	-	1,900	-	-	-	-	174,091	-	0%
Conservation and Resource MGMT															
Re-Use System															
Utility Services															
Electric Service	55	2,157	2,763	2,892	2,704	2,837	1,911	3,629	3,183	2,862	2,735	1,714	29,442	-	0%
Re-Use Water (Sarasota County)	-	1,366	7,287	4,769	-	4,245	4,913	2,564	2,586	794	1,569	60	30,151	36,450	83%
Repairs and Maintenance															
Irrigation System (Line Distribution)	-	-	-	-	-	-	-	-	-	-	-	615	615	12,000	5%
Irrigation System (Pump Station)	-	-	-	5,480	-	-	-	210	-	6,862	-	-	12,552	16,000	78%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services															
Lake, Lake Bank and Littoral Shelf Maintenance															
Professional Services															
Asset Management	-	4,767	4,767	-	9,533	4,767	-	9,533	4,767	4,767	4,767	4,767	52,433	57,200	92%
Repairs and Maintenance															
Aquatic Weed Control	-	14,934	7,467	-	14,934	14,487	7,467	7,467	7,467	7,467	7,467	7,467	96,624	94,000	103%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Detention Area Maintenance	-	-	925	-	-	925	-	925	-	-	925	-	3,700	4,200	88%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Control Structures, Catch Basins & Outfalls	2,100	-	-	-	-	-	-	6,000	-	-	-	-	8,100	25,000	32%
Preserve Services															
Shell Path Regrading	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	130	390	-	650	15,400	64,275	-	19,875	675	19,850	20,000	141,245	158,900	89%
Enhancement Area Maintenance	-	-	8,150	8,150	-	8,150	-	8,150	-	8,150	-	8,150	48,900	86,400	57%
Lake Maintenance	-	-	-	-	-	-	-	-	-	2,700	-	-	2,700	-	0%
Preserve Maitenance	-	-	-	-	-	-	-	4,315	-	-	-	39,175	43,490	-	0%
Creation Area Maintenance	-	-	1,075	1,075	-	1,075	28,050	10,425	19,300	1,075	-	16,650	78,725	60,900	129%
Green Way Maitenance	-	-	1,100	1,100	-	1,100	10,250	1,100	5,125	10,450	28,950	-	59,175	27,600	214%
Green Way Trail System	-	-	-	-	-	-	-	3,338	-	1,669	1,669	1,669	8,344	-	0%
Contingencies	-	-	-	-	-	-	-	-	800	17,609	-	-	18,409	9,520	193%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Lorraine Road Maintenance															
Professional Services															
Asset Management	-	2,383	2,383	-	4,767	2,383	-	4,767	2,383	2,383	2,383	2,383	26,217	28,600	92%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Utility Services															
Electric - Street Lights	580	562	708	934	744	600	684	621	566	471	364	715	7,550	10,000	75%
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance															
Landscape Maintenance															
Periodic Maintenance	-	37,130	14,231	93,183	45,645	45,645	2,112	103,406	38,168	33,127	-	76,396	489,043	396,000	123%
Pressure Cleaning	-	-	-	-	675	-	-	675	-	-	-	-	1,350	15,000	9%
Frost Damage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Vehicular Damage	-	-	-	-	-	-	-	1,582	-	-	7,125	1,109	9,815	8,000	123%
Tree Trimming	-	-	-	-	-	-	-	-	16,692	-	-	-	16,692	25,000	67%
Landscape Replacements	-	-	-	938	-	-	-	-	-	-	-	-	938	24,000	4%
Mulch Installation	-	-	11,005	-	-	-	-	-	22,273	-	-	-	33,278	40,000	83%
Annuals	-	-	7,785	-	-	7,936	-	-	-	5,478	-	-	21,198	25,000	85%
Roadway Lighting	-	-	-	-	-	6,350	-	-	-	-	-	-	6,350	5,000	127%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Fountain Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation Repairs	-	721	1,576	2,075	997	-	837	2,605	2,077	-	297	-	11,184	5,000	224%
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	659	3,770	-	531	-	-	2,259	7,219	12,860	56%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Skye Ranch Rd, Lattimer, Luna Ln Maintenance															
Periodic Maintenance	-	8,209	-	26,099	11,087	11,087	-	36,496	13,471	11,692	-	26,963	145,105	100,000	145%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Community Park															
Professional Services															
Asset Management	-	2,150	2,150	-	4,300	2,150	-	4,300	2,150	2,150	2,150	2,150	23,650	25,800	92%
Park Staffing	-	-	-	-	-	-	-	-	-	-	-	-	-	43,120	0%
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance															
Sand Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Janitorial	-	3,980	3,980	7,960	4,065	-	3,980	4,065	8,100	3,980	4,105	5,555	49,770	51,000	98%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Floratam Grass Areas	-	13,697	6,700	46,616	19,094	19,094	-	18,334	6,736	5,846	-	13,482	149,599	49,000	305%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bermuda Grass Area															
Mowing Area	-	-	-	-	-	-	-	44,520	16,465	14,290	-	32,955	108,230	156,000	69%
Agronomic Scope	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Aeration/Venticutting	-	-	-	-	-	-	-	-	-	20,590	-	-	20,590	22,000	94%
Topdressing	-	-	-	-	-	-	-	-	-	10,100	-	-	10,100	10,100	100%
Rye Seeding	-	-	-	-	-	-	-	-	-	-	-	-	-	5,500	0%
Bahai Maintenance															
Mowing/Edging and Weedeating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bed Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation - Park excluding Playgnd	-	-	-	-	-	-	7,686	-	-	-	-	-	7,686	7,500	102%
ADA Compliant Mulch for Playground	-	-	-	-	-	-	-	-	-	-	8,985	-	8,985	-	0%
Irrigation System - Wet Checks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation - Line Distribution System	-	1,335	-	-	-	-	-	-	-	-	-	-	1,335	2,000	67%
Snack Shack															
Utility Services															
Electric	103	72	60	62	56	51	63	78	113	130	143	137	1,069	5,000	21%
Water and Sewer	150	-	359	146	162	159	148	159	170	156	162	187	1,959	4,000	49%
Building Maintenance	-	-	-	-	600	-	-	-	3,164	-	-	-	3,764	2,000	188%
Miscellaneous Repairs	-	-	-	100	-	-	-	-	-	-	-	257	357	5,000	7%
Playground															
Miscellaneous Repairs	-	400	700	-	-	1,115	-	17,500	-	-	127,466	60,897	208,077	8,000	2601%
Dog Park															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	950	5,250	-	-	6,200	5,000	124%
Outdoor Sport Courts															
Miscellaneous Repairs	-	-	-	-	400	-	-	-	-	-	-	-	400	3,500	11%
Outdoor Sports Fields - Other	-	2,300	-	950	-	623	-	-	-	200	-	-	4,073	6,000	68%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	525	160	-	-	-	150	-	-	-	-	835	23,247	4%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Reserves															
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Other Financing Uses															
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,312	153,955	122,788	264,968	159,939	199,477	146,123	314,748	208,451	191,225	231,546	335,922	2,371,453	2,226,772	106%
Total Expenditures and Other Uses:	\$ 42,312	\$ 153,955	\$ 122,788	\$ 264,968	\$ 159,939	\$ 199,477	\$ 146,123	\$ 314,748	\$ 208,451	\$ 191,225	\$ 231,546	\$ 335,922	\$ 2,371,453	\$ 2,226,772	106%
Net Increase/ (Decrease) in Fund Balance	(42,307)	(20,550)	449,464	(120,367)	284,514	845,400	(114,686)	(299,736)	(192,405)	(190,999)	(231,546)	(335,922)	30,859	-	
Fund Balance - Beginning	589,056	546,749	526,199	975,663	855,295	1,139,810	1,985,209	1,870,523	1,570,787	1,378,382	1,187,383	955,837	589,056	589,056	
Fund Balance - Ending	\$ 546,749	\$ 526,199	\$ 975,663	\$ 855,295	\$ 1,139,810	\$ 1,985,209	\$ 1,870,523	\$ 1,570,787	\$ 1,378,382	\$ 1,187,383	\$ 955,837	\$ 619,916	\$ 619,916	\$ 589,056	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,969	1,912	1,776	1,769	1,715	1,549	1,715	1,660	1,715	1,660	1,715	1,714	20,872	22,697	92%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,231	2,189	927	1,650	1,854	2,141	2,499	3,744	2,122	2,115	2,217	2,243	25,934	23,410	111%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	2	66,702	286,126	72,300	15,914	522,438	15,719	7,506	8,023	113	-	-	994,843	1,022,652	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	36,565	-	36,565	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(66,906)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,202	\$ 70,804	\$ 288,830	\$ 75,720	\$ 19,484	\$ 526,129	\$ 19,933	\$ 12,910	\$ 11,861	\$ 3,888	\$ 40,497	\$ 3,957	\$ 1,078,214	\$ 1,001,853	108%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2019	-	-	-	-	-	-	-	355,000	-	-	-	-	355,000	355,000	100%
Principal Debt Service - Early Redemptions															
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2019	-	300,045	-	-	-	-	-	300,045	-	-	-	-	600,090	601,260	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	14,202	14,202	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 300,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655,045	\$ -	\$ -	\$ -	\$ 14,202	\$ 969,292	\$ 956,260	101%
Net Increase/ (Decrease) in Fund Balance	4,202	(229,241)	288,830	75,720	19,484	526,129	19,933	(642,135)	11,861	3,888	40,497	(10,245)	108,921	45,593	
Fund Balance - Beginning	1,016,541	1,020,743	791,501	1,080,331	1,156,051	1,175,534	1,701,663	1,721,596	1,079,462	1,091,322	1,095,210	1,135,708	1,016,541	1,016,541	
Fund Balance - Ending	\$ 1,020,743	\$ 791,501	\$ 1,080,331	\$ 1,156,051	\$ 1,175,534	\$ 1,701,663	\$ 1,721,596	\$ 1,079,462	\$ 1,091,322	\$ 1,095,210	\$ 1,135,708	\$ 1,125,462	\$ 1,125,462	\$ 1,062,134	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	352	342	318	317	307	277	307	297	307	297	307	307	3,735	4,050	92%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	1	-	-	-	-	-	1	-	-	-	-	2	-	0%
Capitalized Interest Account	9	11	1	3	4	4	6	7	3	3	4	5	60	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	-	12,222	52,427	13,248	2,916	95,727	2,880	1,375	1,470	21	-	-	182,286	183,003	100%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(8,007)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 361	\$ 12,576	\$ 52,746	\$ 13,567	\$ 3,227	\$ 96,009	\$ 3,193	\$ 1,680	\$ 1,780	\$ 321	\$ 312	\$ 312	\$ 186,083	\$ 179,046	104%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022-1	-	-	-	-	-	-	-	35,000	-	-	-	-	35,000	35,000	100%
Principal Debt Service - Early Redemptions															
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022-1	-	67,799	-	-	-	-	-	67,799	-	-	-	-	135,598	135,598	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 67,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,799	\$ -	\$ -	\$ -	\$ -	\$ 170,598	\$ 170,598	100%
Net Increase/ (Decrease) in Fund Balance	361	(55,223)	52,746	13,567	3,227	96,009	3,193	(101,119)	1,780	321	312	312	15,486	8,448	
Fund Balance - Beginning	177,774	178,136	122,913	175,659	189,226	192,453	288,461	291,654	190,535	192,315	192,636	192,948	177,774	177,774	
Fund Balance - Ending	\$ 178,136	\$ 122,913	\$ 175,659	\$ 189,226	\$ 192,453	\$ 288,461	\$ 291,654	\$ 190,535	\$ 192,315	\$ 192,636	\$ 192,948	\$ 193,260	\$ 193,260	\$ 186,222	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,899	1,846	1,715	1,708	1,656	1,496	1,656	1,603	1,656	1,603	1,656	1,655	20,148	21,855	92%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2	2	-	1	1	2	2	4	2	2	2	2	22	-	0%
Capitalized Interest Account	1	1	-	-	-	-	-	-	-	-	-	-	2	6,250	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	2	64,283	275,748	69,678	15,336	503,490	15,149	7,233	7,732	109	-	-	958,761	986,847	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(65,785)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	14,202	14,202	-	0%
Total Revenue and Other Sources:	\$ 1,905	\$ 66,132	\$ 277,463	\$ 71,387	\$ 16,994	\$ 504,987	\$ 16,807	\$ 8,840	\$ 9,390	\$ 1,714	\$ 1,658	\$ 15,859	\$ 993,135	\$ 949,167	105%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022-2	-	-	-	-	-	-	-	195,000	-	-	-	-	195,000	195,000	100%
Principal Debt Service - Early Redemptions															
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022-2	-	362,948	-	-	-	-	-	362,948	-	-	-	-	725,895	725,895	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 362,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,948	\$ -	\$ -	\$ -	\$ -	\$ 920,895	\$ 920,895	100%
Net Increase/ (Decrease) in Fund Balance	1,905	(296,815)	277,463	71,387	16,994	504,987	16,807	(549,108)	9,390	1,714	1,658	15,859	72,240	28,272	
Fund Balance - Beginning	914,156	916,060	619,245	896,708	968,095	985,089	1,490,076	1,506,883	957,775	967,165	968,879	970,537	914,156	914,156	
Fund Balance - Ending	\$ 916,060	\$ 619,245	\$ 896,708	\$ 968,095	\$ 985,089	\$ 1,490,076	\$ 1,506,883	\$ 957,775	\$ 967,165	\$ 968,879	\$ 970,537	\$ 986,396	\$ 986,396	\$ 942,428	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,473	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,113	1,081	1,004	1,002	970	876	970	939	970	939	970	969	11,803	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	118	412	744	894	1,610	836	842	887	901	7,244	-	0%
Capitalized Interest Account	877	865	-	-	-	-	-	-	-	-	-	-	1,742	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	1	37,577	161,190	40,731	8,965	294,318	8,855	4,228	4,520	64	-	-	560,449	575,619	97%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(37,080)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,991	\$ 39,524	\$ 162,194	\$ 41,850	\$ 10,347	\$ 295,937	\$ 10,719	\$ 6,777	\$ 6,326	\$ 1,845	\$ 1,857	\$ 1,870	\$ 581,238	\$ 743,012	78%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022-2	-	-	-	-	-	-	-	110,000	-	-	-	-	110,000	110,000	100%
Principal Debt Service - Early Redemptions															
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022-2	-	204,473	-	-	-	-	-	215,235	-	-	-	-	419,708	419,708	100%
Operating Transfers Out (To Other Funds)	-	11,722	-	-	-	-	-	-	-	-	-	-	11,722	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,235	\$ -	\$ -	\$ -	\$ -	\$ 541,430	\$ 529,708	102%
Net Increase/ (Decrease) in Fund Balance	1,991	(176,672)	162,194	41,850	10,347	295,937	10,719	(318,458)	6,326	1,845	1,857	1,870	39,807	213,304	
Fund Balance - Beginning	481,220	483,211	306,539	468,733	510,584	520,931	816,868	827,587	509,130	515,456	517,300	519,157	481,220	481,220	
Fund Balance - Ending	\$ 483,211	\$ 306,539	\$ 468,733	\$ 510,584	\$ 520,931	\$ 816,868	\$ 827,587	\$ 509,130	\$ 515,456	\$ 517,300	\$ 519,157	\$ 521,027	\$ 521,027	\$ 694,524	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	2	2	2	2	1	1	1	1	1	1	2	2	18	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 18	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 18	\$ -	
Fund Balance - Beginning	\$ (53,609)	\$ (53,607)	\$ (53,606)	\$ (53,604)	\$ (53,603)	\$ (53,601)	\$ (53,600)	\$ (53,599)	\$ (53,597)	\$ (53,596)	\$ (53,594)	\$ (53,593)	\$ (53,609)	\$ -	
Fund Balance - Ending	<u>\$ (53,607)</u>	<u>\$ (53,606)</u>	<u>\$ (53,604)</u>	<u>\$ (53,603)</u>	<u>\$ (53,601)</u>	<u>\$ (53,600)</u>	<u>\$ (53,599)</u>	<u>\$ (53,597)</u>	<u>\$ (53,596)</u>	<u>\$ (53,594)</u>	<u>\$ (53,593)</u>	<u>\$ (53,591)</u>	<u>\$ (53,591)</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	 \$ -	
Fund Balance - Beginning	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	\$ 19,757	
Fund Balance - Ending	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	<u>\$ 19,757</u>	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-
Fund Balance - Ending	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	\$ 61,353	-

LT Ranch Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	-	6	45	50	48	44	49	47	49	48	49	50	485	-	0%
Cost of Issuance	7	-	-	-	-	-	-	-	-	-	-	-	7	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	11,722	-	-	-	-	-	-	-	-	-	-	11,722	-	0%
Total Revenue and Other Sources:	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 50	\$ 12,214	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 7	\$ 11,728	\$ 45	\$ 50	\$ 48	\$ 44	\$ 49	\$ 47	\$ 49	\$ 48	\$ 49	\$ 50	\$ 12,214	\$ -	
Fund Balance - Beginning	\$ (1,291,554)	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,279,389)	\$ (1,291,554)	\$ -	
Fund Balance - Ending	\$ (1,291,547)	\$ (1,279,819)	\$ (1,279,773)	\$ (1,279,724)	\$ (1,279,675)	\$ (1,279,631)	\$ (1,279,583)	\$ (1,279,535)	\$ (1,279,486)	\$ (1,279,439)	\$ (1,279,389)	\$ (1,279,340)	\$ (1,279,340)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Developer Contributions															
TM - Lorraine Rd Widening	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 922,513	\$ 3,714,854	\$ -	0%
Total Revenue and Other Sources:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 922,513	\$ 3,714,854	\$ -	0%
Expenditures and Other Uses															
Professional Services															
Legal - Lorraine Rd Widening	-	224	480	-	224	-	99	-	-	-	-	-	1,027	-	0%
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance															
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay															
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Construction in Progress	-	-	10,799	-	69,157	-	783,503	-	581,213	1,346,642	-	922,513	3,713,827	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 224	\$ 11,279	\$ -	\$ 69,381	\$ -	\$ 783,602	\$ -	\$ 581,213	\$ 1,346,642	\$ -	\$ 922,513	\$ 3,714,854	-	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-