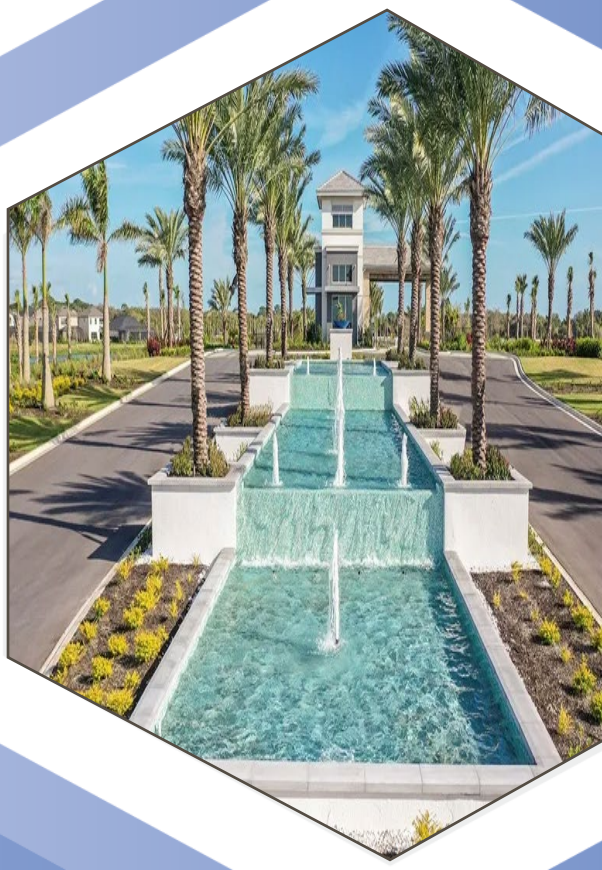
LT Ranch Community Development District

Sarasota County, FL

Meeting Agenda November 10, 2026



PFM Management Services LLC
James P. Ward | Vivian Carvalho
District Manager
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Orlando, FL 32817
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LT Ranch Community Development District

www.LTRanchCDD.org

Board of Supervisors

Ron Schwied, Chairman
Von Kuhns, Vice Chairman
Jamie Kuca, Assistant Secretary
Anthony Briandi, Assistant Secretary
Kelly Briandi, Assistant Secretary

James P. Ward, District Manager
Vivian Carvalho, District Manager
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Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m946296cf1a252628d4a1b096ba8e8fb6
Phone: (844) 621-3956; Code: **2537 871 3384**; Event Password**: Jpward**

NOVEMBER 2026

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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 should 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.

The following is the agenda for the upcoming Meeting of the Board of Supervisors for the LT Ranch Community Development District ("District"), scheduled to be held at **1:30 p.m.** on **Tuesday, November 10, 2026**, at the Gateway Professional Center, 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232.

AGENDA

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1. Call to Order & Roll Call.

2. Notice of Advertisement of Fiscal Year 2027 Meeting Dates and Times.

Pages 6-8

3. Minutes:
   I. September 8, 2026 – Regular Meeting.

Pages 9-19

4. Consideration of USDA Cooperative Service Agreement for the trapping of wild boars (hogs) within the boundaries of the District preserves.

Pages 20-28

5. Consideration of **Resolution 2027-1**, a Resolution of the Board of Supervisors amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Pages 29-39

6. Consideration of **Resolution 2027-2**, a Resolution of the Board of Supervisors amending the Fiscal Year 2027 Budget which began on October 1, 2026, and ends on September 30, 2027; providing a severability clause; providing for conflict and providing an effective date.

Pages 40-50

7. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Asset Manager
   IV. District Manager
      a) ***Meeting Dates for Fiscal Year 2026-2027:***
         - NEXT MEETING: **Tuesday, December 8, 2026,** Regular Meeting (Swear in Seat 1 Mr. Aaron Holowaychuk and Seat 2: Mr. Merle Sogge).
      b) Commission on Ethics Required Annual Ethics Training Memorandum.
      c) Financial Statements for the period ending August 31, 2026 (unaudited).
      d) Financial Statements for the period ending September 30, 2026 (unaudited).

Pages 50-87

8. Supervisors' Requests.

9. Public Comments for Non-Agenda items.
   These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

10. Adjournment.

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

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

Item 3: Minutes – September 8, 2026 – Regular Meeting.

Item 4: Consideration of USDA Cooperative Service Agreement for the trapping of wild boars (hogs) within the boundaries of the District preserves.

Item 5: **Resolution 2027-1**, a Resolution of the Board of Supervisors amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date

Item 6: **Resolution 2027-2**, a Resolution of the Board of Supervisors amending the Fiscal Year 2026 Budget which began on October 1, 2026, and ends on September 30, 2027; providing a severability clause; providing for conflict and providing an effective date

Item 7: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Notice of Advertisement of Meeting

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katey Selchan
Katey Selchan
2301 NE 37th Street
Fort Lauderdale FL 33308

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 09/20/2026
SAR heraldtribune.com 09/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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NOTICE OF MEETINGS
LT RANCH COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the LT Ranch Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held at **1:30 P.M.** on the second Tuesday of each month, at the **Gateway Professional Center, 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232**, on the following dates:

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

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the office of the District Manager, PFM Management Services LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, at least seven (7) days in advance of the meeting, or by phoning (954) 658-4900. In addition, the agendas will be available on the District's website at www.LTRanchcdd.org.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900, at least seven (7) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

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

LT Ranch Community Development District
James P. Ward, District Manager
September 20 2026
LSAR0581939

Minutes 9/8/2026

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, September 8, 2026, at 301 N. Cattlemen Road, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by Mr. Ron Schwied, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schwied	Chairperson
Von Kuhns	Vice Chairperson
Anthony Briandi	Assistant Secretary
Kelly Briandi	Assistant Secretary

Absent:

Jamie Kuca	Assistant Secretary

Also present were:

James P. Ward	District Manager w/PFM
Jere Earlywine	District Attorney
Vivian Carvalho	Senior District Manager w/PFM
Rachel Meade	District Manager w/PFM
Susan Singer	Senior Accountant w/PFM

Audience:

David Simonetti
Courtney Holowaychuk

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Vivian Carvalho called the meeting to order at approximately 1:35 p.m. She reported present and constituting a quorum were Ron Schwied, Von Kuhns, Anthony Briandi, and Kelly Briandi. She listed the staff members who were present as above. She asked if there were any public comments regarding agenda items; there were none.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

Ms. Carvalho reported this meeting was properly advertised.

DRAFT

THIRD ORDER OF BUSINESS Consideration of Minutes

July 28, 2026 – Regular Meeting Minutes

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

On MOTION made by Ron Schwied, seconded by Von Kuhns, and with all in favor, the July 28, 2026, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-14

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

Ms. Carvalho stated Resolution 2026-14 was a Trespass Authorization Agreement with Sarasota County Sheriff's Office and rescinded Resolution 2026-13.

Mr. Ward: As you recall at the last meeting we put a resolution before you which was wrong. What we are doing is rescinding that resolution. Jere was kind enough to work with the Sarasota County Sheriff's Office creating a resolution that will allow the CDD to enter into an agreement with the Sheriff's Office enabling us to enforce any trespassing on District property pursuant to the terms of the Resolution. The Resolution authorizes me as District Manager or an authorized person to have anyone removed from CDD property to the extent it is necessary. Over the past year we have had some issues with respect to kids essentially coming in to go fishing or whatever and doing things they shouldn't be doing, and we have never been able to really – in order to enforce the trespass at that time, I literally had to be on site at that moment. This Resolution and the agreement attached now will allow the District to enforce those trespasses at any time under my authorization or my representative's authorization.

Mr. Jere Earlywine: I would add, I don't know that the last Resolution was wrong per se'. This is actually a new thing that Sarasota County is doing for us. The reason is, Jim and I sent them an example from Pasco County that was the first district to do this. We used to have our Districts adopt resolutions and have letters to Sheriff's Offices identifying who could speak for the District if there was a trespass, and the Sheriff's Offices sometimes would honor that and sometimes it wouldn't. So, that was what we were operating under, but as soon as we saw that Pasco agreement, we sent it over to Sarasota and said, could you do something similar, and this is what they came up with. So, this is going to be standard now in Sarasota County going forward. It will really help out a lot for the Sheriff's Office to know who is supposed to trespass and then they also then have direct legal direction from their counsel's office that this is something that really works for CDDs, just as it always has for HOAs. It's going to be really great.

Mr. Kuhns: How will this be noticed? Will signage go up?

Mr. Ward: It does not require any notification or signage that we have to put up. It allows us as owners of the land to enforce trespassing on our property. It can be done by me or an authorized officer, which could be the Chair or the Vice Chair.

Mr. David Simonetti: If a person is suspected of being a trespasser, the police are called. What is the process for you to authorize that?

Mr. Ward: You would have to call me directly and then I would call the Sheriff's Office and ask them to go out and evaluate whether or not there is trespassing occurring. Then I go through a process of discussions with them and determine whether or not they can just be removed or they need to be arrested or whatever the case may be.

Ms. Courtney Holowaychuk: Would you be authorizing any member of the HOA to be an enforcer given that most trespasses occur on nights and weekends?

Mr. Ward: Not initially. I think I have to do a slow roll on this one, so I think it would be best if I be contacted directly and then I will take care of that directly with the Sheriff's Office initially. Then as we move forward and get a little more accustomed to this with the Sheriff's Office, since this agreement is new to them, at some point when they are used to it, we might be able to change that rule a little bit.

Mr. Earlywine: I think Jim's instincts are right to see how much this is needed and how often it is used and see how the process works with the Sheriff. There is a process though, we would adopt a further agreement between the CDD and HOA. There are some indemnification things that come from the HOA, but it's not complicated. And then each volunteer signs a document waiver as well, and then we also make sure we have the insurance as well. It's not a big process. There is a way to do what you are talking about. But I think let's take the first step first and then the second step if we need it.

Ms. Holowaychuk: When you talk about volunteers, are you looking at something like a pond and preserves committee on the HOA side?

Mr. Ward stated he wished to get this agreement in place, remembering this was brand new for Sarasota County, so the Sheriff's Office was going to have to work out some bugs and ensure the officers fully understood the agreement, and that could take some time. He said Ms. Holowaychuk's question could be better answered at a later date.

On MOTION made by Ron Schwied, seconded by Von Kuhns, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-15

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

Ms. Carvalho stated Resolution 2026-15 amended the fiscal year 2026 budget. She stated this amendment was required by statute.

Mr. Ward explained the CDD did not have funds in the budget to connect the sidewalk from Turner Park to Lorraine Road which was requested by residents for months. He stated this budget amendment moved funds from mulch to contingencies, which was the catch all, and would enable the CDD to connect the sidewalk.

Ms. Carvalho asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Von Kuhns, and with all in favor, Resolution 2026-15 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Memorandum: Proposed Preserve Trailhead Concrete Bollard Installation
b) Memorandum: Proposed Turner Park Sidewalk Connection and Safety Improvement
c) Asset Manager's Report September 1, 2026

Mr. Ward stated there were a number of items Courtney Holowaychuk requested at the previous Board Meeting and Mr. Richard Freeman, the Asset Manager, prepared memorandums in response to Ms. Holowaychuk's requests. He stated one of the memorandums was for concrete bollard installation at the entrances of the shell nature trails and associated cleanup. He stated the Board's thought at the time was the CDD would not install bollards because these were public areas and should be open to the public; however, the CDD was receiving more requests for concrete bollard installation. He noted he felt the bollards would not prevent public access but would prevent vehicles from driving on the shell paths. He said if the Board would like to restrict motorized vehicles from driving the shell paths, concrete bollards could be installed. He noted the concrete bollards would not prevent motorized bicycles or scooters, etc.; the

bollards would only prevent golf carts and again, golf carts would be able to go around the bollards if a driver were determined. He stated from a safety perspective, preventing golf carts from driving the path would be beneficial. He reported concrete bollards were a relatively minor expense at $4,500 dollars. He asked the Board if it wished to move forward with bollard installation.

Mr. Briandi noted if additional landscaping were installed, it could prevent golf carts from going around the bollards.

Mr. Ward responded the golf carts might simply drive over the landscaping.

Mr. Kuhns stated the golf carts would not drive over the landscaping if it were big enough. He said if the idea was to prevent golf carts from driving on the trails, the CDD should not do a half measure, it should do whatever was needed to prevent golf carts from driving on the trail.

The Board discussed the matter and recommended installing bollards and planting trees to prevent golf carts from driving on the trails.

Ms. Holowaychuk recommended bollard installation at the road between the ball fields as well.

Mr. Ward stated the memorandum was for installation of bollards at the entrance of the shell path nature trails. He said Mr. Freeman was looking at Turner Park, but that was outside of this issue.

Mr. Briandi stated he was concerned about access for maintenance. He noted there was an option for a swing gate in the memorandum.

Mr. Ward stated the paths could not be closed off because the paths were public facilities, so a swing gate would be inappropriate. He said the bollards possibly could be anchored down and then pulled up if maintenance access was required, but there was always the risk of residents figuring out how to pull up the anchors to move the bollards as well.

Discussion ensued regarding anchoring the bollards with a padlock and the padlock anchors being ugly.

Mr. Ward stated he would talk with Mr. Freeman regarding bollard removal for maintenance purposes. He said if access for maintenance was a big issue he would bring this back before the Board. He stated he knew the memorandum did not include tree placement, but the CDD had funds which could be used to plant a couple of trees, no big deal.

Ms. Carvalho asked if Mr. Ward needed a motion to move forward with bollard and tree installation.

DRAFT

Mr. Ward responded in the negative. He stated the next memorandum was for sidewalk installation between the ballfields at Turner Park. He stated the cost estimate was $16,000 dollars. He asked if the Board wished to install the sidewalk. He noted he would have to move funds around in the budget to do this project, but he was pretty sure the funds could be found.

Mr. Briandi asked if this was a gate installation.

Mr. Ward responded this was a pedestrian connection between the existing sidewalk within Turner Park and the existing sidewalk running north and south along Lorraine Blvd.; there were no gates. He said Turner Park was a public park, so he was not overly worried about a gate. He stated this was something the residents were requesting. He stated there was a berm there, but the sidewalk would just go through the berm. He stated he just noticed the memorandum included installation of a 4-foot high, 10-foot wide double gate, including posts, regrading and relandscaping the affected area. He stated if the Board approved, he would move forward with this unless the CDD did not have the funds, in which case he would come back to the Board with either a budget amendment or he would inform the Board the project could not be completed due to budget constraints.

Mr. Briandi asked if this was a shell path.

Mr. Ward responded this was a concrete sidewalk connecting the existing Turner Park sidewalk to the existing sidewalk along Lorraine Blvd. he asked if the Board wished to move forward with sidewalk installation if possible.

The Board agreed to move forward with sidewalk installation if possible.

Ms. Carvalho noted Mr. Freeman provided an Asset Manager Report. She asked if the Board had any questions; there were none. She asked if Mr. Ward wished to highlight anything within the report; there were no highlights.

Ms. Holowaychuk commented one of the two large anchor palms was struck by lightning and removed outside of the Night Sky entrance area. She stated there were no funds to replace the palm in the budget when it happened.

IV. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- NEXT MEETING: Tuesday, October 13, 2026 at 1:30 p.m. – Regular Meeting

b) Commission on Ethics Required Annual Ethics Training Memorandum

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

Ms. Carvalho stated the next meeting was on October 13 at 1:30 p.m. She reminded the Board to complete the ethics training requirement before the end of the calendar year. She noted an email with training links was sent to the Board. She asked if there were questions about the financial statement.

Mr. Kuhns asked if his 4 hour ethics training covered every CDD Board he belonged to.

DRAFT

Mr. Ward responded in the affirmative. He only needed to complete the training once no matter how many Boards he served on.

Ms. Carvalho agreed.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

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

EIGHTH ORDER OF BUSINESS Audience Comments

Ms. Carvalho asked if there were any public comments or questions.

Ms. Holowaychuk noted as the community grew, park usage grew, and some of this interfered with developer events. She stated the field usage was causing more than the usual wear and tear. She stated there was a huge Christian concert event being held on October 3rd and there would be vendors and a stage and cleanup, and none of this was shared with the CDD.

Mr. Ward stated a concert event with vendors was not allowed pursuant to the agreement with the HOA.

Ms. Holowaychuk noted it was important to know what liability looked like with this type of event. She said she just shut down a December flag football camp which was advertised as being at Turner Park but did not have HOA or CDD approval. She noted as a mother, she understood a public park in Sarasota County was a wonderful place to have a birthday party, but she also understood she had to reserve the space in advance.

Mr. Ward asked what other events were scheduled at the Park which the CDD did not know about.

Ms. Holowaychuk reported October 3rd was a church festival, but this was a problem because it coincided with the Pickled Pink event this year.

Mr. Ward asked who set this up.

Ms. Holowaychuk responded it was set up by residents and Salt Church (off of Proctor and Hand). She said Salt Church coordinated it themselves and ran it by the HOA after they created the event because Salt Church had been told there was no reservation system for Turner Park. She said Salt Church believed it was simply a first come first served situation. She stated she took care of canceling the flag football league. She stated the only other thing she was aware of was Witches Ride on October 24th. She noted Richard Freeman was aware of this event, and Taylor Morrison was in support. She stated she understood there had been a lot of other asks for leagues to meet. She noted she worked to get the fields shut down when the ground was wet to save the turf. She suggested creating an online reservation system for

Turner Park which would keep the CDD aware of events and potential need for additional maintenance. She stated given the influx of youth in the neighborhood there had been discussion of adding trail cams. She said she felt cameras were necessary to hold people accountable for property damage which was increasing. She asked the CDD to consider trail cams. She said the HOA was willing to partner with the CDD for a camera system.

Mr. Ward: The trouble with a camera system and a governmental agency is the minute we start recording those become public record, which means at any time, anybody, anywhere in the world wants the video, we as a matter of public record have to supply it. Most residents in communities with lots of kids do not want that. I would caution you a lot to let us manage the assets of the CDD without putting up cameras. They are not something you want to do with a governmental agency.

Ms. Holowaychuk: As a parent I have to sign a waiver for my child practically everywhere, and we even get monitored for checkout at Target these days. We are on camera 24/7 everywhere these days.

Mr. Ward: I'm just saying Target is not a public agency, so it's not an issue. Public agencies such as police, their requirements under the law may be different than ours. I will tell you if resident A, B or C who lives in Alaska sends me a public records request saying I want to see the video from this camera, we as a matter of law have to provide it to them, and we don't provide that information on whoever it is. We would not know it. I strongly do not recommend that sort of thing for any government agency, but especially CDDs.

Mr. Briandi asked what liability the CDD or Taylor Morrison had with the videos becoming public record.

Mr. Ward explained the liability was that the videos became public record. He noted there was no way to get the entire community to sign a release form for the cameras. He stated the system would be taking audio and video of children and that was the problem. He stated the level of damage to CDD facilities was not as high as it would need to be before cameras would be considered. He noted it was probably different in an HOA when there were assets such as pools and tennis courts, but the CDD assets were trails and such and while the damage could potentially cost $10,000 dollars to fix, it was still a lot less than legal counsel could cost. He stated he had seen residents fight viciously over this issue.

Ms. Holowaychuk asked for the CDD to consider some sort of alternative to cameras. She noted if the damage was enough to shut down a public restroom at a public park, perhaps something else should be considered.

Mr. Ward: With respect to the issue with the restroom, we have had an issue with kids getting out of school, going to the park, and blowing up the toilets and the sinks, so we put a key fob on the door to solve that problem. No cameras, but a key fob.

Ms. Carvalho: I agree with Jim. We have to be careful when it comes to trails, but there are other measures, such as patrolling. It's all about cost, but there are other ways to try to diminish what's happening when it comes to vandalism. She discussed how complicated cameras made things.

Mr. Earlywine: Obviously, CDDs are subject to public records laws. Cameras do fit in their own protected category. You're not supposed to disclose them and also the video provided by the camera can be kept confidential subject to a couple of exceptions. If there is a law enforcement proceeding, you can turn it over for that. If the property owner needs it for some reason we could use it for prosecuting a trespass or something along those lines. There are some ways to protect the data. Is the idea that we put some cameras on the bathroom or out at Turner Park?

Ms. Carvalho: It was on trails, not the Park.

Mr. Earlywine: It's something we can talk more about. What I'll do is send the Board a little email with what the exclusions are for the public records laws as it relates to the cameras and that might help if you have any questions.

Ms. Carvalho: So, what you're saying is there are exemptions. It becomes a monitoring process for the management company whomever is having access to that. The likelihood of you being able to prosecute because somebody did it, it's very unlikely because of the quality, priming, there are so many factors involved.

Mr. Ward: It's just much more complicated than you would think, especially when we are talking about damage to facilities. It's less expensive to fix it than it is to do the whole camera route. We don't really recommend it.

Mr. Briandi: I don't see anything wrong with a reservation system.

Mr. Ward: The reservation system we will have to figure out.

Mr. Briandi: How is Turner Park noticed as a public park? Is it in a directory someplace?

Ms. Holowaychuk: My understanding is, you are a public park solely due to the fact that the townhomes outside the gate are run by a different Master Association, but it's not fully listed on the County's public park domain.

Mr. Ward explained the park was public simply because it was owned by a CDD and it was funded by bond proceeds. He stated the fact that it was a public park did not mean the CDD could not establish rules with respect to the park. He said he felt a reservation system could be developed to help solve some of the issues and prevent unwanted events from being held at the park.

Mr. Briandi asked if there was a process in which someone who reserved the park could be held responsible for the extra trash pickup, perhaps as part of the fee to reserve the park.

Mr. Ward stated most cities or counties had an ordinance in place which set forth the rules for use of a public park, how to reserve the park, the cost, the process, etc. He said the CDD would have to go through the same type of process, but it was more complicated for a small CDD to do this than the County. He explained the CDD would have to come up with a procedure with a rule or resolution for the Board to approve.

DRAFT

Ms. Carvalho agreed the CDD would have to go through a rule making process and she would look into it.

Ms. Holowaychuk stated the only other questions brought to her by the employees on site at the HOA regarding Turner Park were regarding liability issues. *For example, if someone trips over a power cord at the concert, they are going to come to the hub and they are going to ask for first aid help, and then it loops in the HOA. In general, we don't know if people are insured. Like, the Witches Ride carries insurance to make sure everything is taken care of. That one is good, but there is no process. So, it would be great – they don't know the line it seems like on where the yes and no line is on that first right of refusal for the park. Awareness is important too. If you guys didn't know, the trash cans would be overflowing, and things would flow into the ponds and preserves the next day. I'm just trying to make sure we keep that line of communication open.*

Mr. Ward: I can tell you, at least the District's team, we talk to the HOA on staff people constantly. Every day, all day long. So, if they have a concern or an issue they should be telling Richard or myself whatever their concern is, and it ends up on my desk immediately. That's the normal process. They should be telling me about these things immediately.

NINTH ORDER OF BUSINESS Adjournment

Ms. Carvalho adjourned the meeting at approximately 2:20 p.m.

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

LT Ranch Community Development District

_____ _____

James P. Ward, Secretary Ron Schwied, Chairperson

DRAFT

Trapping of Boars - USDA Cooperative Service Agreement

(7/2019 version)

WS Agreement Number: _____-RA
WBS:_____

[optional] Cooperator PO: _____

COOPERATIVE SERVICE AGREEMENT
between
LT RANCH CDD (CDD)
and
UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE (APHIS)
WILDLIFE SERVICES (WS)

ARTICLE 1 – PURPOSE

The purpose of this Cooperative Service Agreement is to assist the CDD in controlling feral swine and other wildlife which cause property damage and pose a threat to human health & safety.

ARTICLE 2 – AUTHORITY

APHIS-WS has statutory authority under the Acts of March 2, 1931, 46 Stat. 1468-69, 7 U.S.C. §§ 8351-8352, as amended, and December 22, 1987, Public Law No. 100-202, § 101(k), 101 Stat. 1329-331, 7 U.S.C. § 8353, to cooperate with States, local jurisdictions, individuals, public and private agencies, organizations, and institutions while conducting a program of wildlife services involving mammal and bird species that are reservoirs for zoonotic diseases, or animal species that are injurious and/or a nuisance to, among other things, agriculture, horticulture, forestry, animal husbandry, wildlife, and human health and safety.

ARTICLE 3 - MUTUAL RESPONSIBILITIES

The cooperating parties mutually understand and agree to/that:

1. APHIS-WS shall perform services set forth in the Work Plan, which is attached hereto and made a part hereof. The parties may mutually agree in writing, at any time during the term of this agreement, to amend, modify, add or delete services from the Work Plan.

2. The Cooperator certifies that APHIS-WS has advised the Cooperator there may be private sector service providers available to provide wildlife damage management (WDM) services that the Cooperator is seeking from APHIS-WS.

3. There will be no equipment with a procurement price of $5,000 or more per unit purchased directly with funds from the cooperator for use on this project. All other equipment purchased for the program is and will remain the property of APHIS-WS.

4. The cooperating parties agree to coordinate with each other before responding to media requests on work associated with this project.

ARTICLE 4 - COOPERATOR RESPONSIBILITIES

Cooperator agrees:

1. To designate the following as the authorized representative who shall be responsible for collaboratively administering the activities conducted in this agreement;

LT Ranch CDD	Vivian Carvalho – District Manager
Richard Freeman	3501 Quadrangle Boulevard, Suite 270
CDD Asset Manager	Orlando, FL 32817
(954) 921-7781	(407) 723-5945
freeman@cgasolutions.com	Carvalhov@pfm.com

2. To authorize APHIS-WS to conduct direct control activities as defined in the Work Plan. APHIS-WS will be considered an invitee on the lands controlled by the Cooperator. Cooperator will be required to exercise reasonable care to warn APHIS-WS as to dangerous conditions or activities in the project areas.

3. To reimburse APHIS-WS for costs, not to exceed the annually approved amount specified in the Financial Plan. If costs are projected to exceed the amount reflected in the Financial Plan, the agreement with amended Work Plan and Financial Plan shall be formally revised and signed by both parties before services resulting in additional costs are performed. The Cooperator agrees to pay all costs of services submitted via an invoice from APHIS-WS within 30 days of the date of the submitted invoice(s). Late payments are subject to interest, penalties, and administrative charges and costs as set forth under the Debt Collection Improvement Act of 1996.

4. To provide a Tax Identification Number or Social Security Number in compliance with the Debt Collection Improvement Act of 1996.

5. As a condition of this agreement, the Cooperator ensures and certifies that it is not currently debarred or suspended and is free of delinquent Federal debt.

6. To notify APHIS-WS verbally or in writing as far in advance as practical of the date and time of any proposed meeting related to the program.

7. The Cooperator acknowledges that APHIS-WS shall be responsible for administration of APHIS-WS activities and supervision of APHIS-WS personnel.

8. The Cooperator will not be connected to the USDA APHIS computer network(s).

ARTICLE 5 – APHIS-WS RESPONSIBILITIES

APHIS-WS Agrees:

1. To designate the following as the APHIS-WS authorized representative who shall be responsible for collaboratively administering the activities conducted in this agreement.

   Parker Hall
   State Director
   USDA APHIS Wildlife Services
   2820 East University Ave.
   Gainesville, FL 32641
   (352) 448-2135
   Parker.T.Hall@usda.gov

2. To conduct activities at sites designated by Cooperator as described in the Work and Financial Plans. APHIS-WS will provide qualified personnel and other resources necessary to implement the approved WDM activities delineated in the Work Plan and Financial Plan of this agreement.

3. That the performance of wildlife damage management actions by APHIS-WS under this agreement is contingent upon a determination by APHIS-WS that such actions are in compliance with the National Environmental Policy Act, Endangered Species Act, and any other applicable federal statutes. APHIS-WS will not make a final decision to conduct requested wildlife damage management actions until it has made the determination of such compliance.

4. To invoice Cooperator quarterly for actual costs incurred by APHIS-WS during the performance of services agreed upon and specified in the Work Plan. Authorized auditing representatives of the Cooperator shall be accorded reasonable opportunity to inspect the accounts and records of APHIS-WS pertaining to such claims for reimbursement to the extent permitted by Federal law and regulations.

ARTICLE 6 – CONTINGENCY STATEMENT

This agreement is contingent upon the passage by Congress of an appropriation from which expenditures may be legally met and shall not obligate APHIS-WS upon failure of Congress to so appropriate. This agreement may also be reduced or terminated if Congress only provides APHIS-WS funds for a finite period under a Continuing Resolution.

ARTICLE 7 – NON-EXCLUSIVE SERVICE CLAUSE

Nothing in this agreement shall prevent APHIS-WS from entering into separate agreements with any other organization or individual for the purpose of providing wildlife damage management services exclusive of those provided for under this agreement.

ARTICLE 8 – CONGRESSIONAL RESTRICTIONS

Pursuant to Section 22, Title 41, United States Code, no member of or delegate to Congress shall be admitted to any share or part of this agreement or to any benefit to arise therefrom.

ARTICLE 9 – LAWS AND REGULATIONS

This agreement is not a procurement contract (31 U.S.C. 6303), nor is it considered a grant (31 U.S.C. 6304). In this agreement, APHIS-WS provides goods or services on a cost recovery basis to nonfederal recipients, in accordance with all applicable laws, regulations and policies.

ARTICLE 10 – LIABILITY

APHIS-WS assumes no liability for any actions or activities conducted under this agreement except to the extent that recourse or remedies are provided by Congress under the Federal Tort Claims Act (28 U.S.C. 1346(b), 2401(b), and 2671-2680).

ARTICLE 11 – NON-DISCRIMINATION CLAUSE

The United States Department of Agriculture prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. Not all prohibited bases apply to all programs.

ARTICLE 12 - DURATION, REVISIONS, EXTENSIONS, AND TERMINATIONS

This agreement shall become effective on 01 October 2026 and shall continue through 30 September 2027, not to exceed five years. This Cooperative Service Agreement may be amended by mutual agreement of the parties in writing. The Cooperator must submit a written request to extend the end date at least 10 days prior to expiration of the agreement. Also, this agreement may be terminated at any time by mutual agreement of the parties in writing, or by one party provided that party notifies the other in writing at least 60 days prior to effecting such action. Further, in the event the Cooperator does not provide necessary funds, APHIS-WS is relieved of the obligation to provide services under this agreement.

In accordance with the Debt Collection Improvement Act of 1996, the Department of Treasury requires a Taxpayer Identification Number for individuals or businesses conducting business with the agency.

Cooperator's Tax ID No.: 85-8013228253C-7
APHIS-WS's Tax ID: 41-0696271

Cooperator**:**

_____ _____

Vivian Carvalho – District Manager Date
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
(407) 723-5945

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

_____ _____

Parker T. Hall, State Director Date
USDA, APHIS, WS
2820 East University Avenue
Gainesville, FL 32641

_____ _____

Keith Wehner Date
Director, Eastern Region
USDA, APHIS, WS
920 Main Campus Drive; Suite 200
Raleigh, NC 27606

WORK PLAN

In accordance with the Cooperative Service Agreement between LT Ranch (CDD) and the United States Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS), Wildlife Services (WS), this Work Plan sets forth the objectives, activities and budget of this project during the period of this agreement.

Program Objective

The purpose of this Cooperative Service Agreement is to assist the LT Ranch CDD in controlling wildlife, especially feral swine which cause property damage and pose a threat to human health & safety

Plan of Action

WS, through its local office, will provide a wildlife specialist to conduct wildlife management for the CDD. In the beginning the primary focus will be feral hog damage management, but WS will be available to perform direct control and/or offer technical advice to the CDD with other wildlife species that may be causing problems or concerns.

The Primary tools WS will use for hog control will be live capture feral swine traps, trail cameras, night vision, thermal imagers, and suppressed firearms. The number of traps utilized on CDD property will vary depending upon hog activity. Feral swine activity on any given property tends to have seasonality trends with certain times of the year having higher hog activity followed by lulls in activity. WS will keep 2 traps continuously on property but may increase that number up to 5 depending on what is needed to properly mitigate the swine population.

WS feral swine traps are operated with either a remote cellular camera and electronic gate latch or via conventional trip string and root stick methods. Agency policy requires all traps to be checked at minimum, every 24hrs; however, traps will be checked first thing in the morning either remotely (when applicable) or in person for conventional trap sets. If the CDD requests WS to assist with other wildlife species that cause damage, then other trap designs and control methods will be discussed with the CDD. Controlling different wildlife species requires different trap designs and control methods.

A baseline of 4 SD card trail cameras or cellular trail cameras will be deployed on CDD property at any given time during this agreement. Cameras will be placed on game trails, wildlife corridors, bait stations, and corral traps in an effort to document feral swine activity for subsequent removal. The number of SD and/or cellular cameras on CDD property will be 4 at minimum but may increase depending upon feral swine activity. Cellular cameras will be checked remotely, and SD card trail cameras will be checked on a weekly basis.

Hours worked on site and charged to the agreement on a weekly/monthly basis will vary significantly and be dependent upon the feral swine activity on CDD property. At minimum, WS will conduct a site visit to CDD property once per week to maintain trail cameras, scout for new hog damage, freshen bait stations, and maintain traps. Once hog numbers have been reduced to an acceptable level, WS personnel will continue to monitor the CDD property periodically for the rest of the agreement.

WS personnel will be monitoring for any new hog activity or sign on CDD property in an attempt to remove these new hogs before they have a chance to cause large amounts of property damage. If new hog activity is found, then WS will begin removal activities again. All monitoring activity will be reported to CDD personnel. WS will provide a short quarterly report to CDD personnel on: activities conducted during the previous month, recommendations concerning wildlife causing damage, and to note wildlife trends observed from removal efforts over time.

WS will work with the CDD point of contact to field and respond to any resident reported hog damage. It is encouraged that residents reports all hog damage to the CDD and the CDD point of contact relays the report as soon as possible. At the discretion of the CDD point of contact, the WS technician's phone number will also be available for direct communication with residents.

FINANCIAL PLAN

Cost Element		Full Cost
Personnel Compensation		$16,525.45
Travel		$0.00
Vehicles		$0.00
Other Services		$50.00
Supplies and Materials		$1,500.00
Equipment		$1,586.36
Subtotal (Direct Charges)		$19,661.81
Pooled Job Costs [for non-Over-the Counter projects]	11.00%	$2,162.80
Indirect Costs	16.15%	$3,175.38
Aviation Flat Rate Collection		
Agreement Total		$25,000
The distribution of the budget from this Financial Plan may vary as necessary to accomplish the purpose of this agreement, but may not exceed: $25,000.00		

Cooperator Name, Address, Phone Number, Email

LT Ranch CDD
Richard Freeman
CDD Asset Manager
rfreeman@cgasolutions.com
(954) 921-7781

Vivian Carvalho
District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
carvalhov@pfm.com
(407) 723-5945

APHIS-WS State Office Name, Address, Phone Number, Email

Vielka Dyer, Budget Analyst
2820 East University Avenue
Gainesville, FL 32641
(352) 448-2137
vielka.g.dyer@usda.gov

Resolution 2027-1

RESOLUTION 2027-1

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

LT RANCH
COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Ron Schwied, Chairman

Exhibit A: Amendment #3 to FY2026 Adopted Budget

Exhibit A
Amendment #3 to FY2026 Adopted Budget

LT Ranch
Community Development District

FY 2026 - Proposed Budget Amendment #3

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Revenues and Other Sources					
Carryforward					
Assessment Revenue					
Assessments - On-Roll	$ 2,067,226	$ 2,067,227	$ (0)	$ 2,067,226	Assessments from Property Owner's
Interest Income					
FMIT - General Fund	$ 20,899	$ -	$ 20,899	$ 20,899	
Developer Funding					
Initial Reserve	$ 250,000	$ 250,000	$ -	$ 250,000	Developer Start up Funding for Reserve (Funded over 4 Years - ending FY 2027)
Cost Share Revenue					
LTR South CDD	$ 305,707	$ 281,076	$ 24,631	$ 305,707	Funding of shared assets and improvements
Miscellaneous Revenue					
Community Fundraising Contribution	$ -	$ 7,000	$ (7,000)	$ -	Turner Park - Shade Structure Contribution *(Funds paid directly to vendor)*
Total Revenue & Other Sources	**$ 2,643,832**	**$ 2,605,303**	**$ 38,529**	**$ 2,643,832**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ 2,000	$ 3,200	$ (1,200)	$ 2,000	Required Statutory Fees
Executive					
Professional - Management	$ 53,000	$ 53,000	$ -	$ 53,000	District Manager
Financial and Administrative					
Audit Services	$ 4,600	$ 7,500	$ (2,900)	$ 4,600	Statutory Required Audit Yearly
Accounting Services	$ 36,000	$ 36,000	$ -	$ 36,000	All Funds
Assessment Roll Preparation	$ 36,000	$ 36,000	$ -	$ 36,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	$ 2,000	$ 1,500	$ 500	$ 2,000	paid on bonds
Other Contractual Services					
Legal Advertising	$ 2,091	$ 3,200	$ (1,110)	$ 2,091	Statutory Required Legal Advertising
Trustee Services	$ 17,200	$ 17,000	$ 200	$ 17,200	Trustee Fees for Bonds
Dissemination Agent Services	$ 4,000	$ 8,000	$ (4,000)	$ 4,000	Required Reporting for Bonds
Bond Amortization Schedules	$ 450	$ 1,000	$ (550)	$ 450	Required periodically to re-amortize Bonds
Property Appraiser Fees	$ -	$ -	$ -	$ -	Fees to place assessment on tax bills
Communications and Freight Services					
Postage, Freight & Messenger	$ 221	$ 200	$ 21	$ 221	Agenda Mailings and other misc. mail
Computer Services (Web Site)	$ 2,400	$ 2,400	$ -	$ 2,400	Statutory Maintenance of District Web Site
Insurance	$ 29,501	$ 28,962	$ 539	$ 29,501	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ -	$ 175	Department of Economic Opportunity Fee

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Printing and Binding	$ 347	$ 500	$ (153)	$ 347	Agenda Books and Misc. Copies
Bank Service Fees	$ 83	$ 250	$ (167)	$ 83	Bank Fees - Governmental Bank Account
Legal Services					
General Counsel	$ 10,636	$ 15,000	$ (4,364)	$ 10,636	District Attorney
Other General Government Services					
Engineering Services	$ 1,429	$ 7,500	$ (6,071)	$ 1,429	District Engineer
Other Misc. Charges-Sarasota County Tax	$ 30	$ 30	$ 0	$ 30	
Sub-Total:	**$ 202,163**	**$ 221,417**	**$ (19,254)**	**$ 202,163**	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	$ 31,589	$ 39,600	$ (8,011)	$ 31,589	Rate $.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	$ 33,999	$ 31,647	$ 2,352	$ 33,999	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
Repairs and Maintenance					
Irrigation System (Line Distribution)	$ 1,055	$ 12,000	$ (10,945)	$ 1,055	Repair broken main line and valves
Irrigation System (Pump Station)	$ 35,583	$ 14,000	$ 21,583	$ 35,583	Monitoring and repairs as needed.
Sub-Total:	**$ 102,225**	**$ 97,247**	**$ 4,979**	**$ 102,225**	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	$ 47,705	$ 65,000	$ (17,295)	$ 47,705	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	$ 89,604	$ 94,000	$ (4,396)	$ 89,604	Periodic Spraying of Lakes.
Detention Area Maintenance	$ -	$ 3,700	$ (3,700)	$ -	Periodic maintenance of dry detention areas
Midgefly Treatment	$ -	$ 6,000	$ (6,000)	$ -	Periodic treatment for midgeflys
Littoral Shelf Plantings	$ 12,750	$ 4,000	$ 8,750	$ 12,750	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control		$ 5,000	$ (5,000)	$ -	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	$ 49,580	$ 32,000	$ 17,580	$ 49,580	Inspection/Cleaning of Drainage Structures
Preserve Services					
Wetland Maintenance	$ 279,740	$ 158,900	$ 120,840	$ 279,740	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	$ 39,600	$ 86,400	$ (46,800)	$ 39,600	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	$ 17,700	$ 60,900	$ (43,200)	$ 17,700	Preserve Maintenance
Shell Path Regrading	$ 10,140	$ 18,000	$ (7,860)	$ 10,140	Yearly Maintenance (Added Areas)

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Green Way Trail System					
Landscape Maintenance	$ 40,419	$ 24,000	$ 16,419	$ 40,419	Landscaping and Maintenance including pressure cleaning of sidewalks 1x per year
Herbicide Maintenance	$ -	$ 20,000	$ (20,000)	$ -	Herbicide application 12x per year and trail maintenance 1x per week.
Secondary Drainage System	$ 5,488	$ 8,000	$ (2,512)	$ 5,488	Cleaning of secondary drainage system throughout the greenway.
Contingencies	$ 29,720	$ 10,418	$ 19,302	$ 29,720	2% of Repairs and Maintenance Items
Capital Outlay	$ -	$ -	$ -	$ -	None Required
Sub-Total:	**$ 622,446**	**$ 596,318**	**$ 26,128**	**$ 622,446**	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane					
Professional Services					
Asset Management	$ 36,359	$ 35,000	$ 1,359	$ 36,359	Field Operations Manager
SWFWMD Reporting -Re-Use System	$ 1,530	$ 3,000	$ (1,470)	$ 1,530	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services					
Lorraine Road					
Electric - Street Lights	$ 9,146	$ 8,400	$ 745	$ 9,146	Power Service
Sub-Total:	**$ 47,034**	**$ 46,400**	**$ 634**	**$ 47,034**	
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd					Cost Share w/ LT Ranch South
Maintenance	$ 446,895	$ 437,130	$ 9,765	$ 446,895	Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Tree Trimming	$ 41,797	$ 24,000	$ 17,797	$ 41,797	58 Royal Palms, 402 Cabbage Palmes & 87 ribbon Palms
Mulch Installation	$ 26,565	$ 10,000	$ 16,565	$ 26,565	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	$ 25,885	$ 9,000	$ 16,885	$ 25,885	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	$ 2,385	$ 2,500	$ (115)	$ 2,385	Damage from Vehicular Traffic
Landscape Replacements	$ 15,283	$ 15,000	$ 283	$ 15,283	Yearly replacements of plants as needed
Annuals	$ 16,898	$ 18,000	$ (1,103)	$ 16,898	Three (3) times per year
Roadway Lighting	$ -	$ 4,500	$ (4,500)	$ -	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	$ 15,165	$ 11,000	$ 4,165	$ 15,165	Periodic repairs as needed
Hog Damage	$ 4,505	$ 4,000	$ 505	$ 4,505	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	$ 16,038	$ 27,023	$ (10,985)	$ 16,038	2% of Repairs and Maintenance - Additional Funds to connect sidewalk from Turner Park to Lorraine Rd.
Capital Outlay	$ -	$ -	$ -	$ -	N/A for Fiscal Year 2026
Sub-Total:	**$ 611,415**	**$ 562,153**	**$ 49,262**	**$ 611,415**	

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Skye Ranch Road, Lattimer St. & Luna Lane					
Maintenance	$ 101,468	$ 101,467	$ 1	$ 101,468	Skye Ranch Blvd., Lattimer St., & Luna Lane (Contract Expires 25 - going to bid)
Tree Trimming	$ 1,250	$ 10,000	$ (8,750)	$ 1,250	111 Cabbage Palms, 5 Bismark Palms, 55 Royal Palms & 17 Sylvester Palms
Pressure Cleaning	$ 11,345	$ 6,000	$ 5,345	$ 11,345	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze)
Frost Damage	$ -	$ -	$ -	$ -	Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	$ 395	$ 2,500	$ (2,105)	$ 395	Damage from Vehicular Traffic
Landscape Replacements	$ 5,389	$ 9,000	$ (3,611)	$ 5,389	Yearly replacements of plants as needed
Mulch Installation	$ -	$ 18,000	$ (18,000)	$ -	*One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	$ 7,636	$ 7,000	$ 636	$ 7,636	Four (4) times per year
Roadway Lighting	$ -	$ 500	$ (500)	$ -	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	$ -	$ 4,000	$ (4,000)	$ -	Periodic repairs as needed
Hog Damage	$ -	$ 1,000	$ (1,000)	$ -	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	$ -	$ 3,549	$ (3,549)	$ -	2% of Repairs and Maintenance
Capital Outlay	$ -	$ -	$ -	$ -	N/A for FY 2026
Sub-Total:	**$ 127,483**	**$ 163,016**	**$ (35,533)**	**$ 127,483**	
Community Park (CP1 - Turner Park)					
Professional Services					
Asset Management	$ 32,918	$ 30,000	$ 2,918	$ 32,918	Field Operations Manager
Utility Services					
Snack Shack Lighting	$ 755	$ 858	$ (103)	$ 755	Electric
Water and Sewer			$ -	$ -	
Snack Shack - Utilities	$ 2,275	$ 2,035	$ 240	$ 2,275	Restrooms
Repairs & Maintenance					
Sand Replacement	$ -	$ 2,000	$ (2,000)	$ -	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	$ 715	$ 3,000	$ (2,285)	$ 715	Preventative Maint. & Repairs as needed to the security gates
Pressure Cleaning	$ 7,477	$ 18,000	$ (10,523)	$ 7,477	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	$ 50,390	$ 54,000	$ (3,610)	$ 50,390	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Landscaping Maintenance					
Turner Park - Playground, Dog Park & Sports Field	$ 238,472	$ 250,000	$ (11,528)	$ 238,472	42 event (Mowing, edging, and Weedeating)
Irrigation					
Line Distribution System	$ -	$ 2,000	$ (2,000)	$ -	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	$ 19,888	$ 12,000	$ 7,888	$ 19,888	Two (2) times per year
ADA Compliant Mulch for Playground Areas	$ 3,388	$ 2,500	$ 888	$ 3,388	Two (2) time per year
Landscape Replacements		$ 8,000	$ (8,000)	$ -	Around Playground and Amenity Center (as needed)
Snack Shack					
Building Maintenance	$ 1,264	$ 2,000	$ (736)	$ 1,264	Maintenance as needed
Miscellaneous Repairs	$ 4,825	$ 5,000	$ (175)	$ 4,825	Maintenance as needed
Playground			$ -	$ -	
Miscellaneous Repairs	$ 9,341	$ 27,000	$ (17,659)	$ 9,341	Inspection and repairs - Includes New Shade Structure
Dog Park					
Miscellaneous Repairs	$ 2,506	$ 5,000	$ (2,494)	$ 2,506	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	$ 775	$ 6,000	$ (5,225)	$ 775	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	$ -	$ 3,500	$ (3,500)	$ -	As needed.
Contingencies	$ 30,411	$ 10,876	$ 19,535	$ 30,411	3% of Repairs and Maintenance
Capital Outlay		$ -	$ -	$ -	
Sub-Total:	**$ 405,400**	**$ 443,769**	**$ (38,369)**	**$ 405,400**	
Reserves					
Extraordinary Capital/Operations	$ 305,000	$ 305,000	$ 118,264	$ 423,264	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	$ 102,401	$ 169,982	$ (67,581)	$ 102,401	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	**$ 2,525,568**	**$ 2,605,302**	**$ 38,530**	**$ 2,643,832**	
Fund Balances:					
Change from Current Year Operations	**$ 118,264**	**$ 0**	**$ (0)**	**$ -**	Cash Over (Short) at Fiscal Year End

LT Ranch Community Development District
General Fund - Budget (Amendment #3)
Fiscal Year 2026

Description	FYE 2026 Actual	FYE 2026 Adopted Budget Amend #2	FYE 2026 Amendment #3	FYE 2026 Amended Budget	Description
Fund Balance - Beginning/Anticipated at October 1st		$ 552,283		$ 552,283	
Fiscal Year Additions to Fund		$ 305,000		$ 423,264	
Fiscal Year Expenditures from Fund		$ -		$ -	Reserve Funds used in current year
Fund Balance - Ending/Anticipated at September 30th		**$ 857,284**		**$ 975,547**	
Fund Balance - Allocations					
Extraordinary Capital/Operations Reserve		$ 435,562		$ 568,443	Long Term Capital Planning - Balance of Funds
Operations Reserve		$ 421,722		$ 407,104	Cash Required to Meet Operating Requirements
Total Fund Balance		**$ 857,284**		**$ 975,547**	

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

Resolution 2027-2

RESOLUTION 2027-2

THE RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2027 BUDGET WHICH BEGAN ON OCTOBER 1, 2026, AND ENDS ON SEPTEMBER 30, 2027; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District previously adopted the Fiscal Year 2027 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2027 Budget in accordance with **Exhibit A** attached hereto.

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

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

SECTION 2. AMENDMENT OF FISCAL YEAR 2027 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with **Exhibit A** attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2027.

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

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

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

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

ATTEST:

LT RANCH
COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Ron Schwied, Chairman

Exhibit A: Amendment #1 to FY2027 Adopted Budget

Exhibit A
Amendment #1 to FY2027 Adopted Budget

LT Ranch
Community Development District

FY 2027 - Proposed Budget Amendment #1

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Revenues and Other Sources				
Carryforward				
Reserves Distributions				
Extraordinary Capital/Operations	$ -			
Assessment Revenue				
Assessments - On-Roll	$ 2,157,125	$ -	$ 2,157,125	Assessments from Property Owner's
Developer Funding				
Initial Reserve	$ 250,000	$ -	$ 250,000	Developer Start up Funding for Reserve (FY27 = Year 4 of 4)
Cost Share Revenue				
LTR South CDD	$ 122,497	$ -	$ 122,497	Funding of shared assets/improvements (Lorraine Rd & Turner Park)
Interest Income				
Cash Investments - FMIT	$ 20,668	$ -	$ 20,668	Earnings on invested cash
Total Revenue and Other Sources	**$ 2,550,290**	**$ -**	**$ 2,550,290**	
Appropriations				
Legislative				
Board of Supervisor's Fees	$ 4,000	$ -	$ 4,000	Required Statutory Fees
Executive				
Professional - Management	$ 57,000	$ -	$ 57,000	District Manager
Financial and Administrative			$ -	
Audit Services	$ 4,700	$ -	$ 4,700	Statutory Required Audit Yearly
Accounting Services	$ 40,000	$ -	$ 40,000	All Funds
Assessment Roll Preparation	$ 40,000	$ -	$ 40,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	$ 2,000	$ -	$ 2,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services				
Legal Advertising	$ 6,000	$ -	$ 6,000	Statutory Required Legal Advertising
Trustee Services	$ 17,000	$ -	$ 17,000	Trustee Fees for Bonds
Dissemination Agent Services	$ 6,500	$ -	$ 6,500	Required Reporting for Bonds
Bond Amortization Schedules	$ 1,000	$ -	$ 1,000	Required periodically to re-amortize Bonds
Property Appraiser Fees	$ -	$ -	$ -	Fees to place assessment on tax bills
Communications and Freight Services				
Postage, Freight & Messenger	$ 200	$ -	$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	$ 2,400	$ -	$ 2,400	Statutory Maintenance of District Web Site
Insurance	$ 30,201	$ -	$ 30,201	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ -	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 500	$ -	$ 500	Agenda Books and Misc Copies

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Bank Service Fees	$ 250	$ -	$ 250	Bank Fees - Governmental Bank Account
Legal Services				
General Counsel	$ 15,000	$ -	$ 15,000	District Attorney
Other General Government Services				
Engineering Services	$ 10,000	$ -	$ 10,000	District Engineer
Other Misc Charges-Sarasota County Tax	$ 30	$ -	$ 30	
Sub-Total	**$ 236,956**	**$ -**	**$ 236,956**	
Conservation and Resource Management (Re-Use Community Irrigation Water)				
Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	$ 64,598	$ -	$ 64,598	Rate $.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	$ 35,609	$ -	$ 35,609	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
Repairs and Maintenance				
Irrigation System (Line Distribution)	$ 10,000	$ -	$ 10,000	Repair broken main line and valves
Irrigation System (Pump Station)	$ 12,000	$ -	$ 12,000	Monitoring and repairs as needed.
Sub-Total	**$ 122,207**	**$ -**	**$ 122,207**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	$ 70,000	$ -	$ 70,000	Field Operations Manager
Repairs & Maintenance				
Aquatic Weed Control	$ 97,000	$ -	$ 97,000	Periodic Spraying of Lakes.
Detention Area Maintenance	$ 3,700	$ -	$ 3,700	Periodic maintenance of dry detention areas
Midge fly Treatment	$ 4,000	$ -	$ 4,000	Periodic treatment for midge flies
Littoral Shelf Plantings	$ 8,000	$ -	$ 8,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	$ 6,000	$ -	$ 6,000	Periodic lake bank Erosion Control (Re-sodding)
Pump Rental	$ 9,000	$ -	$ 9,000	Bypass pump rental to fill up lakes
Control Structures, Catch Basins & Outfalls	$ 43,000	$ -	$ 43,000	Inspection/Cleaning of Drainage Structures
Preserve Services				
Wetland Maintenance	$ 223,200	$ -	$ 223,200	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	$ 49,400	$ -	$ 49,400	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	$ 17,500	$ -	$ 17,500	Preserve Maintenance
Shell Path Regrading	$ 18,000	$ -	$ 18,000	Yearly Maintenance (Added Areas)

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Wild Hog Trapping and Removal	$ -	$ 25,000	$ 25,000	On-going program for removal of wild hogs w/ USDA
Green Way Trail System				
Landscape Maintenance	$ 22,525	$ -	$ 22,525	Landscaping and Maintenance including pressure cleaning of sidewalks 1x per year
Herbicide Maintenance	$ 20,000	$ (20,000)	$ -	Herbicide application 12x per year (included with monthly maint)
Secondary Drainage System	$ 4,000	$ -	$ 4,000	Cleaning of secondary drainage system throughout the greenway.
Contingencies	$ 10,506	$ -	$ 10,506	2% of Repairs and Maintenance Items
Capital Outlay	$ -			
Bollard Installation	$ -	$ 8,000	$ 8,000	Preserve Trailhead Concrete Bollard (x20) Installation
Sub-Total	**$ 605,831**	**$ 13,000**	**$ 618,831**	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane				
Professional Services				
Asset Management	$ 40,000		$ 40,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	$ 11,000		$ 11,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services				
Lorraine Road				
Electric - Street Lights	$ 9,977		$ 9,977	Power Service
Sub-Total	**$ 60,977**	**$ -**	**$ 60,977**	
Repairs & Maintenance				
Landscape Maintenance				
Lorraine Blvd				**Cost Share w/ LT Ranch South**
Routine Maintenance	$ 437,130	$ -	$ 437,130	Lorraine Road
Tree Trimming	$ 24,000	$ -	$ 24,000	58 Royal Palms, 402 Cabbage Palmes & 87 ribbon Palms
Mulch Installation	$ 30,000	$ -	$ 30,000	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	$ 10,000	$ -	$ 10,000	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	$ 2,500	$ -	$ 2,500	Damage from Vehicular Traffic
Landscape Replacements	$ 15,000	$ -	$ 15,000	Yearly replacements of plants as needed
Annuals	$ 22,000	$ -	$ 22,000	Three (3) times per year
Roadway Lighting	$ 3,000	$ -	$ 3,000	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	$ 11,000	$ -	$ 11,000	Periodic repairs as needed
Hog Damage	$ 12,000	$ -	$ 12,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	$ 7,969	$ -	$ 7,969	2% of Repairs and Maintenance
Capital Outlay	$ -	$ -	$ -	N/A for Fiscal Year 2027
Sub-Total	**$ 574,599**	**$ -**	**$ 574,599**	

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Skye Ranch Road, Lattimer St. & Luna Lane				
Routine Maintenance	$ 101,468	$ -	$ 101,468	Skye Ranch Blvd., Lattimer St., & Luna Lane
Tree Trimming	$ 12,000	$ -	$ 12,000	Palms
Pressure Cleaning	$ 8,000	$ -	$ 8,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze)
Vehicular Damage	$ 2,000	$ -	$ 2,000	Damage from Vehicular Traffic
Landscape Replacements	$ 10,000	$ -	$ 10,000	Yearly replacements of plants as needed
Mulch Installation	$ 20,000	$ -	$ 20,000	One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	$ 10,000	$ -	$ 10,000	Four (4) times per year
Roadway Lighting	$ 500	$ -	$ 500	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	$ 400	$ -	$ 400	Periodic repairs as needed
Hog Damage	$ 8,000	$ -	$ 8,000	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	$ 3,447	$ -	$ 3,447	2% of Repairs and Maintenance
Capital Outlay				
Sidewalk Connection	$ -	$ 16,000	$ 16,000	Turner Park Sidewalk Connection and Safety Improvement
Sub-Total	**$ 175,815**	**$ 16,000**	**$ 191,815**	
Community Park (CP1 - Turner Park)				**Cost Share w/ LT Ranch South**
Professional Services				
Asset Management	$ 35,000	$ -	$ 35,000	Field Operations Manager
Utility Services				
Electric				
Snack Shack Lighting	$ 990	$ -	$ 990	Electric
Water and Sewer				
Snack Shack - Utilities	$ 2,305	$ -	$ 2,305	Restrooms
Repairs & Maintenance				
Sand Replacement	$ 1,500	$ -	$ 1,500	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	$ 3,000	$ -	$ 3,000	Preventative Maint. & Repairs as needed to the security gates
Pressure Cleaning	$ 8,000	$ -	$ 8,000	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	$ 56,000	$ -	$ 56,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance				
Mowing - Playground, Dog Park & Sports Field	$ 201,219	$ -	$ 201,219	42 event (Mowing, edging, and Weed eating)
Landscape Replacements	$ 8,000	$ -	$ 8,000	Around Playground and Amenity Center (as needed)
Irrigation				

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Line Distribution System	$ 2,000	$ -	$ 2,000	Periodic repair as needed
Mulch Installation				
Park Excluding Playground Areas	$ 21,000	$ -	$ 21,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	$ 4,000	$ -	$ 4,000	Two (2) time per year
Snack Shack				
Building Maintenance	$ 4,000	$ -	$ 4,000	Maintenance as needed
Miscellaneous Repairs	$ 5,000	$ -	$ 5,000	Maintenance as needed
Playground				
Miscellaneous Repairs	$ 6,000	$ -	$ 6,000	Inspection and repairs
Dog Park				
Miscellaneous Repairs	$ 5,000	$ -	$ 5,000	Inspection and repairs
Outdoor Sports Fields				
Outdoor Sports Fields Expense	$ 5,000	$ -	$ 5,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	$ 3,500	$ -	$ 3,500	As needed.
Contingencies	$ 9,997	$ -	$ 9,997	3% of Repairs and Maintenance
Capital Outlay				
Shade Structures	$ 59,360	$ -	$ 59,360	Shade Structure over playground & sand pit, Tennis & Basketball Court resurfacing, CEI Services
Sub-Total	**$ 440,870**	**$ -**	**$ 440,870**	
Reserves				
Extraordinary Capital/Operations	$ 200,000	$ (29,000)	$ 171,000	to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	$ 133,035	$ -	$ 133,035	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Expenditures and Other Uses	**$ 2,550,290**	**$ -**	**$ 2,550,290**	
Fund Balances:				
Change from Current Year Operations	$ 0	$ -	$ 0	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning/Anticipated at October 1st	$ 859,696		$ 859,696	
Fiscal Year Additions to Fund	$ 200,000		$ 171,000	
Fiscal Year Expenditures from Fund	$ -		$ -	
Fund Balance - Ending/Anticipated at September 30th	**$ 1,059,696**		**$ 1,030,697**	

LT Ranch Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2027

Description	Fiscal Year 2027 Adopted Budget	Budget Amendment #1	Fiscal Year 2027 Amended Budget	Notes
Fund Balance - Allocations				
1st 2 Months of Operations Reserve	$ 325,252		$ 325,252	Cash Required to Meet Operating Requirements
Extraordinary Capital/Operations Reserve	$ 734,444		$ 705,445	Long Term Capital Planning - Balance of Funds
Total Fund Balance	**$ 1,059,696**		**$ 1,030,697**	

Assessment Rate		
Product Type	**FY 2027**	**FY 2027**
Single Family 30' - 39'	$ 1,281.86	$ 1,281.86
Single Family 40' - 49'	$ 1,361.97	$ 1,361.97
Single Family 50' - 59'	$ 1,442.09	$ 1,442.09
Single Family 60' - 69'	$ 1,602.32	$ 1,602.32
Single Family 70' - 79'	$ 1,762.55	$ 1,762.55
Single Family 90' & up	$ 1,922.79	$ 1,922.79
Workforce - Family	$ 1,121.62	$ 1,121.62

CAP RATE CALCULATION - FOR FY 25 AND BEYOND	CAP Rate	CAP Rate
Single Family 30' - 39'	$ 1,452.20	$ 1,452.20
Single Family 40' - 49'	$ 1,542.96	$ 1,542.96
Single Family 50' - 59'	$ 1,633.73	$ 1,633.73
Single Family 60' - 69'	$ 1,815.25	$ 1,815.25
Single Family 70' - 79'	$ 1,960.78	$ 1,960.78
Single Family 90' & up	$ 2,178.30	$ 2,178.30
Workforce - Family	$ 1,270.68	$ 1,270.68

Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

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

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

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

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

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

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

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

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

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

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

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

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

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

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

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

- Home - Florida Ethics Institute

District Financials

LT Ranch

Community Development District

Financial Statements
August 31, 2026

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

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LT Ranch Community Development District

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

Description	General Fund	Governmental Funds: Debt Service Funds: Series 2019	Series 2022-1	Series 2022-2	Series 2024	Capital Project Funds: Series 2019	Series 2022-1	Series 2024	Account Groups: General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
Assets											
Cash and Investments											
Truist - Checking Account	$ 82,934	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,934
FMIT - Investment Account	1,017,003	-	-	-	-	-	-	-	-	-	1,017,003
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	268,961	-	-	-	-	-	1,286,093
Revenue Account	-	698,242	121,328	559,057	288,768	-	-	-	-	-	1,667,395
Prepayment Account	-	150	-	1,120	3,812	-	-	-	-	-	5,082
Construction Account	-	-	-	-	-	-	2,217	18	-	-	2,235
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,397,030	-	2,397,030
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,607,970	-	34,607,970
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Total Assets	**$ 1,105,374**	**$ 1,173,242**	**$ 206,418**	**$ 1,017,370**	**$ 561,541**	**$ -**	**$ 21,964**	**$ 18**	**$ 37,005,000**	**$ 23,024,269**	**$ 64,115,195**

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

Description	General Fund	Governmental Funds: Debt Service Funds: Series 2019	Debt Service Funds: Series 2022-1	Debt Service Funds: Series 2022-2	Debt Service Funds: Series 2024	Capital Project Funds: Series 2019	Capital Project Funds: Series 2022-1	Capital Project Funds: Series 2024	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Liabilities											
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Advances	-	-	-	-	-	-	-	1,279,161	-	-	1,279,161
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable											
Current Portion (Due within 12 months)											
Series 2019	-	-	-	-	-	-	-	-	$380,000	-	380,000
Series 2022-1	-	-	-	-	-	-	-	-	$35,000	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	$215,000	-	215,000
Series 2024	-	-	-	-	-	-	-	-	$120,000	-	120,000
Long Term											
Series 2019	-	-	-	-	-	-	-	-	14,255,000	-	14,255,000
Series 2022-1	-	-	-	-	-	-	-	-	2,245,000	-	2,245,000
Series 2022-2	-	-	-	-	-	-	-	-	12,430,000	-	12,430,000
Series 2024	-	-	-	-	-	-	-	-	$7,325,000	-	7,325,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,012**	**$ -**	**$ 1,279,161**	**$ 37,005,000**	**$ -**	**$ 38,338,173**
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	23,024,269	23,024,269
Fund Balance											
Restricted											
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	(1,279,340)	-	-	1,512,972
Results from Current Operations	-	47,780	13,158	30,974	40,513	(421)	2,207	196	-	-	134,407
Unassigned											
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	552,283
Allocation of Fund Balance											
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	506,615	-	-	-	-	-	-	-	-		506,615
Results of Current Operations	553,091	-	-	-	-	-	-	-	-	-	553,091
Total Fund Equity and Other Credits	**$ 1,105,374**	**$ 1,173,242**	**$ 206,418**	**$ 1,017,370**	**$ 561,541**	**$ (54,012)**	**$ 21,964**	**$ (1,279,143)**	**$ -**	**$ 23,024,269**	**$ 25,777,023**
Total Liabilities, Fund Equity and Other Credits	**$ 1,105,374**	**$ 1,173,242**	**$ 206,418**	**$ 1,017,370**	**$ 561,541**	**$ -**	**$ 21,964**	**$ 18**	**$ 37,005,000**	**$ 23,024,269**	**$ 64,115,195**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	-	17,003	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	-	231,469	281,076	82%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	**$ -**	**$ 2,463,297**	**$ 2,428,320**	**101%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	1,600	3,200	50%
Executive				
Professional Management	4,417	48,583	53,000	92%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	33,000	36,000	92%
Assessment Roll Services	3,000	33,000	36,000	92%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	1,066	1,660	3,200	52%
Trustee Services	-	17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	250	450	1,000	45%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	36	221	200	110%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	29,501	28,962	102%
Printing & Binding	-	342	500	68%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	6,245	15,000	42%
Other General Government Services				
Engineering/ Field Services	571	1,238	7,500	17%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	**$ 12,338**	**$ 186,245**	**$ 221,417**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	-	29,910	39,600	76%
Electric Service	2,562	29,220	31,647	92%
Repairs and Maintenance				
Irrigation System (Line Distribution)	291	516	12,000	4%
Irrigation System (Pump Station)	9,496	31,124	14,000	222%
Sub-total	**$ 12,349**	**$ 90,771**	**$ 97,247**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,401	36,035	65,000	55%
Repairs and Maintenance				
Aquatic Weed Control	7,467	82,137	94,000	87%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	-	10,950	4,000	274%
Control Structures, Catch Basins & Outfalls	1,800	49,580	32,000	155%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	58,788	150,840	158,900	95%
Enhancement Area Maintenance	16,450	153,975	86,400	178%
Creation Area Maintenance	-	21,825	60,900	36%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System	-			
Green Way Maintenance	3,368	37,051	24,000	154%
Secondary Drainage System	-	-	8,000	0%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	1,919	12,137	10,418	116%
Sub-total	**$ 92,192**	**$ 564,670**	**$ 596,318**	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	3,850	24,718	35,000	71%
SWFWMD Reporting Re-use System	-	780	3,000	26%
Utility Services				
Electric - Street Lights	669	10,489	8,400	125%

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	36,427	409,077	437,130	94%
Pressure Cleaning	400	25,885	9,000	288%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	-	41,797	24,000	174%
Landscape Replacements	-	15,283	15,000	102%
Mulch Installation	26,565	26,565	26,000	102%
Annuals	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	2,407	12,728	11,000	116%
Hog Damage		-	4,000	0%
Contingencies	-	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	93,012	101,467	92%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	1,250	1,250	10,000	13%
Landscape Replacements	-	5,389	9,000	60%
Mulch Installation	-	-	36,000	0%
Annuals	-	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage		-	1,000	0%
Contingencies	-	-	3,549	0%
Sub-total	**$ 80,024**	**$ 721,669**	**$ 789,569**	
Community Park				
Professional Services				
Asset Management	3,538	22,209	30,000	74%
Utility Services				
Electric - Snack Shack Lighting	-	617	858	72%
Water and Sewer - Snack Shake Utilities	234	2,113	2,035	104%
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	-	405	3,000	14%
Janitorial	8,460	46,350	54,000	86%
Pressure Cleaning	-	7,477	18,000	42%

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	16,768	221,704	250,000	89%
Irrigation System	-			
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation	-			
Park excluding Playground Areas	-	19,888	6,000	331%
ADA Compliant Mulch for Playground	3,388	3,388	2,500	136%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	1,000	1,000	2,000	50%
Miscellaneous Repairs	409	409	5,000	8%
Playground				
Miscellaneous Repairs	-	9,341	8,000	117%
Dog Park				
Miscellaneous Repairs	-	2,186	5,000	44%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	225	575	6,000	10%
Contingencies	1,190	9,190	10,876	84%
Sub-total	**$ 35,213**	**$ 346,852**	**$ 418,769**	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	279,583	305,000	92%
Sub-total	**$ 25,417**	**$ 279,583**	**$ 305,000**	
Total Expenditures and Other Uses	**$ 257,534**	**$ 2,189,790**	**$ 2,428,320**	90%
Net Increase/ (Decrease) in Fund Balance	**(257,534)**	**273,507**	**(0)**	
Fund Balance - Beginning	1,312,074	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve		279,583	305,000	
Fund Balance - Ending	**$ 1,054,541**	**$ 1,105,374**	**$ 857,283**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,410	15,769	19,991	79%
Revenue Account	2,045	27,497	24,521	112%
Special Assessment Revenue				
Special Assessments - On Roll	-	988,026	1,022,652	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	428	-	0%
Total Revenue and Other Sources	**$ 3,455**	**$ 1,031,720**	**$ 1,000,258**	**103%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	365,000	365,000	100%
Principal Debt Service - Early Redemptions				
Series 2019	-	30,000	-	0%
Interest Expense				
Series 2019	-	588,940	589,440	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 983,940**	**$ 954,440**	**103%**
Net Increase/ (Decrease) in Fund Balance	**3,455**	**47,780**	**45,818**	
Fund Balance - Beginning	1,169,788	1,125,462	1,125,462	
Fund Balance - Ending	**$ 1,173,242**	**$ 1,173,242**	**$ 1,171,280**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	253	2,825	3,576	79%
Revenue Account	1	6	4	158%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	-	181,240	183,003	99%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 253**	**$ 184,078**	**$ 178,634**	**103%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	35,000	35,000	100%
Interest Expense				
Series 2022-1	-	133,778	133,778	100%
Intragovernmental Transfer Out	-	2,143	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 170,921**	**$ 168,778**	**101%**
Net Increase/ (Decrease) in Fund Balance	**253**	**13,158**	**9,856**	
Fund Balance - Beginning	206,165	193,260	193,260	
Fund Balance - Ending	**$ 206,418**	**$ 206,418**	**$ 203,116**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,358	15,214	19,297	79%
Revenue Account	2	31	20	153%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	-	954,065	986,846	97%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Total Revenue and Other Sources	**$ 1,360**	**$ 1,001,691**	**$ 940,381**	**107%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	205,000	205,000	100%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	50,000	-	0%
Interest Expense				
Series 2022-2	-	715,718	716,145	100%
Total Expenditures and Other Uses	**$ -**	**$ 970,718**	**$ 921,145**	**105%**
Net Increase/ (Decrease) in Fund Balance	**1,360**	**30,974**	**19,236**	
Fund Balance - Beginning	1,016,010	986,396	986,396	
Fund Balance - Ending	**$ 1,017,370**	**$ 1,017,370**	**$ 1,005,632**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	799	8,925	11,305	79%
Revenue Account	840	11,276	5,845	193%
Prepayment Account	115	138	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	557,196	575,619	97%
Prepayments	-	38,812	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 1,754**	**$ 616,348**	**$ 554,944**	**111%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions				
Series 2024	35,000	35,000	-	0%
Interest Expense				
Series 2024	479	425,834	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ 35,479**	**$ 575,834**	**$ 540,355**	**107%**
Net Increase/ (Decrease) in Fund Balance	**(33,725)**	**40,513**	**14,589**	
Fund Balance - Beginning	595,266	521,027	521,027	
Fund Balance - Ending	**$ 561,541**	**$ 561,541**	**$ 535,616**	

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

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

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	7	64	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	$ 7	$ 2,207	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**$ 7**	**$ 2,207**	**$ -**	
Fund Balance - Beginning	$ 21,958	$ 19,757	$ -	
Fund Balance - Ending	$ 21,964	$ 21,964	$ -	

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

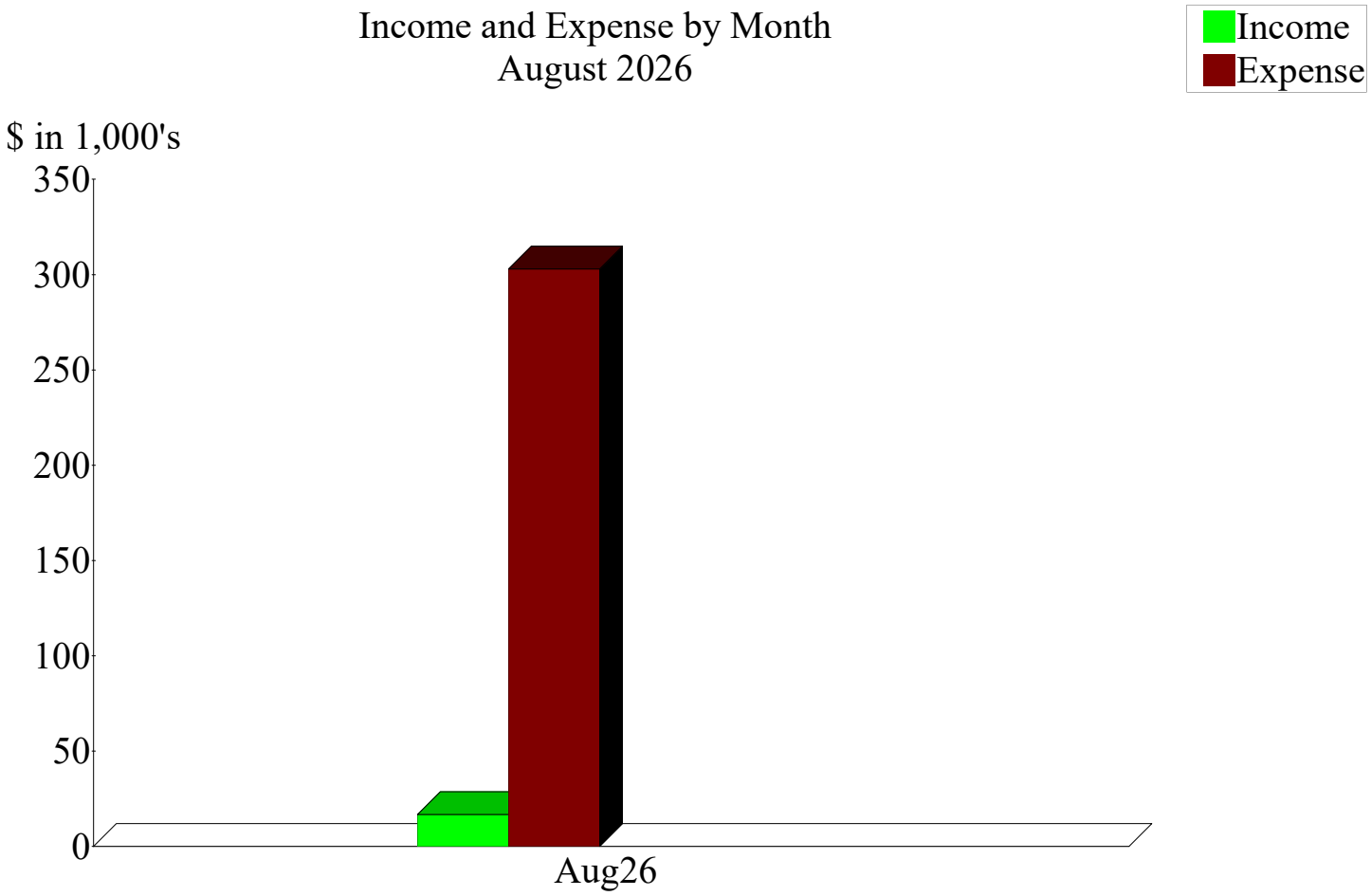
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	0	196	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	$ 0	$ 196	$ -	**0%**
Expenditures and Other Uses				
Capital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

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

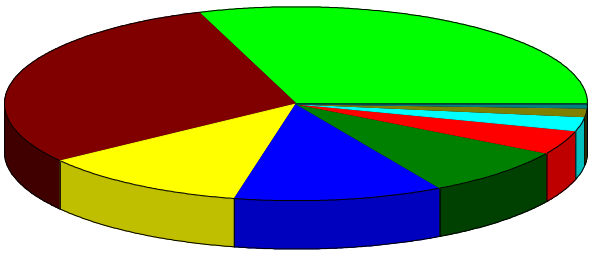
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions				
TM - Lorraine Rd Widening	$ 9,903	$ 181,795	$ -	0%
Total Revenue and Other Sources	$ -	$ 181,795	$ -	0%
Expenditures and Other Uses				
Professional Services				
Legal - Lorraine Rd Widening	-	-	-	0%
Capital Outlay		-	-	0%
Engineering	-	-	-	0%
Construction in Progress	9,903	181,795	-	0%
Total Expenditures and Other Uses	$ 9,903	$ 181,795	-	0%
Net Increase/ (Decrease) in Fund Balance	**$ (9,903)**	**$ -**	**$ -**	
Fund Balance - Beginning	$ -	$ -	$ -	
Fund Balance - Ending	$ (9,903)	$ -	$ -	

LT Ranch Community Development District

Income and Expense by Month
August 2026



Expense Summary
August 2026



5380000 · Stormwater Manage	30.43%
5410000 · Road and Street Facili	29.69
5170000 · Debt Service	11.71
5720000 · Community Park (CP-	11.62
9099000 · Reserve Additons	8.39
5370000 · Conservation and Reso	4.08
5130000 · Financial and Administ	2.43
5120000 · Executive	1.46
5190000 · Other General Governn	0.19
Total	$302,915.97

By Account

LT Ranch
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

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LT Ranch Community Development District
Balance Sheet
Through September 30, 2026

Description	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds					
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024	General Long Term Debt	General Fixed Assets	
Assets											
Cash and Investments											
Truist - Checking Account	$ 7,876	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,876
FMIT - Investment Account	1,020,899	-	-	-	-	-	-	-	-	-	1,020,899
Debt Service Fund											
Reserve Account	-	474,850	85,090	457,193	267,650	-	-	-	-	-	1,284,783
Revenue Account	-	701,725	121,581	560,417	290,441	-	-	-	-	-	1,674,164
Prepayment Account	-	150	-	1,120	5,123	-	-	-	-	-	6,393
Construction Account	-	-	-	-	-	-	2,224	18	-	-	2,241
Accounts Receivable	22,380	-	-	-	-	-	-	-	-	-	22,380
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	5,437	-	-	-	-	-	-	-	-	-	5,437
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	19,747	-	-	-	19,747
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,402,125	-	2,402,125
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	34,602,875	-	34,602,875
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	22,319,649	22,319,649
Total Assets	**$ 1,056,592**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ -**	**$ 21,971**	**$ 18**	**$ 37,005,000**	**$ 22,319,649**	**$ 63,368,569**

LT Ranch Community Development District
Balance Sheet
Through September 30, 2026

Description	Governmental Funds								Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds				Capital Project Funds			General Long Term Debt	General Fixed Assets	
		Series 2019	Series 2022-1	Series 2022-2	Series 2024	Series 2019	Series 2022-1	Series 2024			
Liabilities											
Accounts Payable	$ 81,045	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 81,045
Developer Advances	-	-	-	-	-	-	-	1,279,161	-	-	1,279,161
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable											
Current Portion (Due within 12 months)											
Series 2019	-	-	-	-	-	-	-	-	$380,000	-	380,000
Series 2022-1	-	-	-	-	-	-	-	-	$35,000	-	35,000
Series 2022-2	-	-	-	-	-	-	-	-	$215,000	-	215,000
Series 2024	-	-	-	-	-	-	-	-	$120,000	-	120,000
Long Term											
Series 2019	-	-	-	-	-	-	-	-	14,255,000	-	14,255,000
Series 2022-1	-	-	-	-	-	-	-	-	2,245,000	-	2,245,000
Series 2022-2	-	-	-	-	-	-	-	-	12,430,000	-	12,430,000
Series 2024	-	-	-	-	-	-	-	-	$7,325,000	-	7,325,000
Unamortized Prem or (Disc) on Bonds Payable	-	-	-	-	-	54,012	-	-	-	-	54,012
Total Liabilities	**$ 81,045**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,012**	**$ -**	**$ 1,279,161**	**$ 37,005,000**	**$ -**	**$ 38,419,217**
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	22,319,649	22,319,649
Fund Balance											
Restricted											
Beginning: October 1, 2025 (Unaudited)	-	1,125,462	193,260	986,396	521,027	(53,591)	19,757	(1,279,340)	-	-	1,512,972
Results from Current Operations	-	51,262	13,411	32,334	42,187	(421)	2,214	196	-	-	141,184
Unassigned											
Beginning: October 1, 2025 (Unaudited)	552,283	-	-	-	-	-	-	-	-	-	552,283
Allocation of Fund Balance											
Reserve for First Two Months Operations	325,252	-	-	-	-	-	-	-	-	-	325,252
Extraordinary Capital/Operations Reserve	532,031	-	-	-	-	-	-	-	-		532,031
Results of Current Operations	423,264	-	-	-	-	-	-	-	-	-	423,264
Total Fund Equity and Other Credits	**$ 975,547**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ (54,012)**	**$ 21,971**	**$ (1,279,143)**	**$ -**	**$ 22,319,649**	**$ 24,949,352**
Total Liabilities, Fund Equity and Other Credits	**$ 1,056,592**	**$1,176,725**	**$206,671**	**$1,018,730**	**$563,214**	**$ -**	**$ 21,971**	**$ 18**	**$ 37,005,000**	**$ 22,319,649**	**$ 63,368,569**

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,964,825	2,067,227	95%
Interest				
Interest - FMIT	3,895	20,899	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(169,983)	0%
Contributions Private Sources				
Cost Share Program - LT Ranch South CDD	74,239	305,707	281,076	109%
Community Fundraising Contribution	-	-	7,000	0%
Developer Funding - Initial Reserve	-	250,000	250,000	100%
Total Revenue and Other Sources	**$ 78,134**	**$ 2,541,431**	**$ 2,435,320**	**104%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	400	2,000	3,200	63%
Executive				
Professional Management	4,417	53,000	53,000	100%
Financial and Administrative				
Audit Services	-	4,600	7,500	61%
Accounting Services	3,000	36,000	36,000	100%
Assessment Roll Services	3,000	36,000	36,000	100%
Arbitrage Rebate Services	-	2,000	1,500	133%
Other Contractual Services				
Legal Advertising	430	2,091	3,200	65%
Trustee Services		17,200	17,000	101%
Dissemination Agent Services	-	4,000	8,000	50%
Bond Amortization Schedules	-	450	1,000	45%
Bank Service Fees	83	83	250	33%
Communications & Freight Services				
Postage, Freight & Messenger	-	221	200	110%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	29,501	28,962	102%
Printing & Binding	5	347	500	69%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	4,392	10,636	15,000	71%
Other General Government Services				
Engineering/ Field Services	191	1,429	7,500	19%
Other Misc Charges - Sarasota County Tax	-	30	30	100%
Sub-total	**$ 15,918**	**$ 202,163**	**$ 221,417**	

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT - Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	1,679	31,589	39,600	80%
Electric Service	2,841	32,061	31,647	101%
Repairs and Maintenance				
Irrigation System (Line Distribution)	539	1,055	12,000	9%
Irrigation System (Pump Station)	4,459	35,583	14,000	254%
Sub-total	**$ 9,517**	**$ 100,288**	**$ 97,247**	
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	11,670	47,705	65,000	73%
Repairs and Maintenance				
Aquatic Weed Control	7,467	89,604	94,000	95%
Detention Area Maintenance	-	-	3,700	0%
Littoral Shelf Planting	1,800	12,750	4,000	319%
Control Structures, Catch Basins & Outfalls	-	49,580	32,000	155%
Midgefly Treatment	-	-	6,000	0%
Lake Bank Erosion Control	-	-	5,000	0%
Preserve Services				
Wetland Maintenance	-	279,740	158,900	176%
Enhancement Area Maintenance	4,600	39,600	86,400	46%
Creation Area Maintenance	5,800	17,700	60,900	29%
Shell Path Regrading	-	10,140	18,000	56%
Green Way Trail System	-			
Green Way Maintenance	3,368	40,419	24,000	168%
Secondary Drainage System	5,488	5,488	8,000	69%
Herbicide Maintenance	-	-	20,000	0%
Contingencies	17,583	29,720	10,418	285%
Sub-total	**$ 57,776**	**$ 622,446**	**$ 596,318**	
Road and Street Facilities (Lorraine, Skye Ranch, Latimer)				
Professional Services				
Asset Management	11,642	36,359	35,000	104%
SWFWMD Reporting Re-use System	750	1,530	3,000	51%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Utility Services				
Electric - Street Lights	595	11,083	8,400	132%
Repairs and Maintenance				
Landscape Maintenance				
Lorraine Road				
Routine Maintenance	37,817	446,895	437,130	102%
Pressure Cleaning	-	25,885	9,000	288%
Vehicular Damage	-	2,385	2,500	95%
Tree Trimming	-	41,797	24,000	174%
Landscape Replacements	-	15,283	15,000	102%
Mulch Installation	-	26,565	26,000	102%
Annuals	-	16,898	18,000	94%
Roadway Lighting	-	-	4,500	0%
Irrigation Repairs	2,437	15,165	11,000	138%
Hog Damage	4,505	4,505	4,000	113%
Contingencies	-	16,038	11,023	145%
Skye Ranch Rd, Lattimer, Luna Ln				
Routine Maintenance	8,456	101,468	101,467	100%
Pressure Cleaning	-	11,345	6,000	189%
Vehicular Damage	-	395	2,500	16%
Tree Trimming	-	1,250	10,000	13%
Landscape Replacements	-	5,389	9,000	60%
Mulch Installation	-	-	18,000	0%
Annuals	-	7,636	7,000	109%
Roadway Lighting	-	-	500	0%
Irrigation Repairs	-	-	4,000	0%
Hog Damage		-	1,000	0%
Contingencies	-	-	3,549	0%
Sub-total	**$ 66,202**	**$ 787,870**	**$ 771,569**	
Community Park				
Professional Services				
Asset Management	10,709	32,918	30,000	110%
Utility Services				
Electric - Snack Shack Lighting	138	755	858	88%
Water and Sewer - Snack Shake Utilities	162	2,275	2,035	112%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Sand Replacement	-	-	2,000	0%
Gate Repairs and Maintenance	310	715	3,000	24%
Janitorial	4,040	50,390	54,000	93%
Pressure Cleaning	-	7,477	18,000	42%
Landscape Maintenance				
Floratam Grass Areas				
Mowing/Edging/Weeding	16,768	238,472	250,000	95%
Irrigation System	-			
Irrigation - Line Distribution System	-	-	2,000	0%
Mulch Installation	-			
Park excluding Playground Areas	-	19,888	12,000	166%
ADA Compliant Mulch for Playground	-	3,388	2,500	136%
Landscape Replacements	-	-	8,000	0%
Repairs and Maintenance - Snack Shack				
Building Maintenance	264	1,264	2,000	63%
Miscellaneous Repairs	4,415	4,825	5,000	96%
Playground				
Miscellaneous Repairs	-	9,341	27,000	35%
Dog Park				
Miscellaneous Repairs	320	2,506	5,000	50%
Outdoor Sport Fields				
Miscellaneous Repairs	-	-	3,500	0%
Outdoor Sports Fields Expense	200	775	6,000	13%
Contingencies	21,221	30,411	10,876	280%
Sub-total	**$ 58,548**	**$ 405,400**	**$ 443,769**	
Reserve Allocations				
Extraordinary Capital/Operations	25,417	305,000	305,000	100%
Sub-total	**$ 25,417**	**$ 305,000**	**$ 305,000**	
Total Expenditures and Other Uses	**$ 233,378**	**$ 2,423,167**	**$ 2,435,320**	100%
Net Increase/ (Decrease) in Fund Balance	**(155,244)**	**118,264**	**(0)**	
Fund Balance - Beginning	1,105,374	552,283	552,283	
Additions to Extraordinary Cap/Oper Reserve	25,417	305,000	305,000	
Fund Balance - Ending	**$ 975,547**	**$ 975,547**	**$ 857,283**	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,410	17,179	19,991	86%
Revenue Account	2,072	29,569	24,521	121%
Special Assessment Revenue	-			
Special Assessments - On Roll	-	988,026	1,022,652	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(66,906)	0%
Intragovernmental Transfer In	-	428	-	0%
Total Revenue and Other Sources	**$ 3,482**	**$ 1,035,202**	**$ 1,000,258**	**103%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	365,000	365,000	100%
Principal Debt Service - Early Redemptions				
Series 2019	-	30,000	-	0%
Interest Expense				
Series 2019	-	588,940	589,440	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 983,940**	**$ 954,440**	**103%**
Net Increase/ (Decrease) in Fund Balance	**3,482**	**51,262**	**45,818**	
Fund Balance - Beginning	1,173,242	1,125,462	1,125,462	
Fund Balance - Ending	**$ 1,176,725**	**$ 1,176,725**	**$ 1,171,280**	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	253	3,078	3,576	86%
Revenue Account	1	7	4	171%
Capitalized Interest Account	-	7	58	13%
Special Assessment Revenue				
Special Assessments - On Roll	-	181,240	183,003	99%
Other Fees and Charges				
Discounts for Early Payment	-	-	(8,007)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 253**	**$ 184,332**	**$ 178,634**	**103%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	35,000	35,000	100%
Interest Expense				
Series 2022-1	-	133,778	133,778	100%
Intragovernmental Transfer Out	-	2,143	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 170,921**	**$ 168,778**	**101%**
Net Increase/ (Decrease) in Fund Balance	**253**	**13,411**	**9,856**	
Fund Balance - Beginning	206,418	193,260	193,260	
Fund Balance - Ending	**$ 206,671**	**$ 206,671**	**$ 203,116**	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,358	16,571	19,297	86%
Revenue Account	2	33	20	165%
Capitalized Interest Account	-	0	3	14%
Special Assessment Revenue				
Special Assessments - On Roll	-	954,065	986,846	97%
Special Assessments - Prepayments	-	32,381	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(65,785)	0%
Total Revenue and Other Sources	**$ 1,360**	**$ 1,003,051**	**$ 940,381**	**107%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	205,000	205,000	100%
Principal Debt Service - Early Redemptions				
Series 2022-2	-	50,000	-	0%
Interest Expense				
Series 2022-2	-	715,718	716,145	100%
Total Expenditures and Other Uses	**$ -**	**$ 970,718**	**$ 921,145**	**105%**
Net Increase/ (Decrease) in Fund Balance	**1,360**	**32,334**	**19,236**	
Fund Balance - Beginning	1,017,370	986,396	986,396	
Fund Balance - Ending	**$ 1,018,730**	**$ 1,018,730**	**$ 1,005,632**	

LT Ranch Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	799	9,724	11,305	86%
Revenue Account	857	12,133	5,845	208%
Prepayment Account	18	156	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	557,196	575,619	97%
Prepayments		38,812	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(37,825)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 1,674**	**$ 618,022**	**$ 554,944**	**111%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions				
Series 2024	-	35,000	-	0%
Interest Expense				
Series 2024	-	425,834	425,355	100%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	**$ -**	**$ 575,834**	**$ 540,355**	**107%**
Net Increase/ (Decrease) in Fund Balance	**1,674**	**42,187**	**14,589**	
Fund Balance - Beginning	561,541	521,027	521,027	
Fund Balance - Ending	**$ 563,214**	**$ 563,214**	**$ 535,616**	

LT Ranch Community Development District
Construction Project Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

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

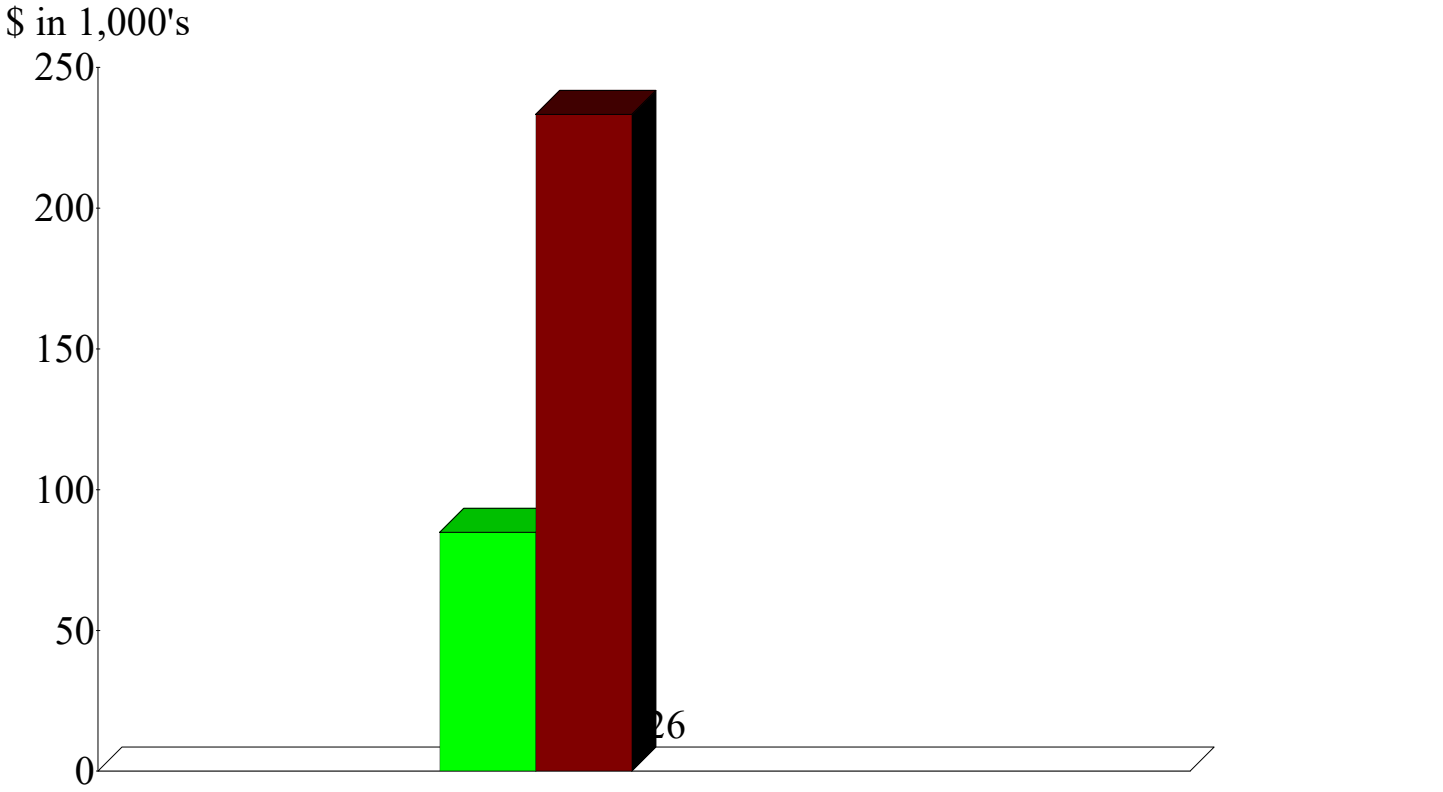
LT Ranch Community Development District
Construction Project Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	7	70	-	0%
Intragovernmental Transfer In	-	2,143	-	0%
Total Revenue and Other Sources	$ 7	$ 2,214	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**$ 7**	**$ 2,214**	**$ -**	
Fund Balance - Beginning	$ 21,964	$ 19,757	$ -	
Fund Balance - Ending	**$ 21,971**	**$ 21,971**	**$ -**	

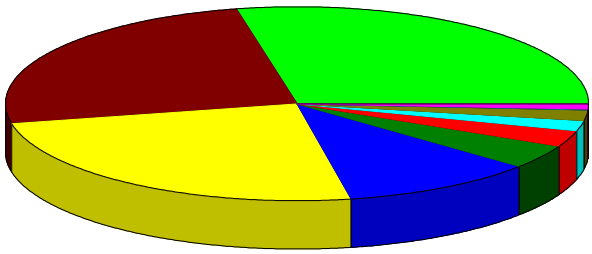
LT Ranch Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

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

LT Ranch Community Development District
Income and Expense by Month
September 2026



Expense Summary
September 2026



5410000 · Road and Street Fac	28.37%
5720000 · Community Park (CP-	25.09
5380000 · Stormwater Managem	24.76
9099000 · Reserve Additons	10.89
5370000 · Conservation and Reso	4.08
5130000 · Financial and Administ	2.79
5120000 · Executive	1.89
5140000 · Legal Services	1.88
5110000 · Legislative	0.17
5190000 · Other General Governn	0.08
Total	$233,377.58

By Account