

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

November 14, 2023

PREPARED BY:

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

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

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

November 7, 2023

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Tuesday, November 14, 2023**, at **1:00 P.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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

<https://districts.webex.com/districts/j.php?MTID=m8fdb60ff501402244516fc1e1feacc8>

Access Code: **2331 759 0077**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2331 759 0077**, password: **Jpward (579274** from phones) to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. September 19, 2023 –Regular Meeting Minutes.
3. Consideration of **Resolution 2024-1**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities and Conveyance of LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities to Sarasota County, Florida; and addressing severability and an effective date.
4. Consideration of **Resolution 2024-2**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff Regarding the acquisition of certain LT Ranch Neighborhood Five, Phase 1 Utilities and Conveyance of LT Ranch Neighborhood Five, Phase 1 Utilities to Sarasota County, Florida; and addressing severability and an effective date.
5. Consideration of **Resolution 2024-3**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District certifying Supervisor seats; and providing for an effective date.

6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Field Managers Report October 1, 2023.
 - b) Field Managers Report November 1, 2023.
 - IV. District Manager.
 - a) Financial Statement for period ending September 30, 2023 (unaudited).
 - b) Financial Statement for period ending October 31, 2023 (unaudited).
7. Supervisor's Requests and Audience Comments.
8. Adjournment.

Staff Review

The first order of business is to call to order the meeting and conduct the roll call.

The second order of business is the consideration of the Minutes from the September 19, 2023 Regular Meeting.

The third order of business is the consideration of **Resolution 2024-1**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities and Conveyance of LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities To Sarasota County, Florida; and addressing severability and an effective date.

The fourth order of business is the consideration of **Resolution 2024-2**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff Regarding the acquisition of certain LT Ranch Neighborhood Five, Phase 1 Utilities and Conveyance of LT Ranch Neighborhood Five, Phase 1 Utilities to Sarasota County, Florida; and addressing severability and an effective date.

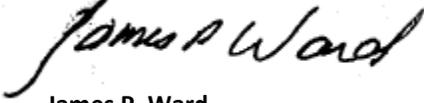
The fifth order of business is the consideration of **Resolution 2024-3**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District certifying Supervisor seats; and providing for an effective date.

The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager will report on the Financial Statements for the period ending September 30, 2023, and October 31, 2023 (unaudited).

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

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 Meetings schedule is as follows:

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

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

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Tuesday, September 19, 2023, at 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen
12 Road, Suite 200, Sarasota Florida 34232.
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Present and constituting a quorum:

20 John Wollard	Chairperson
21 Christy Zelaya	Assistant Secretary
22 Christian Cotter	Assistant Secretary
23 Karen Goldstein	Assistant Secretary

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Absent:

29 Scott Turner	Assistant Secretary
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Also present were:

34 James P. Ward	District Manager
35 Jere Earlywine	District Attorney

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Audience:

41 All residents' names were not included with the minutes. If a resident did not identify
42 themselves or the audio file did not pick up the name, the name was not recorded in these
43 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call; all
Members of the Board were present, with the exception of Supervisor Scott Turner, constituting a
quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

August 8, 2023 – Public Hearing and Regular Meeting Minutes

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

95 we adopted a couple of months ago for all residents in the community. They now run from \$1,058.90 up
96 to \$1,815.25 per year. I think it is a slightly under \$800 dollar decrease per unit on average. He asked if
97 there were any questions; hearing none, he called for a motion.
98

99 Mr. Wollard: I looked at this compared to the power point that Taylor Morrison shared with the
100 residents two weeks back just to confirm the numbers were the same, and they are true and consistent
101 with what we shared with the residents.
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On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2023-25 was adopted, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-26

110 **Consideration of Resolution 2023-26, a resolution of the Board of Supervisors of the LT Ranch**
111 **Community Development District (“District”) recognizing the forgiveness of an operations and**
112 **maintenance loan to the Developer; recognizing a Developer funding without repayment of certain**
113 **funds to partially fund operating expenses for the first three months of operations; and to fund**
114 **without repayment funds for long term capital planning; providing authorization for staff; and**
115 **providing for conflicts, severability and an effective date**
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117 Mr. Ward: The final resolution we are doing today is Resolution 2023-26. What this essentially does is it
118 recognizes the acceptance of the \$162,626 dollars from Taylor Morrison and the \$250,000 dollars from
119 Taylor Morrison and the forgiveness of the loan that we have with Taylor Morrison. There is an
120 attachment to the Resolution that is essentially a letter from Taylor Morrison acknowledging that and
121 provides the dates that it will be funded. The \$162,626 will be funded probably by October 30, 2023 and
122 then the \$250,000 dollars will be funded by February 28, 2024. He asked if there were any questions;
123 hearing none, he called for a motion.
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On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2023-26 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS

Staff Reports

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I. District Attorney

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No report.

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II. District Engineer

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No report.

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III. District Asset Manager

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142 **a) Field Managers Report September 1, 2023**

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144 No report.

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146 **IV. District Manager**

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148 **a) Financial Statement for period ending August 31, 2023 (unaudited)**

149

150 *Mr. Ward: Our year ends in a couple of weeks. We will start our audit going into October and with*
151 *these documents I may come back to you in October if I have to do one more budget amendment*
152 *based upon where we will be at year end, but I will obviously keep you apprised of that as we move*
153 *that process forward.*

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156 **SEVENTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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158 Mr. Ward asked if there were any supervisor’s requests; there were none. He asked if there were any
159 audience members present in person or by audio or video with any questions or comments; there were
160 none.

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163 **EIGHTH ORDER OF BUSINESS**

Adjournment

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165 Mr. Ward adjourned the meeting at approximately 11:10 a.m.

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**On MOTION made by Christian Cotter, seconded by Karen Goldstein,
and with all in favor, the meeting was adjourned.**

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LT Ranch Community Development District

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James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN LT RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES AND CONVEYANCE OF LT RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as Neighborhood Three, Phases 1, 2 & 3, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 ("Capital Improvement Program"); and

WHEREAS, the District has authorized the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022, with Taylor Morrison of Florida, Inc. ("Developer") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain Neighborhood Three, Phases 1, 2 & 3 utilities located within the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida ("**Utilities**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Utilities and subsequent conveyance of the Utilities to the County.

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

RESOLUTION 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN LT RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES AND CONVEYANCE OF LT RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 1. The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of November 2023.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward
Secretary / Assistant Secretary

John Wollard
Chairperson, Board of Supervisors

Exhibit A: LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities Acquisition Package



614 South Military Trail, Deerfield Beach, FL 33442
 (954) 571-2088

TAYLOR MORRISON
 551 CATTLEMEN ROAD
 SARASOTA, FLORIDA 34232

SOLD TO

RECEIVED
 By rkrilaviciene at 1:12 pm, 8/2/23

INVOICE NUMBER

RG - 11483

ALL PAYMENTS DUE UPON RECEIPT OF INVOICE. A FINANCIAL CHARGE OF % PER MONTH (% ANNUAL RATE) WILL BE ADDED TO ALL PAST DUE ACCOUNTS

PROJECT	CUSTOMER NUMBER	INVOICE NUMBER	DATE
2229		11483	08/02/23

DATE	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
			SKYE RANCH N3		
			DRAW # 11		\$121,407.57
			PO 14280400-1080		

WHITE - ORIGINAL / GREEN - DIVISION COPY / YELLOW - ALPHA FILE / PINK - NUMERIC FILE / GOLD - JOB BOOK

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT

TO OWNER: TAYLOR MORRISON OF FLORIDA INC
501 N CATTLEMEN ROAD SUITE 100
SARASOTA, FL 34232

PROJECT: SKYE RANCH NEIGHBORHOOD 3
(Remaining work)

APPLICATION #: 11
PERIOD TO: 7/14/2023
PROJECT #: 2229
CONTRACT DATE:

CONTRACTOR: RYANGOLF CORPORATION
614 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$3,508,460.95
2. Net change by Change Orders	(\$2,294,385.27)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$1,214,075.68
4. TOTAL COMPLETED & STORED TO DATE	\$1,214,075.68
(Column G on G703)	
5. RETAINAGE:	
a. % of Completed Work	0.00%
(Columns D + E on G703)	\$0.00
b. _____ % of Stored Material	
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$1,214,075.68
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	\$1,092,668.11
8. CURRENT PAYMENT DUE	\$121,407.57
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	0.00

CHANGE ORDER SUMMARY	ADDITIONS	REDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	0.00	
TOTALS		
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RYANGOLF CORPORATION

By: *[Signature]*

Date: 8/2/23

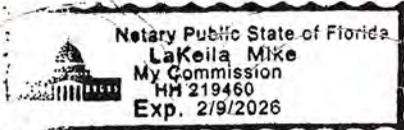
State of: FLORIDA

County of: BROWARD

Subscribed and sworn to before me this 2nd day of August, 2023.

Notary Public:

My Commission expires: 2/9/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SKYE RANCH NEIGHBORHOOD 3 (Remaining work)																	
ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			%	BALANCE	
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE		DONE	TO FINISH
SURVEY																	
CO #6	Construction Stake-Out		1.00	-0.10	0.90	LS	\$80,500.00	\$72,450.00	0.90		0.90	72,450.00	0.00	72,450.00	100%	0.00	0.00
								SURVEY SUBTOTAL				\$72,450.00	0.00	72,450.00	100%	\$0.00	\$0.00
GEOTECHNICAL																	
1	Compaction Testing (Roads & Utilities)		1.00	-0.65	0.35	LS	\$34,000.00	\$11,900.00	0.35		0.35	11,900.00	0.00	11,900.00	100%	0.00	0.00
								GEOTECHNICAL SUBTOTAL				\$11,900.00	\$0.00	\$11,900.00	100%	\$0.00	\$0.00
EARTHWORK																	
CO #6	Mobilization & Supervision		1.00	-0.80	0.20	LS	\$40,000.00	\$8,000.00	0.20		0.20	8,000.00	0.00	8,000.00	100%	0.00	0.00
CO #6	Double Row Silt Fence		1,355.00	-1355.00	0.00	LF	\$4.10	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Single Row Silt Fence		3,350.00	-3350.00	0.00	LF	\$2.05	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Finish Grading		33.85	-33.85	0.00	AC	\$1,600.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Seed and Mulch (Lots)		19.50	-19.50	0.00	AC	\$1,100.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Bahia Sod (20' pond slope stabilization)		3,067.00	-3067.00	0.00	SY	\$2.34	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	NPDES Compliance		1.00	-0.70	0.30	LS	\$15,250.00	\$4,575.00	0.30		0.30	4,575.00	0.00	4,575.00	100%	0.00	0.00
8	Pond AA1 Excavation (12' depth)		35,906.00		35906.00	CY	\$2.95	\$105,922.70	35,906.00		35,906.00	105,922.70	0.00	105,922.70	100%	0.00	0.00
CO #6	Berm placement and rough grading - See Landscape P		5,175.00	-4395.00	780.00	LF	\$3.00	\$2,340.00	780.00		780.00	2,340.00	0.00	2,340.00	100%	0.00	0.00
CO #6	Clearing & Grubbing (Heavy, Stripping, Discing)		36.50	-36.50	0.00	AC	\$1,500.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
11	Tree Protection Fence		125.00		125.00	LF	\$3.75	\$468.75	125.00		125.00	468.75	0.00	468.75	100%	0.00	0.00
CO #6	Site Cut Excavation		11,038.00	-11038.00	0.00	CY	\$2.25	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
13	Pond P2 (Over-Excavation 20' to Bury Pits)		8,000.00	0.00	8000.00	CY	\$3.65	\$29,200.00	8000.00		8,000.00	29,200.00	0.00	29,200.00	100%	0.00	0.00
CO #1	Pond AA1 (Over-Excavation 20' to Bury Pits)		13,000.00	2404.00	15404.00	CY	\$3.10	\$47,752.40	15404.00		15,404.00	47,752.40	0.00	47,752.40	100%	0.00	0.00
CO #6	Bury Pit Exec / Sand Stripping		24,150.00	-24150.00	0.00	CY	\$1.85	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Swale Grading		2,630.00	-2630.00	0.00	LF	\$2.25	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Bahia Sodding (Swales, Back slopes)		15,278.00	-15278.00	0.00	SY	\$2.34	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Construction Entrance		1.00	-1.00	0.00	EA	\$6,250.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #6	Inlet Protection		55.00	-55.00	0.00	EA	\$115.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
								EARTHWORK SUBTOTAL				\$198,258.85	\$0.00	\$198,258.85	100%	\$0.00	\$0.00
DRAINAGE																	
CO #2	10" HDPE		605.00	-537.00	68.00	LF	\$36.00	\$2,448.00	68.00		68.00	2,448.00	0.00	2,448.00	100%	0.00	0.00
CO #2	12" HDPE		893.00	-525.00	368.00	LF	\$37.00	\$13,616.00	368.00		368.00	13,616.00	0.00	13,616.00	100%	0.00	0.00
CO #2	15" HDPE		821.00	-566.00	255.00	LF	\$54.00	\$13,770.00	255.00		255.00	13,770.00	0.00	13,770.00	100%	0.00	0.00
CO #2	18" HDPE		213.00	-213.00	0.00	LF	\$68.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	24" HDPE		110.00	-110.00	0.00	LF	\$109.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	30" HDPE		109.00	-109.00	0.00	LF	\$135.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	36" HDPE		561.00	-561.00	0.00	LF	\$142.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	15" RCP		114.00	-40.00	74.00	LF	\$76.00	\$5,624.00	74.00		74.00	5,624.00	0.00	5,624.00	100%	0.00	0.00
CO #2	18" RCP		203.00	-29.00	174.00	LF	\$87.00	\$15,138.00	174.00		174.00	15,138.00	0.00	15,138.00	100%	0.00	0.00
CO #2	24" RCP		1,331.00	-1134.00	197.00	LF	\$118.00	\$23,246.00	197.00		197.00	23,246.00	0.00	23,246.00	100%	0.00	0.00
CO #2	30" RCP		183.00	-183.00	0.00	LF	\$150.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	36" RCP		183.00	-183.00	0.00	LF	\$196.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	42" RCP		696.00	-201.00	495.00	LF	\$257.00	\$127,215.00	495.00		495.00	127,215.00	0.00	127,215.00	100%	0.00	0.00
CO #2	Type "G" Control Structure		1.00	-1.00	0.00	LF	\$11,350.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Grate Inlet		9.00	-7.00	2.00	EA	\$5,850.00	\$11,700.00	2.00		2.00	11,700.00	0.00	11,700.00	100%	0.00	0.00
CO #2	Type "9" Curb Inlet		1.00	-1.00	0.00	EA	\$6,250.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Junction Box		4.00	-1.00	3.00	EA	\$8,475.00	\$25,425.00	3.00		3.00	25,425.00	0.00	25,425.00	100%	0.00	0.00
CO #2	Valley Gutter		13.00	-11.00	2.00	EA	\$8,790.00	\$17,580.00	2.00		2.00	17,580.00	0.00	17,580.00	100%	0.00	0.00
CO #2	10" Flared End		2.00	-1.00	1.00	EA	\$3,190.00	\$3,190.00	1.00		1.00	3,190.00	0.00	3,190.00	100%	0.00	0.00
CO #2	24" Flared End		4.00	-3.00	1.00	EA	\$5,610.00	\$5,610.00	1.00		1.00	5,610.00	0.00	5,610.00	100%	0.00	0.00
CO #2	42" Flared End		2.00	-1.00	1.00	EA	\$8,690.00	\$8,690.00	1.00		1.00	8,690.00	0.00	8,690.00	100%	0.00	0.00
CO #2	Yard Drain		32.00	-25.00	7.00	EA	\$1,600.00	\$11,200.00	7.00		7.00	11,200.00	0.00	11,200.00	100%	0.00	0.00
CO #2	4" Roadway Underdrain		3,676.00	-3676.00	0.00	LF	\$34.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Underdrain Clean-Out		22.00	-22.00	0.00	EA	\$430.00	\$0.00	0.00		0.00	0.00	0.00	0.00	0%	0.00	0.00
								DRAINAGE SUBTOTAL				\$284,452.00	\$0.00	\$284,452.00	100%	\$0.00	\$0.00

SKYE RANCH NEIGHBORHOOD 3 (Remaining work)

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			% DONE	BALANCE TO FINISH	RETAINAGE
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE			
SANITARY SEWER																	
Radiant Circle																	
1	8" PVC Sanitary Sewer SDR-26 (0-6')		365.00		365.00	LF	\$60.00	\$21,900.00	365.00		365.00	21,900.00	0.00	21,900.00	100%	0.00	0.00
2	Manhole 4' Diameter (0-6')		2.00		2.00	EA	\$9,025.00	\$18,050.00	2.00		2.00	18,050.00	0.00	18,050.00	100%	0.00	0.00
3	Single Lateral Service		1.00		1.00	EA	\$1,650.00	\$1,650.00	1.00		1.00	1,650.00	0.00	1,650.00	100%	0.00	0.00
4	Double Lateral Service		4.00		4.00	EA	\$1,750.00	\$7,000.00	4.00		4.00	7,000.00	0.00	7,000.00	100%	0.00	0.00
5	Testing and Inspection		365.00		365.00	LF	\$5.00	\$1,825.00	365.00		365.00	1,825.00	0.00	1,825.00	100%	0.00	0.00
6	Connect to Existing		1.00		1.00	EA	\$8,250.00	\$8,250.00	1.00		1.00	8,250.00	0.00	8,250.00	100%	0.00	0.00
RADIANT CIRCLE SUBTOTAL								\$58,675.00				\$58,675.00	\$0.00	\$58,675.00	100%	\$0.00	\$0.00
Snow Fall Street																	
CO #2	8" PVC Sanitary Sewer SDR-26 (0-6')		342.00	-342.00	0.00	LF	\$60.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	8" PVC Sanitary Sewer SDR-26 (6-8')		591.00	-591.00	0.00	LF	\$65.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	8" PVC Sanitary Sewer SDR-26 (8-10')		669.00	-669.00	0.00	LF	\$72.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Manhole 4' Diameter (0-6')		2.00	-2.00	0.00	EA	\$9,025.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Manhole 4' Diameter (6-8')		2.00	-2.00	0.00	EA	\$9,750.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Manhole 4' Diameter (8-10')		1.00	-1.00	0.00	EA	\$10,500.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Single Lateral Service		8.00	-8.00	0.00	EA	\$1,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Double Lateral Service		21.00	-21.00	0.00	EA	\$1,750.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing and Inspection		1602.00	-1602.00	0.00	LF	\$5.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing		1.00	-1.00	0.00	EA	\$10,500.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
SNOW FALL STREET SUBTOTAL								\$0.00				\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
Golden Dawn Court																	
CO #2	8" PVC Sanitary Sewer SDR-26 (0-6')		392.00	-392.00	0.00	LF	\$60.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Manhole 4' Diameter (0-6')		1.00	-1.00	0.00	EA	\$9,025.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Single Lateral Service		2.00	-2.00	0.00	EA	\$1,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Double Lateral Service		6.00	-6.00	0.00	EA	\$1,750.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing and Inspection		392.00	-392.00	0.00	LF	\$5.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing		1.00	-1.00	0.00	EA	\$8,000.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
GOLDEN DAWN COURT SUBTOTAL								\$0.00				\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
BIG DIPPER DRIVE																	
CO #2	8" PVC Sanitary Sewer SDR-26 (0-6')		365.00	-365.00	0.00	LF	\$60.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	8" PVC Sanitary Sewer SDR-26 (6-8')		329.00	-329.00	0.00	LF	\$65.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Manhole 4' Diameter (0-6')		2.00	-2.00	0.00	EA	\$9,025.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Single Lateral Service		1.00	-1.00	0.00	EA	\$1,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Double Lateral Service		9.00	-9.00	0.00	EA	\$1,750.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing and Inspection		694.00	-694.00	0.00	LF	\$5.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing		1.00	-1.00	0.00	EA	\$8,000.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$0.00				\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
SANITARY SEWER TOTAL								\$58,675.00				\$58,675.00	\$0.00	\$58,675.00	100%	\$0.00	\$0.00
POTABLE WATER																	
Radiant Circle																	
1	6" PVC WM		570.00		570.00	LF	\$46.00	\$26,220.00	570.00		570.00	26,220.00	0.00	26,220.00	100%	0.00	0.00
2	6" Gate Valve		1.00		1.00	EA	\$2,650.00	\$2,650.00	1.00		1.00	2,650.00	0.00	2,650.00	100%	0.00	0.00
3	1" Single Service (Short)		7.00		7.00	EA	\$1,265.00	\$8,855.00	7.00		7.00	8,855.00	0.00	8,855.00	100%	0.00	0.00
4	1" Single Service (Long)		5.00		5.00	EA	\$1,485.00	\$7,425.00	5.00		5.00	7,425.00	0.00	7,425.00	100%	0.00	0.00
5	Fire Hydrant- Long Assembly		1.00		1.00	EA	\$8,250.00	\$8,250.00	1.00		1.00	8,250.00	0.00	8,250.00	100%	0.00	0.00
6	Chlorination & Testing		570.00		570.00	LF	\$2.20	\$1,254.00	570.00		570.00	1,254.00	0.00	1,254.00	100%	0.00	0.00
7	Connect to Existing 6" GV		1.00		1.00	EA	\$5,500.00	\$5,500.00	1.00		1.00	5,500.00	0.00	5,500.00	100%	0.00	0.00
RADIANT CIRCLE SUBTOTAL								\$60,154.00				\$60,154.00	\$0.00	\$60,154.00	100%	\$0.00	\$0.00
Snow Fall Street																	
CO #2	8" PVC Water Main		1,074.00	-1074.00	0.00	LF	\$61.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	4" PVC Water Main		450.00	-450.00	0.00	LF	\$37.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" HDPE pipe Water Main		152.00	-152.00	0.00	LF	\$19.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" PE AutoFlusher Discharge Pipe		320.00	-320.00	0.00	LF	\$19.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00

SKYE RANCH NEIGHBORHOOD 3 (Remaining work)

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			% DONE	BALANCE	
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE		TO FINISH	RETAINAGE
CO #2	8" Gate Valve		1.00	-1.00	0.00	EA	\$3,300.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	4" Gate Valve		1.00	-1.00	0.00	EA	\$2,310.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" Gate Valve		1.00	-1.00	0.00	EA	\$1,430.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Autoflusher		1.00	-1.00	0.00	EA	\$8,700.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Short)		35.00	-35.00	0.00	EA	\$1,265.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Long)		24.00	-24.00	0.00	EA	\$1,485.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Hydrant Assembly		1.00	-1.00	0.00	EA	\$7,400.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Chlorination & Testing		1,676.00	-1676.00	0.00	LF	\$2.20	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing 8" GV		1.00	-1.00	0.00	EA	\$6,000.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
SNOW FALL STREET SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
Golden Dawn Court																	
CO #2	6" PVC Water Main		16.00	-16.00	0.00	LF	\$46.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	4" PVC Water Main		300.00	-300.00	0.00	LF	\$37.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" HDPE pipe Water Main		629.00	-629.00	0.00	LF	\$19.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Short)		9.00	-9.00	0.00	EA	\$1,265.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Long)		6.00	-6.00	0.00	EA	\$1,485.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Chlorination & Testing		945.00	-945.00	0.00	LF	\$2.20	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing 6" GV		1.00	-1.00	0.00	EA	\$5,500.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
GOLDEN DAWN COURT SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
Big Dipper Drive																	
CO #2	6" PVC Water Main		828.00	-828.00	0.00	LF	\$46.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	6" Gate Valve		1.00	-1.00	0.00	EA	\$2,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Short)		8.00	-8.00	0.00	EA	\$1,265.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (Long)		11.00	-11.00	0.00	EA	\$1,485.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Hydrant Assembly		1.00	-1.00	0.00	EA	\$7,400.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Chlorination & Testing		828.00	-828.00	0.00	LF	\$2.20	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" Gate Valve		1.00	-1.00	0.00	EA	\$1,430.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing 6" GV		1.00	-1.00	0.00	EA	\$5,500.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
PORTABLE WATER TOTAL								\$60,154.00			\$60,154.00	\$0.00	\$60,154.00	100%	\$0.00	\$0.00	
IRRIGATION																	
Radiant Circle																	
1	6" PVC Irrigation Main		574.00		574.00	LF	\$44.00	\$25,256.00	574.00		574.00	25,256.00	0.00	25,256.00	100%	0.00	0.00
2	1" Single Service (long)		1.00		1.00	EA	\$1,595.00	\$1,595.00	1.00		1.00	1,595.00	0.00	1,595.00	100%	0.00	0.00
3	1" Double Service (Short)		3.00		3.00	EA	\$1,760.00	\$5,280.00	3.00		3.00	5,280.00	0.00	5,280.00	100%	0.00	0.00
4	1" Double Service (Long)		3.00		3.00	EA	\$1,980.00	\$5,940.00	3.00		3.00	5,940.00	0.00	5,940.00	100%	0.00	0.00
5	2" single service (COMMON) short		1.00		1.00	EA	\$3,410.00	\$3,410.00	1.00		1.00	3,410.00	0.00	3,410.00	100%	0.00	0.00
6	6" Gate Valve		1.00		1.00	EA	\$2,640.00	\$2,640.00	1.00		1.00	2,640.00	0.00	2,640.00	100%	0.00	0.00
7	Testing		574.00		574.00	LF	\$1.25	\$717.50	574.00		574.00	717.50	0.00	717.50	100%	0.00	0.00
8	Connect to Existing Stub-out		1.00		1.00	EA	\$5,500.00	\$5,500.00	1.00		1.00	5,500.00	0.00	5,500.00	100%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$50,338.50			\$50,338.50	\$0.00	\$50,338.50	100%	\$0.00	\$0.00	
Snow Fall Street																	
CO #2	6" PVC Irrigation Main		1,722.00	-1722.00	0.00	LF	\$44.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (short)		6.00	-6.00	0.00	EA	\$1,375.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (long)		3.00	-3.00	0.00	EA	\$1,595.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Double Service (Short)		9.00	-9.00	0.00	EA	\$1,760.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Double Service (Long)		16.00	-16.00	0.00	EA	\$1,980.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" single service (COMMON) short		5.00	-5.00	0.00	EA	\$3,410.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" single service (COMMON) long		2.00	-2.00	0.00	EA	\$3,850.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	6" Gate Valve		4.00	-4.00	0.00	EA	\$2,640.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing		1,722.00	-1722.00	0.00	LF	\$1.25	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	4" Blowoff		2.00	-2.00	0.00	EA	\$3,100.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Connect to Existing Stub-out		1.00	-1.00	0.00	EA	\$5,500.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	

SKYE RANCH NEIGHBORHOOD 3 (Remaining work)

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			% DONE	BALANCE TO FINISH	RETAINAGE
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE			
Golden Dawn Court																	
CO #2	4" PVC Irrigation Main		380.00	-380.00	0.00	LF	\$35.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (short)		2.00	-2.00	0.00	EA	\$1,375.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (long)		2.00	-2.00	0.00	EA	\$1,595.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Double Service (Short)		2.00	-2.00	0.00	EA	\$1,760.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Double Service (Long)		4.00	-4.00	0.00	EA	\$1,980.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" single service (COMMON) short		2.00	-2.00	0.00	EA	\$3,410.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing		380.00	-380.00	0.00	LF	\$1.25	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" Permaqent Blowoff		1.00	-1.00	0.00	EA	\$2,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
								BIG DIPPER DRIVE SUBTOTAL	\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
Big Dipper Drive																	
CO #2	4" PVC Irrigation Main		811.00	-811.00	0.00	LF	\$35.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Single Service (short)		1.00	-1.00	0.00	EA	\$1,375.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	1" Double Service (long)		4.00	-4.00	0.00	EA	\$1,980.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" single service (COMMON) short		2.00	-2.00	0.00	EA	\$3,410.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" single service (COMMON) long		1.00	-1.00	0.00	EA	\$3,850.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	4" Gate Valve		1.00	-1.00	0.00	EA	\$2,310.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	Testing		811.00	-811.00	0.00	LF	\$1.25	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
CO #2	2" Blowoff		1.00	-1.00	0.00	EA	\$2,650.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
								BIG DIPPER DRIVE SUBTOTAL	\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
								IRRIGATION TOTAL	\$50,338.50			\$50,338.50	\$0.00	\$50,338.50	100%	\$0.00	\$0.00
PAVING																	
Radiant Circle																	
1	1" Type SP-9.5 Asphalt 1st Lift only		1,315.00		1315.00	SY	\$8.31	\$10,927.65	1315.00		1,315.00	10,927.65	0.00	10,927.65	0%	0.00	0.00
2	7" FDOT Shell Base		1,315.00		1315.00	SY	\$14.20	\$18,673.00	1315.00		1,315.00	18,673.00	0.00	18,673.00	0%	0.00	0.00
3	8" Subgrade (Type B Stabalization)		1,705.00		1705.00	SY	\$7.45	\$12,702.25	1705.00		1,705.00	12,702.25	0.00	12,702.25	0%	0.00	0.00
4	2' Valley Gutter		1,180.00		1180.00	LF	\$17.55	\$20,709.00	1180.00		1,180.00	20,709.00	0.00	20,709.00	0%	0.00	0.00
5	5' Concrete Sidewalk		130.00		130.00	SY	\$46.95	\$6,103.50	130.00		130.00	6,103.50	0.00	6,103.50	0%	0.00	0.00
6	1st Lift Striping (Signage by others)		1.00		1.00	LS	\$825.00	\$825.00	1.00		1.00	825.00	0.00	825.00	0%	0.00	0.00
7	Bahia Sod (8' BOC - Lot Fronts Only)		1,050.00		1050.00	SY	\$2.34	\$2,457.00	1050.00		1,050.00	2,457.00	0.00	2,457.00	100%	0.00	0.00
								BIG DIPPER DRIVE SUBTOTAL	\$72,397.40			\$72,397.40	\$0.00	\$72,397.40	0%	\$0.00	\$0.00
Snow Fall Street																	
1	1" Type SP-9.5 Asphalt 1st Lift only		4,585.00	-4585.00	0.00	SY	\$8.31	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
2	7" FDOT Shell Base		4,585.00	-4585.00	0.00	SY	\$14.14	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
3	8" Subgrade (Type B Stabalization)		5,885.00	-5885.00	0.00	SY	\$7.45	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
4	Type F Curb		825.00	-825.00	0.00	LF	\$18.71	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
5	2' Valley Gutter		2,910.00	-2910.00	0.00	LF	\$17.55	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
6	Type A Curb		165.00	-165.00	0.00	LF	\$25.81	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
7	5' Concrete Sidewalk		490.00	-490.00	0.00	SY	\$46.95	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
8	8' Concrete Trail		730.00	-730.00	0.00	SY	\$49.88	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
9	12' Wide Asphalt Multi-Use Trail		555.00	-555.00	0.00	SY	\$50.51	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
10	Handicap Ramp		4.00	-4.00	0.00	EA	\$825.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
11	1st Lift Striping (Signage by others)		1.00	-1.00	0.00	LS	\$2,609.20	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
12	Bahia Sod (8' BOC - Lot Fronts Only)		3,465.00	-3465.00	0.00	SY	\$2.34	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
								BIG DIPPER DRIVE SUBTOTAL	\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
Golden Dawn Court																	
1	1" Type SP-9.5 Asphalt 1st Lift only		1,500.00	-1500.00	0.00	SY	\$8.31	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
2	7" FDOT Shell Base		1,500.00	-1500.00	0.00	SY	\$14.14	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
3	8" Subgrade (Type B Stabalization)		1,930.00	-1930.00	0.00	SY	\$7.45	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
4	Type F Curb		230.00	-230.00	0.00	LF	\$18.71	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
5	2' Valley Gutter		895.00	-895.00	0.00	LF	\$17.55	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
6	Type A Curb		165.00	-165.00	0.00	LF	\$25.81	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
7	5' Concrete Sidewalk		195.00	-195.00	0.00	SY	\$46.96	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
8	8' Concrete Trail		95.00	-95.00	0.00	SY	\$49.88	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00

SKYE RANCH NEIGHBORHOOD 3 (Remaining work)

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			% DONE	BALANCE TO FINISH	RETAINAGE
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE			
9	1st Lift Striping (Signage by others)		1.00	-1.00	0.00	LS	\$825.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
10	Bahia Sod (8' BOC - Lot Fronts Only)		1,150.00	-1150.00	0.00	SY	\$2.34	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
Big Dipper Drive																	
1	1" Type SP-9.5 Asphalt 1st Lift only		1,965.00	-1965.00	0.00	SY	\$8.31	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
2	7" FDOT Shell Base		1,965.00	-1965.00	0.00	SY	\$14.14	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
3	8" Subgrade (Type B Stabalization)		2,560.00	-2560.00	0.00	SY	\$7.45	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
4	Type F Curb		640.00	-640.00	0.00	LF	\$18.71	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
5	2' Valley Gutter		1,125.00	-1125.00	0.00	LF	\$17.55	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
6	5' Concrete Sidewalk		195.00	-195.00	0.00	SY	\$46.96	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
7	8' Concrete Trail		590.00	-590.00	0.00	SY	\$49.88	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
8	1st Lift Striping (Signage by others)		1.00	-1.00	0.00	LS	\$825.00	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
9	Bahia Sod (8' BOC - Lot Fronts Only)		1,570.00	-1570.00	0.00	SY	\$2.34	\$0.00			0.00	0.00	0.00	0.00	0%	0.00	0.00
BIG DIPPER DRIVE SUBTOTAL								\$0.00			\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
PAVING TOTAL								\$72,397.40			\$72,397.40	\$0.00	\$72,397.40	0%	\$0.00	\$0.00	
Change Orders																	
CO #3	STORED MATERIALS - SANITARY PRECAST			1.00	1.00	LS	\$27,589.68	\$27,589.68	1.00		1	27,589.68	0.00	27,589.68	100%	0.00	0.00
CO #3	STORED MATERIALS- STORM PRECAST/RCP			1.00	1.00	LS	\$123,608.74	\$123,608.74	1.00		1	123,608.74	0.00	123,608.74	100%	0.00	0.00
CO #4	Ferguson Waterworks			1.00	1.00	LS	\$232,951.51	\$232,951.51	1.00		1	232,951.51	0.00	232,951.51	100%	0.00	0.00
CO #5	N5 TO N3 Hauling			1.00	1.00	LS	\$21,300.00	\$21,300.00	1.00		1	21,300.00	0.00	21,300.00	100%	0.00	0.00
CHANGE ORDERS TOTAL								\$405,449.93			\$405,449.93	\$0.00	\$405,449.93	100%	\$0.00	\$0.00	
PROJECT TOTAL								\$1,214,075.68			\$1,214,075.68	\$0.00	\$1,214,075.68	100%	\$0.00	\$0.00	

TOTAL CONTRACT COMPLETED TO DATE: \$1,214,075.68
 LESS 10% RETAINAGE \$0.00
 SUBTOTAL VALUE \$1,214,075.68
 LESS PRIOR DRAWS \$1,092,668.11
 TOTAL AMOUNT DUE THIS INVOICE **\$121,407.57**

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements

DATE: October 4, 2023

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain Utilities improvements (“**Acquired Improvements**”) located in Neighborhood Three, Phases 1, 2 & 3 from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022. Here are the improvements being funded:

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,876,555.40	\$2,596,122.89	\$280,432.51
Work Product	\$418,133.75	\$333,359.58	\$84,774.17
TOTAL:	\$3,294,689.15	\$2,929,482.47	\$365,206.68

NOTES:

- Real estate rights for the conveyance exist by virtue of quit claim deeds and perpetual access easements in favor of the District.
- Note that the District agrees to pay from bond proceeds, to the extent available, the amount of **\$3,294,689.15** which represents the actual cost of constructing and/or creating the Improvements and Work Product. As of August 1, 2023, the Developer has paid **\$2,929,482.47** for the Improvements and Work Product. This amount will be processed by requisition from available bond proceeds by the District and paid to Developer. The District will process the remaining **\$365,206.68** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, to the extent available, the amount of \$3,463,856.65 which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and Work Product and/or in connection with the Improvements and Work Product.

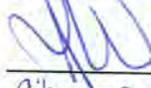
[CONTINUED ON FOLLOWING PAGE]

¹ As of August 1, 2023, the Developer has paid \$2,929,482.47 to the Contractor for the Improvements and Work Product. This amount will be processed by requisition from available bond proceeds by the District and paid to Developer. The District will process the remaining \$365,206.68 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**


_____, John Holland
Chairperson, Board of
Supervisors

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation



Name: Jason Pote
Title: Vice President

Exhibit A

Description of Improvements and Work Product (Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

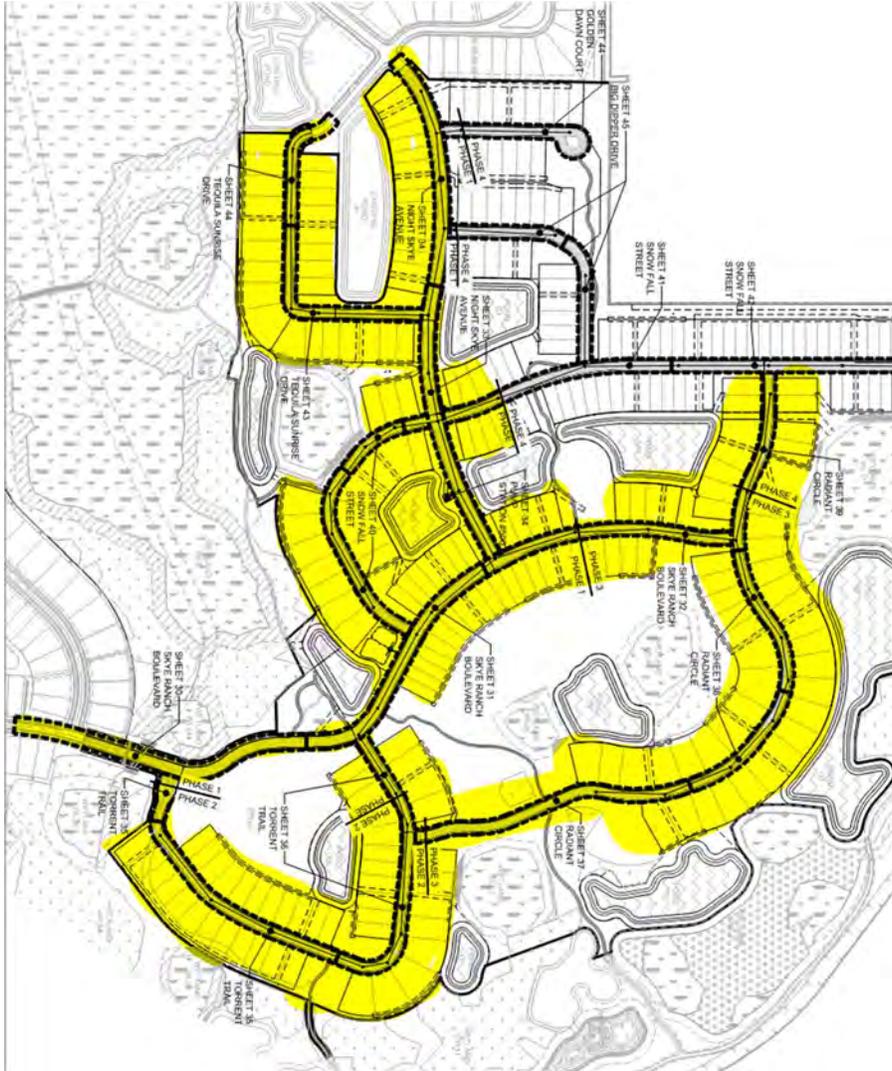
Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and the Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Exhibit A Con't.
Description of Improvements and Work Product
(Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)



Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,876,555.40	\$2,596,122.89	\$280,432.51
Work Product	\$418,133.75	\$333,359.58	\$84,774.17
TOTAL:	\$3,294,689.15	\$2,929,482.47	\$365,206.68

**CORPORATE DECLARATION REGARDING COSTS PAID
NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES IMPROVEMENTS**

Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), the developer of certain lands within the LT Ranch Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District’s *Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer’s Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 (together. “**Engineer’s Report**”) describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 14th day of September, 2023.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

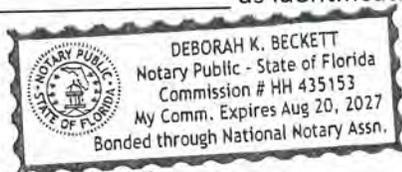
By: [Signature]
Name: Matt Strauss

By: [Signature]
Name: JASON POTE
Title: Vice President

By: [Signature]
Name: [Signature]

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2023, by Jason Pote, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

Exhibit A

Description of Improvements and Work Product (Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and the Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Exhibit A Con't.
Description of Improvements and Work Product
(Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)



Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,876,555.40	\$2,596,122.89	\$280,432.51
Work Product	\$418,133.75	\$333,359.58	\$84,774.17
TOTAL:	\$3,294,689.15	\$2,929,482.47	\$365,206.68

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("**Release**") is made the 22 day of SEPTEMBER, 2023, by **RyanGolf Corporation**, having offices located at 614 South Military Trail, Deerfield Beach, Florida 33442 ("**Contractor**"), in favor of the **LT Ranch Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____, 20__, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, **\$365,206.68** in balance owed and retainage for the Contract identified in **Exhibit A**, which includes a larger scope of improvements than the Improvements being acquired by the District through this acquisition) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RYANGOLF CORPORATION

By: [Signature]
Its: President

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of Sept, 2023, by Fidel Garcia, as President of Ryngolf Corp. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Lakeila Mike
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



Exhibit A

Description of Improvements and Work Product (Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

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Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the 3rd day of October, 2023, by **Atwell, LLC**, having a mailing address of 8725 Pendery Place, Suite 101, Bradenton, Florida 34201 (“**Professional**”), in favor of the **LT Ranch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to those certain professional services agreements (together, “**Contract**”), between Professional and Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), Professional has created certain work product, as described in **Exhibit A (“Work Product”)**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract to the same extent as Developer, including but not limited to any warranties and other forms of indemnification, if any.
3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

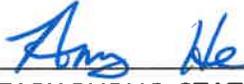
5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC


By: Joseph DeBono, FL PE #93289
Its: Consulting Engineer

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of October, 2023, by Joseph DeBono as Consulting Engineer of Atwell LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)



Exhibit A
Description of Work Product
(Neighborhood Three, Phases 1, 2 & 3 Utilities)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Work Product	\$418,133.75	\$333,359.58	\$84,774.17

CONSULTING ENGINEER'S CERTIFICATE
NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES IMPROVEMENTS

October 3, 2023

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 3rd day of October, 2023.



Joseph DeBono, P.E.
Atwell, LLC
Florida Registration No. 93289
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 3rd day of October, 2023, by Joseph DeBono as Consulting Engineer of Atwell LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

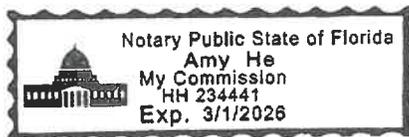


Exhibit A

Description of Improvements and Work Product (Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

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Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD THREE, PHASES 1, 2 & 3 UTILITIES IMPROVEMENTS

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the 14th day of September, 2023, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

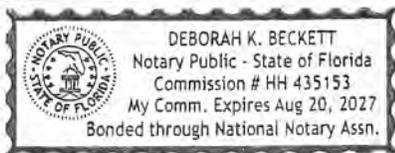
By: [Signature]
Name: Matt Strauss

By: [Signature]
Name: Jason Pote
Title: Vice President

By: [Signature]
Name: Rita Kantaniece

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept 2023, by Jason Pote, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A

Description of Improvements and Work Product (Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

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Exhibit A Con't.
Description of Improvements and Work Product
(Neighborhood Three, Phases 1, 2 & 3 Utilities Improvements)



Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,876,555.40	\$2,596,122.89	\$280,432.51
Work Product	\$418,133.75	\$333,359.58	\$84,774.17
TOTAL:	\$3,294,689.15	\$2,929,482.47	\$365,206.68

BILL OF SALE/AFFIDAVIT OF NO LIENS
{SKYE RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3}

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract Z-5 (Permanent Exclusive Public Utility Easement Granted to Sarasota County), those certain portions of Tract 108 (Private Access, Private Drainage and Public Utility Easement) located in Phases 1, 2 and 3 as depicted in the map below, and those certain Public Utility Easements located in Phases 1, 2 and 3 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Three, recorded at Plat Book 56, Pages 53 – 74, of the Official Records of Sarasota County, Florida.

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It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 14 day of September, 2023.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: Matt Struss

By: [Signature]
Name: John Wollard
Title: Chair person

By: [Signature]
Name: Becky E. Hopkirk

STATE OF FLORIDA
COUNTY OF Sarasota

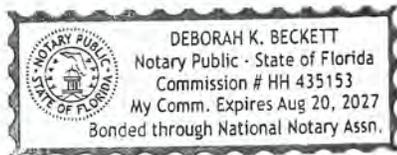
Chair person

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2023, by John Wollard, as ~~Vice President~~ of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Bec
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



**CERTIFICATION OF NO CONTRIBUTIONS
(SKYE RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3)**

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated this 14th day of September, 2023.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

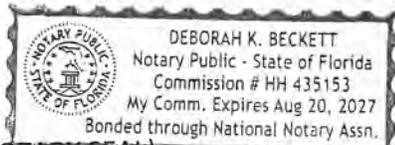
By: [Signature]
Name: Matt Straws

By: [Signature]
Name: John Wolland
Title: Chair person

By: [Signature]
Name: Becky Hopewell

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2023, by John Wolland as Chair person of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**WARRANTY AND GUARANTEE
{SKYE RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3}**

Project Name: _____
Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT


BY: _____
Its: _____
Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

As To Contractor: RYANGOLF CORPORATION

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RYANGOLF CORPORATION

[SIGNATURE ON FOLLOWING PAGE]

BY: _____
Its: _____
Date: _____
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____
Utility Inspector: _____

WARRANTY AND GUARANTEE
{SKYE RANCH NEIGHBORHOOD THREE, PHASES 1, 2 & 3}

Project Name: _____
Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

BY: _____
Its: _____
Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

As To Contractor: RYANGOLF CORPORATION

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RYANGOLF CORPORATION

BY:  _____
Its: *President* _____
Date: *9/22/23* _____

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____
Utility Inspector: _____

RESOLUTION 2024-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN LT RANCH NEIGHBORHOOD FIVE, PHASE 1 UTILITIES AND CONVEYANCE OF LT RANCH NEIGHBORHOOD FIVE, PHASE 1 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District and specifically relating to the area known as Neighborhood Five, Phase 1, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 ("Capital Improvement Program"); and

WHEREAS, the District has authorized the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022, with Taylor Morrison of Florida, Inc. ("Developer") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain Neighborhood Five, Phase 1 utilities located within the plat known as *Skye Ranch Neighborhood Five*, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida ("**Utilities**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Utilities and subsequent conveyance of the Utilities to the County.

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

RESOLUTION 2024-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN LT RANCH NEIGHBORHOOD FIVE, PHASE 1 UTILITIES AND CONVEYANCE OF LT RANCH NEIGHBORHOOD FIVE, PHASE 1 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 1. The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of November 2023.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward
Secretary / Assistant Secretary

John Wollard
Chairperson, Board of Supervisors

Exhibit A: LT Ranch Neighborhood Five, Phase 1 Utilities Acquisition Package



614 South Military Trail, Deerfield Beach, FL 33442
 (954) 571-2088

TAYLOR MORRISON
 551 CATTLEMEN ROAD
 SARASOTA, FLORIDA 34232

HOT BLOW

INVOICE NUMBER

RG - 11434

ALL PAYMENTS DUE UPON RECEIPT OF INVOICE. A FINANCIAL CHARGE OF % PER MONTH (% ANNUAL RATE) WILL BE ADDED TO ALL PAST DUE ACCOUNTS

			PROJECT	CUSTOMER NUMBER	INVOICE NUMBER	DATE
			2210		11434	07/14/23
DATE	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT	
			SKYE RANCH N-5			
			DRAW #1B		\$317,969.63	
			PO 14280100-411			

WHITE - ORIGINAL / GREEN - DIVISION COPY / YELLOW - ALPHA FILE / PINK - NUMERIC FILE / GOLD - JOB BOOK

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT

TO OWNER: TAYLOR MORRISON OF FLORIDA INC
601 N CATTLEMAN ROAD SUITE 100
SARASOTA, FL 34232

PROJECT: SKYE RANCH
NEIGHBORHOOD 5

APPLICATION #: 18
PERIOD TO: 7/14/2023
PROJECT #: 2210
CONTRACT DATE:

CONTRACTOR: RYANGOLF CORPORATION
614 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$5,016,408.24
2. Net change by Change Orders	\$104,712.79
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$5,921,121.03
4. TOTAL COMPLETED & STORED TO DATE	\$5,369,392.61
(Column G on G703)	
5. RETAINAGE:	
a. % of Completed Work	0.80%
(Column D + E on G703)	\$317,989.63
b. % of Stored Materials	
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703)	\$317,989.63
6. TOTAL EARNED LESS RETAINAGE	\$5,041,422.89
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$5,723,453.26
(Line 8 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$317,989.63
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$79,868.14
(Line 3 less Line 6)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RYANGOLF CORPORATION

By:

Date:

State of: FLORIDA

County of: BROWARD

Subscribed and sworn to before me this 14th day of July, 2023.

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data completing this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	REDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	0.00	
TOTALS		
NET CHANGES by Change Order	0.00	

SKYE RANCH N5

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			%	BALANCE TO FINISH	RETAINAGE
									PRIOR PERIOD	TO DATE	PRIOR PERIOD	TO DATE					
EARTHWORK																	
B-1	Mobilization	1099	1.00		1.00	LS	\$85,000.00	\$85,000.00	1.00		1.00	85,000.00	0.00	85,000.00	100%	0.00	4,250.00
B-2	Clearing and Grubbing	1042	75.30		75.30	AC	\$1,650.00	\$124,345.00	75.30		75.30	124,245.00	0.00	124,245.00	100%	0.00	6,212.25
E-3	Double Row Silt Fence	1050	10,683.03		10,683.03	LF	\$3.70	\$39,527.23	10,683.03		10,683.03	39,527.23	0.00	39,527.23	100%	0.00	1,976.36
E-4	Single Row Silt Fence	1050	2,351.82		2,351.82	LF	\$1.85	\$4,350.87	2,351.82		2,351.82	4,350.87	0.00	4,350.87	100%	0.00	217.54
E-5	Inlet Protection Device	1070	100.00		100.00	EA	\$125.00	\$12,500.00	40.00		40.00	5,000.00	0.00	5,000.00	40%	7,500.00	250.00
CO #1	Finish Grading (Lots & ROW)	1080	48.95	0.20	49.15	AC	\$1,200.00	\$58,982.61	39.00		39.00	46,800.00	0.00	46,800.00	79%	12,182.61	2,340.00
E-7	Seed and Mulch (Lots)	1090	34.42		34.42	AC	\$1,100.00	\$37,660.77	30.00		30.00	33,000.00	0.00	33,000.00	87%	4,660.77	1,650.00
E-8	Bahia Sod (pond slope stabilization TOB-NWL)	1100	33,158.13		33,158.13	SY	\$2.16	\$71,621.60	33,158.13		33,158.13	71,621.60	0.00	71,621.60	100%	0.00	3,981.08
E-9	Bahia Sod (6' wide rear yard swales)	1110	5,076.31		5,076.31	SY	\$2.16	\$10,964.82	5,076.00		5,076.00	10,964.16	0.00	10,964.16	100%	0.66	848.21
E-10	NPDES Compliance	1120	1.00		1.00	LS	\$28,500.00	\$28,500.00	1.00		1.00	28,500.00	0.00	28,500.00	100%	0.00	1,425.00
E-11	Pond M1 Excavation (20' depth)	1130	26,863.00		26,863.00	CY	\$2.85	\$76,559.55	26,863.00		26,863.00	76,559.55	0.00	76,559.55	100%	0.00	3,827.98
E-12	Pond M1 Excavation (12' depth)	1140	40,453.00		40,453.00	CY	\$2.85	\$115,291.05	40,453.00		40,453.00	115,291.05	0.00	115,291.05	100%	0.00	5,764.95
E-13	Pond U1 Excavation (20' depth)	1150	37,511.00		37,511.00	CY	\$2.85	\$106,906.35	37,511.00		37,511.00	106,906.35	0.00	106,906.35	100%	0.00	5,345.32
E-14	Pond V1 Excavation (20' depth)	1160	254,223.00		254,223.00	CY	\$2.85	\$724,535.55	254,223.00		254,223.00	724,535.55	0.00	724,535.55	100%	0.00	36,226.78
CO #2	Pond V1 Excavation (20' depth)	1160		26066	26066.00	CY	\$3.10	\$80,804.60	26066.00		26066.00	80,804.60	0.00	80,804.60	100%	0.00	4,040.23
B-15	Pond W1 Excavation (14' depth)	1170	45,146.00		45,146.00	CY	\$2.85	\$128,666.10	45,146.00		45,146.00	128,666.10	0.00	128,666.10	100%	0.00	6,433.31
**	Tree Protection Fence (Orange Constr Fnc)	1180	2,100.00		2,100.00	LF	\$3.50	\$7,350.00	2,100.00		2,100.00	7,350.00	0.00	7,350.00	100%	0.00	387.50
**	Construction Entrance	1190	1.00		1.00	EA	\$5,880.00	\$5,880.00	1.00		1.00	5,880.00	0.00	5,880.00	100%	0.00	292.50
CO #1	Rough Grading	1200	49.00	0.20	49.20	AC	\$850.00	\$41,820.00	49.20		49.20	41,820.00	0.00	41,820.00	100%	0.00	2,091.08
**	Swale Grading	1210	7,230.00		7,230.00	LF	\$2.35	\$16,990.50	7,230.00		7,230.00	16,990.50	0.00	16,990.50	100%	0.00	849.53
**	Berm Grading (@ pond Int)	1220	8,200.00		8,200.00	LF	\$3.35	\$27,270.00	8,200.00		8,200.00	27,270.00	0.00	27,270.00	100%	0.00	1,038.50
**	Bahia Sodding (Pad Back Slopes & berms)	1230	25,908.00		25,908.00	SY	\$2.16	\$55,961.28	25,908.00		25,908.00	55,961.28	0.00	55,961.28	100%	0.00	2,798.06
EARTHWORK SUBTOTAL								\$1,858,057.88			\$1,830,513.84	\$0.00	\$1,830,513.84	99%	\$24,544.04	\$91,828.89	
SURVEY																	
S-1	Construction Stake-out	1240	1.00		1.00	LS	\$104,000.00	\$104,000.00	1.00		1.00	104,000.00	0.00	104,000.00	100%	0.00	\$5,200.00
SURVEY SUBTOTAL								\$104,000.00			\$104,000.00	\$0.00	\$104,000.00	100%	\$0.00	\$5,200.00	
GEO/TECHNICAL																	
G-1	Compaction Testing (Roads & Utilities)	1250	1.00		1.00	LS	\$54,000.00	\$54,000.00	1.00		1.00	54,000.00	0.00	54,000.00	100%	0.00	2,700.00
GEO/TECHNICAL SUBTOTAL								\$54,000.00			\$54,000.00	\$0.00	\$54,000.00	100%	\$0.00	\$2,700.00	
PAVING																	
CO #2	1" Type SP-9.5 Asphalt 1st LIR	400	18,889.00	240	19,129.00	SY	\$6.30	\$120,512.70	14,400.00		14,400.00	90,720.00	0.00	90,720.00	75%	29,792.70	4,534.00
CO #1	7" Shell Base (98% Density LIR 100)	410	18,889.00	240	19,129.00	SY	\$13.00	\$248,677.00	14,400.00		14,400.00	194,400.00	0.00	194,400.00	78%	54,197.00	9,724.00
CO #1	6" Subgrade (Type B Stabilization LIR 40)	420	23,425.00	292	23,717.00	SY	\$7.05	\$167,204.85	18,974.00		18,974.00	133,766.70	0.00	133,766.70	80%	33,438.15	6,888.34
P-4	1st LIR Temp. Striping (Sinage by others)	430	1.00		1.00	LS	\$4,400.00	\$4,400.00	1.00		1.00	4,400.00	0.00	4,400.00	100%	0.00	228.00
CO #1	1st LIR Temp. Striping (Sinage by others)	430		1	1.00	LS	\$600.00	\$600.00	1.00		1.00	600.00	0.00	600.00	100%	0.00	30.00
P-8	2" Valley Gutter	440	10,425.00		10,425.00	LF	\$11.35	\$118,333.75	8,196.00		8,196.00	93,024.60	0.00	93,024.60	78%	25,299.15	4,651.33
CO #1	Type F Curb	450	2,995.00	133	3,150.00	LF	\$12.90	\$40,635.00	3,022.00		3,022.00	38,983.80	0.00	38,983.80	96%	1,651.20	1,949.19
P-7	Type A Curb	460	191.00		191.00	LF	\$20.35	\$3,886.85	191.00		191.00	3,886.85	0.00	3,886.85	100%	0.00	194.34
CO #1	4" Concrete Sidewalk (12' wide)	470	937.00	101.34	1,038.34	SY	\$36.90	\$38,314.75	1,038.34		1,038.34	38,314.75	0.00	38,314.75	100%	0.00	1,915.74
P-9	4" Concrete Sidewalk (6' wide)	480	718.00		718.00	SY	\$36.90	\$26,494.20	465.00		465.00	17,158.50	0.00	17,158.50	68%	9,335.70	857.93
CO #1	4" Concrete Sidewalk (6' wide)	490	1,924.91	44.45	1,989.36	SY	\$36.90	\$72,609.48	1,870.00		1,870.00	69,003.00	0.00	69,003.00	95%	3,606.48	3,490.18
P-11	Bahia Sod (2" BOC - Front of Lots Only)	500	7,581.00		7,581.00	SY	\$2.16	\$16,374.96	7,581.00		7,581.00	16,374.96	0.00	16,374.96	100%	0.00	812.75
CO #1	Bahia Sod (2" BOC - See exhibit)	510	128.00	34	162.00	SY	\$2.16	\$349.92	162.00		162.00	349.92	0.00	349.92	100%	0.00	17.50
P-13	ADA Handicapped Ramps w/ Detectable Warnings	520	10.00		10.00	EA	\$975.00	\$9,750.00	10.00		10.00	9,750.00	0.00	9,750.00	100%	0.00	487.50
**	Temp Turnaround	530	1.00		1.00	EA	\$9,300.00	\$9,300.00	0.00		0.00	0.00	0.00	0.00	0%	9,300.00	0.00
**	Lift Station Driveway, 6"	540	110.00		110.00	SY	\$67.50	\$7,425.00	110.00		110.00	7,425.00	0.00	7,425.00	100%	0.00	371.25
**	Bench Concrete Pad, 6"	550	21.00		21.00	SY	\$97.50	\$2,047.50	21.00		21.00	2,047.50	0.00	2,047.50	100%	0.00	70.68
PAVING SUBTOTAL								\$688,335.95			\$719,655.58	\$0.00	\$719,655.58	81%	\$166,680.36	\$35,982.78	
POTABLE WATER																	
W-1	12" PVC WM (C900 DR-18)	10	843.00		843.00	LF	\$97.00	\$81,771.00	843.00		843.00	81,771.00	0.00	81,771.00	100%	0.00	4,088.95
W-2	8" PVC WM (C900 DR-18)	20	4,504.00		4,504.00	LF	\$49.50	\$222,948.00	3,378.00		3,378.00	167,211.00	0.00	167,211.00	75%	55,737.00	8,360.35
W-3	6" PVC WM (C900 DR-18)	30	1,345.00		1,345.00	LF	\$35.50	\$47,747.50	1,345.00		1,345.00	47,747.50	0.00	47,747.50	100%	0.00	2,387.38
W-4	4" PVC WM (C900 DR-18)	40	161.00		161.00	LF	\$35.00	\$5,635.00	161.00		161.00	5,635.00	0.00	5,635.00	100%	0.00	281.75
W-5	2" HDPE WM (C900 DR-18)	50	91.00		91.00	LF	\$18.00	\$1,638.00	91.00		91.00	1,638.00	0.00	1,638.00	100%	0.00	81.50

SKYE RANCH N6

ITEM #	DESCRIPTION	TM CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			% DONE	BALANCE	
									PRIOR	PERIOD	TO DATE	PRIOR	PERIOD	TO DATE		TO FINISH	RETAINAGE
W-6	2" PE Discharge Pipe	60	241.00		241.00	LF	\$18.00	\$4,338.00	241.00		241.00	4,338.00	0.00	4,338.00	100%	0.00	216.90
W-7	12" Gate Valve	70	1.00		1.00	EA	\$4,215.00	\$4,215.00	1.00		1.00	4,215.00	0.00	4,215.00	100%	0.00	210.75
W-8	8" Gate Valve	80	11.00		11.00	EA	\$2,475.00	\$27,225.00	11.00		11.00	27,225.00	0.00	27,225.00	100%	0.00	1,361.25
W-9	6" Gate Valve	90	4.00		4.00	EA	\$2,050.00	\$8,200.00	4.00		4.00	8,200.00	0.00	8,200.00	100%	0.00	410.00
W-10	1" Single Service (Short)	100	99.00		99.00	EA	\$1,150.00	\$113,850.00	83.50		83.50	96,025.00	0.00	96,025.00	84%	17,825.00	4,801.25
W-11	1" Single Service (Long)	110	71.00		71.00	EA	\$1,275.00	\$90,525.00	59.50		59.50	75,862.50	0.00	75,862.50	84%	14,662.50	3,793.13
W-12	Hydrant Assembly	120	9.00		9.00	EA	\$5,265.00	\$47,385.00	7.50		7.50	39,487.50	0.00	39,487.50	83%	7,897.50	1,974.38
W-13	2" HG-2 Autoflusher	130	1.00		1.00	EA	\$12,000.00	\$12,000.00	1.00		1.00	12,000.00	0.00	12,000.00	100%	0.00	600.00
W-14	Chlorination & Testing	140	6,944.00		6,944.00	LF	\$2.10	\$7,438.40	5,801.00		5,801.00	6,381.10	0.00	6,381.10	84%	1,257.30	319.06
**	Remove Temp Auto Flshr & CTE 12" WM	150	1.00		1.00	EA	\$5,150.00	\$5,150.00	1.00		1.00	5,150.00	0.00	5,150.00	100%	0.00	257.50
CO#3	Labor & Equipment for Installation of Autoflusher				1.00	LB	\$4,655.00	\$4,655.00	1.00		1.00	4,655.00	0.00	4,655.00	100%	0.00	332.75
CO#3	Materials for Connecting Autoflusher and Pipe				1.00	LB	\$2,100.00	\$2,100.00	1.00		1.00	2,100.00	0.00	2,100.00	100%	0.00	105.00
								POTABLE WATER SUBTOTAL	\$489,010.90			\$591,841.80	10.00	\$591,841.80	86%	\$97,379.30	\$29,582.08
WASTEWATER																	
WW-1	8" PVC Sanitary Sewer SDR-26 (8-8')	150	1,314.00		1,314.00	LF	\$48.00	\$63,072.00	1,186.00		1,186.00	56,928.00	0.00	56,928.00	90%	6,144.00	2,844.40
WW-2	8" PVC Sanitary Sewer SDR-26 (8-8')	170	1,917.00		1,917.00	LF	\$53.00	\$101,601.00	1,738.50		1,738.50	92,140.50	0.00	92,140.50	91%	9,460.50	4,507.03
WW-3	8" PVC Sanitary Sewer SDR-26 (8-10')	180	678.00		678.00	LF	\$60.00	\$40,680.00	678.00		678.00	40,680.00	0.00	40,680.00	100%	0.00	2,034.00
WW-4	8" PVC Sanitary Sewer SDR-26 (10-12')	190	780.00		780.00	LF	\$73.50	\$57,330.00	780.00		780.00	57,330.00	0.00	57,330.00	100%	0.00	2,866.50
WW-5	8" PVC Sanitary Sewer SDR-26 (12-14')	200	659.00		659.00	LF	\$92.00	\$59,800.00	659.00		659.00	59,800.00	0.00	59,800.00	100%	0.00	2,998.48
WW-6	8" PVC Sanitary Sewer SDR-26 (14-16')	210	582.00		582.00	LF	\$110.00	\$64,020.00	582.00		582.00	61,820.00	0.00	61,820.00	100%	0.00	3,091.13
WW-7	8" PVC Sanitary Sewer SDR-26 (16-18')	220	400.00		400.00	LF	\$141.00	\$56,400.00	400.00		400.00	56,400.00	0.00	56,400.00	100%	0.00	2,820.00
WW-8	8" PVC Sanitary Sewer DR-14 (16-18')	230	44.00		44.00	LF	\$173.00	\$7,676.00	44.00		44.00	7,676.00	0.00	7,676.00	100%	0.00	393.80
WW-9	Manhole 4' Diameter (8-8')	240	8.00		8.00	EA	\$48,000.00	\$48,000.00	7.00		7.00	42,000.00	0.00	42,000.00	88%	6,000.00	2,100.00
WW-10	Manhole 4' Diameter (8-8')	250	5.00		5.00	EA	\$7,000.00	\$35,000.00	4.50		4.50	31,500.00	0.00	31,500.00	90%	3,500.00	1,575.00
WW-11	Manhole 4' Diameter (8-10')	260	4.00		4.00	EA	\$8,500.00	\$34,000.00	4.00		4.00	34,000.00	0.00	34,000.00	100%	0.00	1,700.00
WW-12	Manhole 4' Diameter (10-12')	270	2.00		2.00	EA	\$9,500.00	\$19,000.00	2.00		2.00	19,000.00	0.00	19,000.00	100%	0.00	950.00
WW-13	Manhole 4' Diameter (12-14')	280	2.00		2.00	EA	\$10,500.00	\$21,000.00	2.00		2.00	21,000.00	0.00	21,000.00	100%	0.00	1,050.00
WW-14	Manhole 4' Diameter (14-16')	290	1.00		1.00	EA	\$11,750.00	\$11,750.00	1.00		1.00	11,750.00	0.00	11,750.00	100%	0.00	587.50
WW-15	Manhole 4' Diameter (16-18')	300	1.00		1.00	EA	\$13,000.00	\$13,000.00	1.00		1.00	13,000.00	0.00	13,000.00	100%	0.00	650.00
WW-16	Manhole 4' Diameter LINED (16-18')	310	1.00		1.00	EA	\$18,500.00	\$18,500.00	1.00		1.00	18,500.00	0.00	18,500.00	100%	0.00	925.00
WW-17	Single Lateral Service	320	23.00		23.00	EA	\$1,675.00	\$38,225.00	18.50		18.50	29,137.50	0.00	29,137.50	80%	7,087.50	1,458.88
WW-18	Double Lateral Service	330	73.00		73.00	EA	\$1,700.00	\$124,100.00	56.50		56.50	96,050.00	0.00	96,050.00	77%	28,050.00	4,802.50
WW-19	Testing and Inspection (TV, Mandrel & Air)	340	6,384.00		6,384.00	LF	\$1.33	\$8,577.90	\$223.00		\$223.00	7,051.05	0.00	7,051.05	82%	1,526.85	351.55
WW-20	Lift Station	350	1.00		1.00	EA	\$355,000.00	\$355,000.00	1.00		1.00	355,000.00	0.00	355,000.00	100%	0.00	17,750.00
WW-21	4" PVC FM (C900 DR-18)	360	2,093.00		2,093.00	LF	\$30.25	\$63,313.25	2,093.00		2,093.00	63,313.25	0.00	63,313.25	100%	0.00	3,165.66
WW-22	4" Gate Valve	370	1.00		1.00	EA	\$2,850.00	\$2,850.00	1.00		1.00	2,850.00	0.00	2,850.00	100%	0.00	142.60
WW-23	Testing and Inspection (FM)	380	2,093.00		2,093.00	LF	\$0.55	\$1,151.15	2,093.00		2,093.00	1,151.15	0.00	1,151.15	100%	0.00	57.56
**	Remove ES, R/O and Connect to ES.	390	1.00		1.00	EA	\$4,500.00	\$4,500.00	0.00		0.00	0.00	0.00	0.00	0%	4,500.00	0.00
								WASTEWATER SUBTOTAL	\$1,244,715.30			\$1,179,446.45	\$0.00	\$1,178,446.45	95%	\$66,268.85	\$58,922.37
DRAINAGE																	
D-1	16" HDPE	560	1,967.00		1,967.00	LF	\$30.00	\$59,010.00	1,493.50		1,493.50	44,805.00	0.00	44,805.00	75%	14,205.00	2,240.25
D-2	12" HDPE	570	1,835.00		1,835.00	LF	\$37.00	\$67,905.00	1,835.00		1,835.00	67,895.00	0.00	67,895.00	100%	0.00	3,394.75
D-3	15" HDPE	580	1,256.00		1,256.00	LF	\$47.00	\$59,032.00	1,256.00		1,256.00	59,032.00	0.00	59,032.00	100%	0.00	2,951.60
D-4	18" HDPE	590	1,740.00		1,740.00	LF	\$57.00	\$99,918.00	1,740.00		1,740.00	99,918.00	0.00	99,918.00	100%	0.00	4,950.00
D-5	30" HDPE	600	692.00		692.00	LF	\$125.00	\$86,500.00	692.00		692.00	86,500.00	0.00	86,500.00	100%	0.00	4,325.00
D-6	25" RCP	610	853.00		853.00	LF	\$57.00	\$48,621.00	699.50		699.50	39,871.50	0.00	39,871.50	82%	8,749.50	1,993.68
D-7	18" RCP	620	1,182.00		1,182.00	LF	\$79.00	\$93,378.00	956.00		956.00	75,524.00	0.00	75,524.00	81%	17,854.00	3,776.20
D-8	24" RCP	630	1,613.00		1,613.00	LF	\$83.00	\$133,879.00	1,469.75		1,469.75	121,989.25	0.00	121,989.25	91%	11,889.75	6,099.46
D-9	30" RCP	640	2,241.00		2,241.00	LF	\$112.50	\$252,112.50	2,039.00		2,039.00	229,387.50	0.00	229,387.50	91%	22,725.00	11,469.38
D-10	36" RCP	650	720.00		720.00	LF	\$146.00	\$105,120.00	720.00		720.00	105,120.00	0.00	105,120.00	100%	0.00	5,256.00
D-11	42" RCP	660	177.00		177.00	LF	\$195.00	\$34,515.00	177.00		177.00	34,515.00	0.00	34,515.00	100%	0.00	1,725.75
D-12	Yard Drain	670	54.00		54.00	EA	\$1,350.00	\$72,900.00	46.00		46.00	62,100.00	0.00	62,100.00	85%	10,800.00	3,105.00
D-13	Grate Inlet	680	17.00		17.00	EA	\$4,950.00	\$84,150.00	15.50		15.50	76,725.00	0.00	76,725.00	91%	7,425.00	3,836.25
D-14	Valley Gutter Inlet	690	22.00		22.00	EA	\$5,800.00	\$127,600.00	18.20		18.20	105,960.00	0.00	105,960.00	83%	22,040.00	5,278.00
D-15	Type "9" Curb Inlet	700	6.00		6.00	EA	\$5,250.00	\$31,500.00	6.00		6.00	31,500.00	0.00	31,500.00	100%	0.00	1,575.00

SKYE RANCH N6

ITEM #	DESCRIPTION	TN CODES	CONTRACT QTY	CHANGES	CURR PLAN	U/M	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY			VALUE			BALANCE TO FINISH	RETAINAGE	
									PRIOR PERIOD	PERIOD	TO DATE	PRIOR PERIOD	TO DATE	% DONE			
D-16	Junction Box	710	9.00		9.00	EA	\$5,950.00	\$53,550.00	9.00		9.00	53,550.00	0.00	53,550.00	100%	0.00	2,677.50
D-17	Type "C" Inlet	720	2.00		2.00	EA	\$4,000.00	\$8,000.00	2.00		2.00	8,000.00	0.00	8,000.00	100%	0.00	400.00
D-18	Type "D" Inlet	730	2.00		2.00	EA	\$5,600.00	\$11,600.00	2.00		2.00	11,600.00	0.00	11,600.00	100%	0.00	580.00
D-19	Type "F" Inlet	740	2.00		2.00	EA	\$5,500.00	\$11,000.00	2.00		2.00	11,000.00	0.00	11,000.00	100%	0.00	550.00
D-20	Type "H" Inlet	750	2.00		2.00	EA	\$13,700.00	\$27,400.00	2.00		2.00	27,400.00	0.00	27,400.00	100%	0.00	1,370.00
D-21	Control Structures	760	3.00		3.00	EA	\$8,250.00	\$24,750.00	3.00		3.00	24,750.00	0.00	24,750.00	100%	0.00	1,237.50
D-22	Rip Rap Outfall Structures	770	6.00		6.00	EA	\$1,500.00	\$9,000.00	6.00		6.00	9,000.00	0.00	9,000.00	100%	0.00	450.00
D-23	10" Flared End	780	5.00		5.00	EA	\$3,000.00	\$15,000.00	4.50		4.50	13,500.00	0.00	13,500.00	90%	1,500.00	675.00
D-24	15" Flared End	790	1.00		1.00	EA	\$3,750.00	\$3,750.00	1.00		1.00	3,750.00	0.00	3,750.00	100%	0.00	187.50
D-25	24" Flared End	800	5.00		5.00	EA	\$4,250.00	\$21,250.00	4.50		4.50	19,125.00	0.00	19,125.00	90%	2,125.00	956.25
D-26	30" Flared End	810	7.00		7.00	EA	\$4,850.00	\$33,950.00	6.00		6.00	29,100.00	0.00	29,100.00	86%	4,850.00	1,458.00
D-27	36" Flared End	820	4.00		4.00	EA	\$5,600.00	\$22,400.00	4.00		4.00	22,400.00	0.00	22,400.00	100%	0.00	1,120.00
D-28	42" Flared End	830	1.00		1.00	EA	\$6,700.00	\$6,700.00	1.00		1.00	6,700.00	0.00	6,700.00	100%	0.00	335.00
**	Connect to Ex. 30" RCP (added 5 tons gr)	840	1.00		1.00	EA	\$3,950.00	\$3,950.00	1.00		1.00	3,950.00	0.00	3,950.00	100%	0.00	197.50
**	Connect to Ex. 36" RCP (added 5 tons gr)	850	2.00		2.00	EA	\$4,650.00	\$9,300.00	2.00		2.00	9,300.00	0.00	9,300.00	100%	0.00	465.00
DRAINAGE SUBTOTAL								\$1,528,330.50				\$1,403,567.25	\$0.00	\$1,403,567.25	92%	\$124,763.25	\$70,178.36
IRRIGATION																	
I-1	6" PVC Irrigation Main (C300 DR-18)	890	4,329.00		4,329.00	LF	\$51.50	\$222,041.50	3,248.50		3,248.50	167,194.75	0.00	167,194.75	75%	\$5,748.75	8,359.74
I-2	6" PVC Irrigation Main (C300 DR-18)	870	741.00		741.00	LF	\$34.50	\$25,564.50	741.00		741.00	25,564.50	0.00	25,564.50	100%	0.00	1,278.23
I-3	4" PVC Irrigation Main (C300 DR-18)	880	1,680.00		1,680.00	LF	\$27.00	\$45,360.00	1,680.00		1,680.00	45,360.00	0.00	45,360.00	100%	0.00	2,268.00
I-4	8" Gate Valve	890	6.00		6.00	EA	\$2,700.00	\$16,200.00	6.00		6.00	16,200.00	0.00	16,200.00	100%	0.00	810.00
I-5	6" Gate Valve	900	1.00		1.00	EA	\$2,250.00	\$2,250.00	1.00		1.00	2,250.00	0.00	2,250.00	100%	0.00	112.50
I-6	4" Gate Valve	910	5.00		5.00	EA	\$1,825.00	\$9,125.00	5.00		5.00	9,125.00	0.00	9,125.00	100%	0.00	456.25
I-7	1" Single service (short)	920	27.00		27.00	EA	\$1,125.00	\$30,375.00	23.50		23.50	26,437.50	0.00	26,437.50	87%	3,937.50	1,321.88
I-8	1" Double service (short)	930	22.00		22.00	LF	\$1,925.00	\$42,350.00	19.00		19.00	36,575.00	0.00	36,575.00	86%	5,775.00	1,828.75
I-9	1" Single service (long)	940	14.00		14.00	LF	\$1,375.00	\$19,250.00	12.00		12.00	16,500.00	0.00	16,500.00	86%	2,750.00	825.00
I-10	1" Double service (long)	950	42.00		42.00	LF	\$2,200.00	\$92,400.00	36.00		36.00	79,200.00	0.00	79,200.00	86%	13,200.00	3,960.00
I-11	2" Single service (COMMON)	960	8.00		8.00	EA	\$2,650.00	\$21,200.00	8.00		8.00	21,200.00	0.00	21,200.00	100%	0.00	1,060.00
I-12	6" Permanent Blowoff	970	2.00		2.00	EA	\$1,815.00	\$3,630.00	2.00		2.00	3,630.00	0.00	3,630.00	100%	0.00	281.50
I-13	4" Permanent Blowoff	980	1.00		1.00	EA	\$2,800.00	\$2,800.00	1.00		1.00	2,800.00	0.00	2,800.00	100%	0.00	140.00
I-14	2" Permanent Blowoff	990	2.00		2.00	EA	\$2,100.00	\$4,200.00	2.00		2.00	4,200.00	0.00	4,200.00	100%	0.00	210.00
I-15	Testing and Inspection	1000	6,750.00		6,750.00	EA	\$0.55	\$3,712.50	5,811.00		5,811.00	3,031.65	0.00	3,031.65	83%	681.45	161.55
**	Remove II/O & CTE, 6"	1010	1.00		1.00	EA	\$4,500.00	\$4,500.00	1.00		1.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
**	2" single service (COMMON) long	1020	4.00		4.00	EA	\$2,900.00	\$11,600.00	4.00		4.00	11,600.00	0.00	11,600.00	100%	0.00	580.00
IRRIGATION SUBTOTAL								\$3,559,660.50				\$4,477,567.80	\$0.00	\$4,477,567.80	85%	\$82,092.70	\$23,878.39
PROJECT TOTAL								\$6,921,111.03				\$6,159,192.51	\$0.00	\$6,159,392.51	92%	\$561,728.52	\$317,869.63

TOTAL CONTRACT COMPLETED TO DATE: \$6,359,392.51
 LESS 10% RETAINAGE \$317,869.63
 SUBTOTAL VALUE \$6,041,422.89
 LESS PRIOR DRAWS \$5,723,453.26
TOTAL AMOUNT DUE THIS INVOICE \$317,969.63

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Five, Phase 1 Utilities Improvements

DATE: October 4, 2023

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain Utilities improvements (“**Acquired Improvements**”) located in Neighborhood Five, Phase 1 from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022. Here are the improvements being funded:

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$1,863,481.28	\$1,178,006.54	\$685,474.74
Work Product	\$461,736.63	\$369,384.45	\$92,352.18
TOTAL:	\$2,325,217.91	\$1,547,390.99	\$777,826.92

NOTES:

- Real estate rights for the conveyance exist by virtue of quit claim deeds and perpetual access easements in favor of the District.
- Note that the District agrees to pay from bond proceeds, to the extent available, the amount of **\$2,325,217.91** which represents the actual cost of constructing and/or creating the Improvements and Work Product. As of August 1, 2023, the Developer has paid **\$1,547,390.99** for the Improvements and Work Product. This amount will be processed by requisition from available bond proceeds by the District and paid to Developer. The District will process the remaining **\$777,826.92** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Neighborhood Five, Phase 1 Utilities Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, the *First Amendment to Acquisition Agreement*, dated December 20, 2019, and the *Second Amendment to the Acquisition Agreement*, dated December 15, 2022 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, to the extent available, the amount of **\$2,209,783.75** which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements. Further, if applicable, the Developer agrees to post any bonds or other forms of security, provide any warranties, and otherwise take all steps reasonably necessary to effect the transfer of the Improvements to a local general purpose government.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and Work Product and/or in connection with the Improvements and Work Product.

[CONTINUED ON FOLLOWING PAGE]

¹ As of August 1, 2023, the Developer has paid **\$1,455,044.87** to the Contractor for the Improvements and Work Product. This amount will be processed by requisition from available bond proceeds by the District and paid to Developer. The District will process the remaining **\$754,738.88** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

 John Wollard
Chair person, Board of
Supervisors

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation


Name: Jason Pote
Title: Vice President

Exhibit A

Description of Improvements and Work Product (Neighborhood Five, Phase 1 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below, and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement), those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Exhibit A Con't.

Description of Improvements and Work Product
(Neighborhood Five, Phase 1 Utilities Improvements)

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$1,863,481.28	\$1,178,006.54	\$685,474.74
Work Product	\$461,736.63	\$369,384.45	\$92,352.18
TOTAL:	\$2,325,217.91	\$1,547,390.99	\$777,826.92



**CORPORATE DECLARATION REGARDING COSTS PAID
NEIGHBORHOOD FIVE, PHASE 1 UTILITIES IMPROVEMENTS**

Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), the developer of certain lands within the LT Ranch Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 (together. "**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 14th day of September, 2023.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

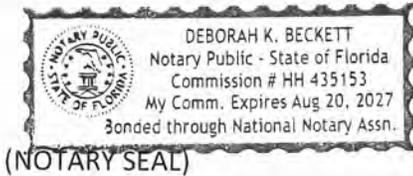
By: [Signature]
Name: Matt Strauss

By: [Signature]
Name: JASON POTE
Title: Vice President

By: [Signature]
Name: Becky Hopkins

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of September 2023, by Jason Pote, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

Exhibit A

Description of Improvements and Work Product (Neighborhood Five, Phase 1 Utilities Improvements)

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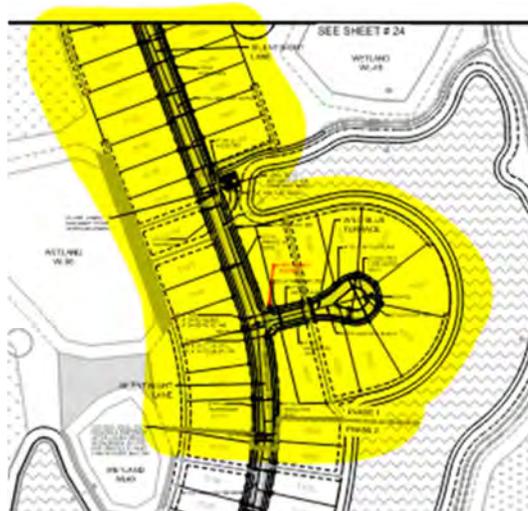
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Exhibit A Con't.

Description of Improvements and Work Product
(Neighborhood Five, Phase 1 Utilities Improvements)

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$1,863,481.28	\$1,178,006.54	\$685,474.74
Work Product	\$461,736.63	\$369,384.45	\$92,352.18
TOTAL:	\$2,325,217.91	\$1,547,390.99	\$777,826.92



ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD FIVE, PHASE 1 UTILITIES IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 22 day of SEPTEMBER, 2023, by **RyanGolf Corporation**, having offices located at 614 South Military Trail, Deerfield Beach, Florida 33442 (“Contractor”), in favor of the **LT Ranch Community Development District** (“District”), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____, 20__, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“Improvements”); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, **\$754,738.88** in balance owed and retainage for the Contract identified in **Exhibit A**, which includes a larger scope of improvements than the Improvements being acquired by the District through this acquisition) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RYANGOLF CORPORATION

By: [Signature]
Its: President

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of Sept, 2023, by Fidel Garcia, as President of Ryngolf who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Lakeila Mike
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



Exhibit A

Description of Improvements and Work Product (Neighborhood Five, Phase 1 Utilities Improvements)

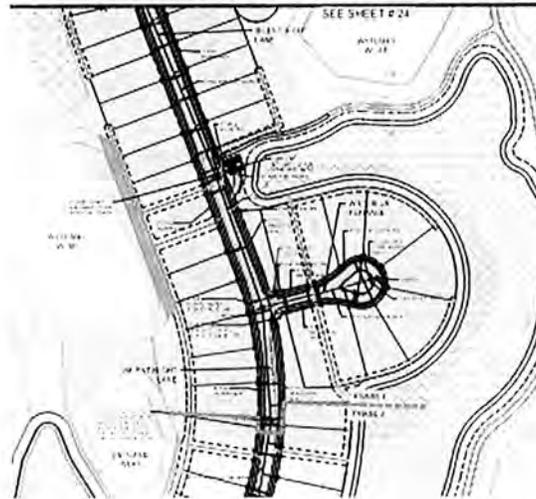
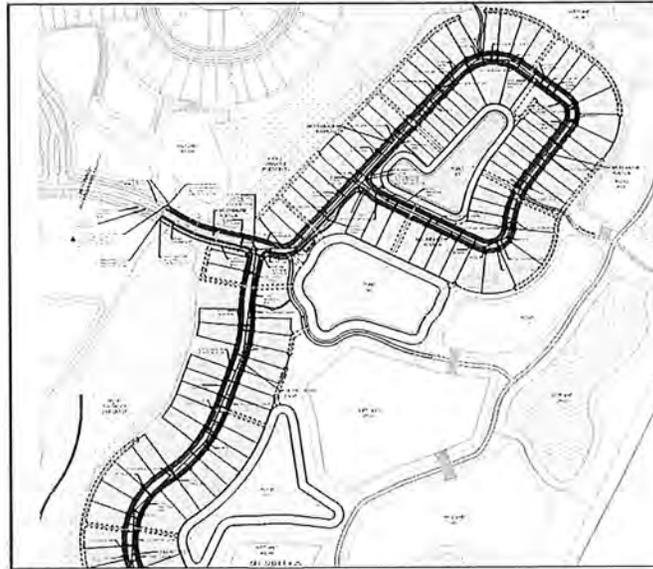
Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below, and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

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Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$1,863,481.28	\$1,178,006.54	\$685,474.74



PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[NEIGHBORHOOD FIVE, PHASE 1 UTILITIES WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the 3rd day of October, 2023, by Atwell, LLC, having a mailing address of 8725 Penderly Place, Suite 101, Bradenton, Florida 34201 (“Professional”), in favor of the LT Ranch Community Development District (“District”), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to those certain professional services agreements (together, “Contract”), between Professional and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Professional has created certain work product, as described in Exhibit A (“Work Product”); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract to the same extent as Developer, including but not limited to any warranties and other forms of indemnification, if any.

3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC


By: Joseph DeBono, FL PE #93289
Its: Consulting Engineer

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of October, 2023, by Joseph DeBono as Consulting Engineer of Atwell LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

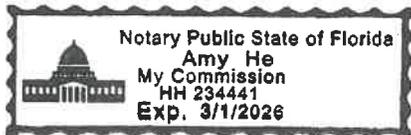


Exhibit A
Description of Work Product
(Neighborhood Five, Phase 1 Utilities Improvements)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Work Product	\$346,302.47	\$277,038.34	\$69,264.14

CONSULTING ENGINEER'S CERTIFICATE
NEIGHBORHOOD FIVE, PHASE 1 UTILITIES IMPROVEMENTS

October 3, 2023

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Neighborhood Five, Phase 1 Utilities Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, and updated as of November 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 3rd day of October, 2023.



Joseph DeBono, P.E.
Atwell, LLC
Florida Registration No. 93289
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 3rd day of October, 2023, by Joseph DeBono as Consulting Engineer of Atwell LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amy He
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

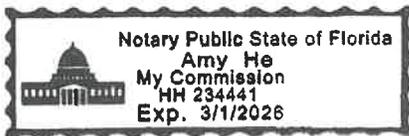


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(Neighborhood Five, Phase 1 Utilities Improvements)

Description	CDD Eligible Amount	Paid to Date	Balance Owed
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Work Product	\$461,736.63	\$369,384.45	\$92,352.18
TOTAL:	\$2,325,217.91	\$1,547,390.99	\$777,826.92



BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD FIVE, PHASE 1 UTILITIES IMPROVEMENTS

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the 14th day of September, 2023, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

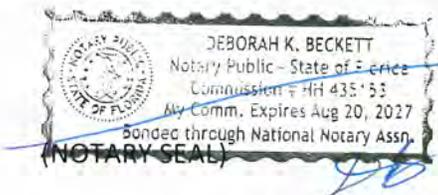
By: [Signature]
Name: Matt Strauss

By: [Signature]
Name: Jason Pote
Title: Vice President

By: [Signature]
Name: Becky Hopkins

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of September, 2023, by Jason Pote, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. B
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

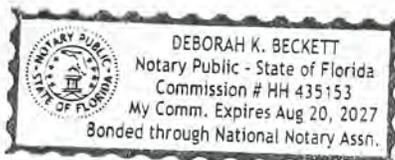


Exhibit A

Description of Improvements and Work Product (Neighborhood Five, Phase 1 Utilities Improvements)

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below, and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

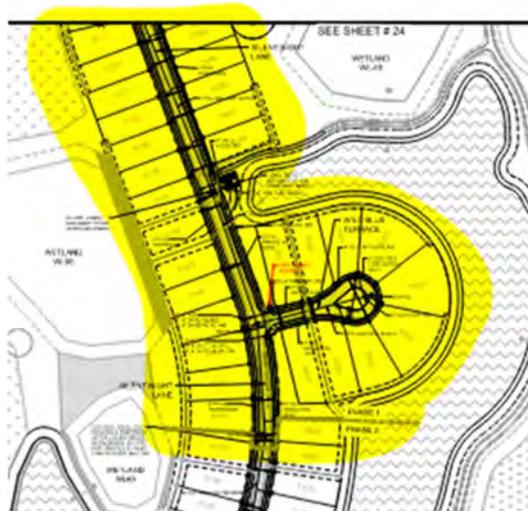
Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement), those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Exhibit A Con't.

Description of Improvements and Work Product
(Neighborhood Five, Phase 1 Utilities Improvements)

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$1,863,481.28	\$1,178,006.54	\$685,474.74
Work Product	\$461,736.63	\$369,384.45	\$92,352.18
TOTAL:	\$2,325,217.91	\$1,547,390.99	\$777,826.92



**BILL OF SALE/AFFIDAVIT OF NO LIENS
{SKYE RANCH NEIGHBORHOOD FIVE, PHASE 1}**

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below, and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

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Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the those certain portions of Tract 109 (Private Access, Private Drainage and Public Utility Easement) located within Phase 1 as depicted in the map below and those certain Public Utility Easements located within Phase 1 as depicted in the map below, as identified in the plat known as Skye Ranch Neighborhood Five, recorded at Plat Book 56, Pages 371 - 393, of the Official Records of Sarasota County, Florida.

It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT

RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 14 day of September, 2023.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: Matt Strauss

By: [Signature]
Name: John Wollard
Title: Chair person

By: [Signature]
Name: Betty Hopkins

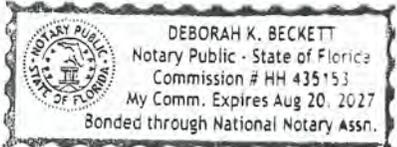
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept, 2023, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



**CERTIFICATION OF NO CONTRIBUTIONS
(SKYE RANCH NEIGHBORHOOD FIVE, PHASE 1)**

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated this 14th day of September, 2023.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: Matt Struss

By: [Signature]
Name: John Wollans
Title: Chair person

By: [Signature]
Name: Becky Hopkins

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Sept., 2023, by John Wollans, as Chair person of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

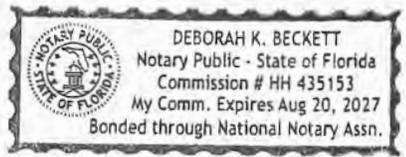


Exhibit A
Description of Improvements
(Neighborhood Five, Phase 1 Utilities Improvements)

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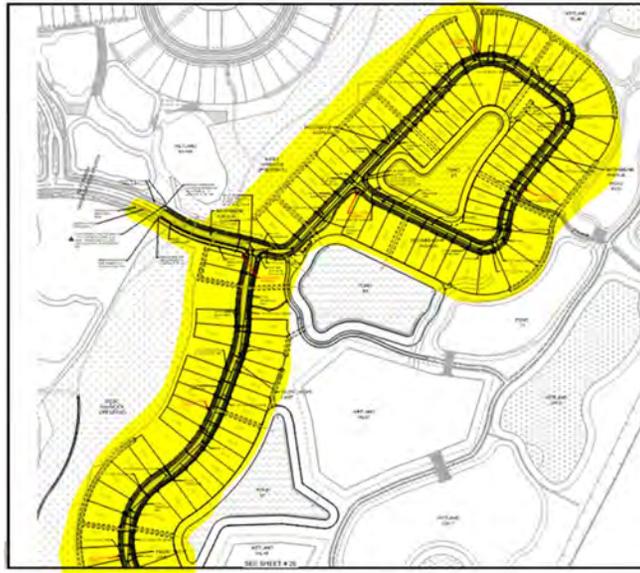
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[CONTINUED ON FOLLOWING PAGE]

Exhibit A Con't.
Description of Improvements
(Neighborhood Five, Phase 1 Utilities Improvements)



**WARRANTY AND GUARANTEE
{SKYE RANCH NEIGHBORHOOD FIVE, PHASE 1}**

Project Name: _____
Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT


BY: _____ John Wollard
Its: _____ Chairperson
Date: _____ 9-14-2023

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

As To Contractor: RYANGOLF CORPORATION

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RYANGOLF CORPORATION

[SIGNATURE ON FOLLOWING PAGE]

BY: _____
Its: _____
Date: _____

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____
Utility Inspector: _____

**WARRANTY AND GUARANTEE
{SKYE RANCH NEIGHBORHOOD FIVE, PHASE 1}**

Project Name: _____
Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

BY: _____
Its: _____
Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

As To Contractor: RYANGOLF CORPORATION

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RYANGOLF CORPORATION

BY: _____
Its: _____
Date: _____

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____
Utility Inspector: _____

RESOLUTION 2024-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT REORGANIZING THE SUPERVISORS CURRENTLY IN SEAT 1 AND SEAT 3; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in accordance with Chapter 190, Florida Statutes, and Florida law, the District’s Board of Supervisors desires to reorganize the Supervisors currently appointed to the Board Supervisors into new seats; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to reorganize and confirm the occupants of Seat 1 and Seat 3 currently held by Mr. John Wollard and Ms. Karen Goldstein as members of the Board of Supervisors following such reorganization.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected or appointed as Supervisor of and for the District to the following seats and terms:

Seat	Supervisor	Term
1	Karen Goldstein	Through 11/2026
2	Christy Zelaya	Through 11/2026
3	John Wollard	Through 11/2024
4	Christian Cotter	Through 11/2024
5	Scott Turner	Through 11/2024

Section 2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of November 2023.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
James P. Ward, Secretary

By: _____
John Wollard, Chairperson

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
September 2023

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 20-4050
October 1, 2023

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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IV. DISTRICT ASSET MANAGER INSPECTION PHOTOS.....	7

I. PURPOSE

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

II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Amenity Maintenance
4. Future Items

1. Landscaping

- Shell path was trimmed of any low hanging branches and treated with weed killer.
- Ball fields were hard edged where the grass was creeping into the infield.
- Sand was added to the dog park where holes were visible.
- October will be the last weekly mowing until April of next year.
- Mulch is scheduled to be installed at the end of October.
- New annuals are scheduled to be installed during the first week in November.
- Several trees were stood up and re-staked due to hurricane Idalia and recent storm events.

2. Lake Maintenance

- The return of more regular rainfall has helped the lakes. Water levels in the lakes are higher and there is some standing water in the wetland preserves. Littoral shelves are doing well throughout the site. More rainfall would continue to help flush the lakes and bring lakes back to CDD standards.
- New littoral shelf plantings have been installed in neighborhood 4.
- Walked shell path phase 2 with developer to go over any incomplete items and create a punch list.
- Working on pricing for wetlands and preserve maintenance for this coming year.
- Several washouts in the Esplanade lake bank area were repaired.

3. Amenity Maintenance

- Dog Park - Dog park services are done 3 times per week. This has helped keep the trash can odor to a minimum. The oak tree was blown over during storm but was straightened and braced by landscapers. Irrigation seems a lot better at the dog park. Not nearly as wet as the previous month.
- Volleyball court – The volleyball court is raked 5 times a week. Weeds are being sprayed weekly and the net was sprayed with a cleaning solution that has it looking bright white again. The out of bounds rope dry rotted and broke and has since been replaced.
- Tennis/Pickleball/Basketball courts - Courts are being blown off 5 days a week. The basketball court had a ripped net that has been replaced. Tennis nets were sprayed with a cleaning solution removing any mold spots. The tennis court had 2 broken pickleball nets after a bad storm a few weeks ago. New nets and center brace bars were ordered and installed.

- Playground - Trash is picked up daily and tree debris is piled by soccer fields. Wasps seem to be getting better on the playground. Still being checked Monday-Friday. 2 Yards of playground mulch was installed. 15 bags of playground sand were also added to the sandbox. The toy excavator was broken and replaced. Beach toys as well as building blocks were also added to the sandbox.
- Soccer/Baseball Fields - Fields are walked on Monday-Friday and trash is picked up and goals and benches are moved back to their original place. Soccer fields seem to be in good shape. The field on the west side was a little chewed up from playing on wet field after a storm. Fields closed signs were ordered so we can put them out after a storm to try and prevent this. Baseball fields are getting in better shape. Irrigation was adjusted and not flooding the side of the field anymore.
- Snack Shack - Snack shack is cleaned nightly 7 days a week. Plumbers have fixed the leaking toilet and spigot. Snack shack has been getting a lot more use with Tuesday morning coffee and special events. We had some vandalization in both restrooms. 2 Toilet roll holders were ripped off the drywall and the partitions. There was also a dent in the drywall from partition door swinging too hard into it. These have been repaired. Looking into adding some motion sensor floodlights to the back of the snack shack by the restrooms.
- Dock - New Bird B Gone reflective spinning deterrents were added to the dock to prevent bird droppings. These are working out tremendously and since installation has cut down on bird droppings drastically.

4. Future Items

- Working on annuals and mulch installation for the holidays.
- Getting a proposal to trim the palm trees and Lorraine Blvd.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316
 (phone) 954.921.7781 · (fax) 954.266.6487
 Certificate of Authorization #514

IV. DISTRICT ASSET MANAGER INSPECTION PHOTOS



Washout repair in Esplanade area.



Washout repair in Esplanade area.



Shell path where the weeds will need to be sprayed.



Soccer fields after use.



Recent storm damage and cleanup.



Recent storm damage and cleanup.



Recent storm damage and cleanup.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
October 2023

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 20-4050
November 1, 2023

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Amenity Maintenance
4. Future Items

1. Landscaping

- The hedge line along Lorraine Blvd & Autumn Breeze was trimmed and shaped.
- The fakahatchee grasses will be trimmed during the 1ST week of November.
- In November, the soccer and baseball fields are scheduled for rye seeding.
- A mainline irrigation break accrued during the last week of October, next to the soccer fields, and repairs are in progress through Taylor Morrison.
- The Cabbage Palms, Medjool and Royal palms were trimmed during the last week of October.
- The landscape vendor has been contracted to cut down branches and a few dead trees within the preserve area. This was caused by the severe weather that occurred in the 2nd week of October.
- Muhly grasses will be trimmed in December as they are in full bloom this time of the year.
- Broken wood in the playground area was repaired and then pressure cleaned. The playground wood is scheduled to be stained the first week in November.
- Pine straw mulch is scheduled to be installed the second week in November throughout the CDD areas.
- New annuals are scheduled to be installed in the first week in November.

2. Lake Maintenance

- The aquatic vendor's primary focus to begin their first month of service was to treat any existing algae. Aquatic vendor has achieved this in most lakes, however one or two have seen recurring blooms. The aquatic vendor has begun submersed treatments on three lakes, and we will be monitoring their compliance. Shoreline weeds have been treated starting strategically in the NW corner of the property and working counterclockwise from there. The site is looking better, and water levels are up.
- Lakes J1 & L1 had new littoral plants installed around the lakes to prevent additional erosion. The lakes in the townhome areas of Esplanade are lower than normal. The community continues to have ongoing issues with Sarasota County to supply adequate reclaimed water to recharge the lakes.
- Preserves are flatulating in areas due to factors created from very dry conditions. Maintenance to control nuisance/exotic plants in continuing and is keeping these undesirable species in check. The desirable native species are surviving but not thriving and spreading as they should because of the dry summer. A wet winter will certainly aid the wetlands and preserve areas.

3. Amenity Maintenance

- Dog park - Dog waste stations are serviced 3 times a week. The oak tree in large dog park blew over during storm but was re-staked and seems to be stabilized. Reports of fire ants within the dog park were handled by treatment.
- Playground – The playground has been serviced and the trash is being picked up daily Monday-Friday. The oak tree by the main entrance blew over during the storm and has been removed.
- Baseball/Soccer fields - Fields are walked Monday-Friday to remove trash and move back the benches and nets that had been moved. The main water line on the soccer field has been leaking for the last week. The landscaping vendor has exposed the leak and flagged the area per to repair. We reached out to the original contractor for assistance, but they were not able to repair the leak in a timely fashion, The CDD landscaping vendor was asked to assist in this repair and is schedule to come out on November 1, 2023. There were reports of fire ants on both soccer and baseball fields, all fields were treated for this issue. New lacrosse nets were added to the soccer fields.
- Basketball/Tennis courts - Courts are serviced Monday-Friday. Windscreens were blown down from the storm but were put back in service.
- Volleyball court - Volleyball court is raked Monday-Friday. Weeds were sprayed around perimeter of court. The net was cleaned and removed any mold spots that were present.
- Snack Shack/Dock – Snack shack is serviced, and the trash is being picked up Monday-Friday. The snack shack/restrooms are also cleaned 7 days a week and the snack shack floors were finished. They have also started installing the shelving units inside for supplies.

4. Future Items

- Follow up with drainage vendor on a date and time frame for inspections on the storm drain structures in Esplanade.

III. LOCATION MAP



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 Certificate of Authorization #514

IV. DISTRICT ASSET MANAGER INSPECTION PHOTOS



Recently trimmed palm trees on Lorraine Blvd.



Recently trimmed palm trees on Lorraine Blvd.



Pink muhly grass in full bloom on Lorraine Blvd.



Littoral plantings on Lake J1.



Recently pressured cleaned playground at Turner Park.



Recently pressured cleaned playground at Turner Park.



Recent trimmed shrubs around the playground area in Turner Park.



Irrigation mainline break at Tuner Park.

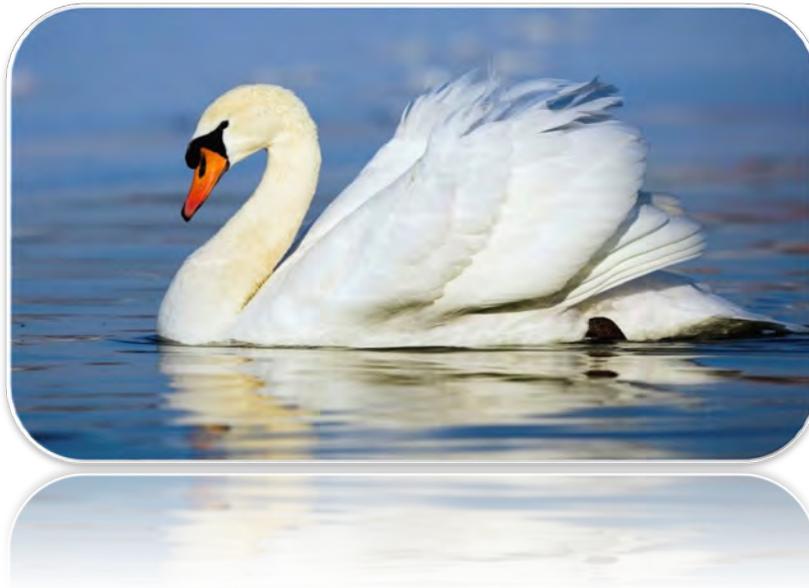


Lake near the townhomes where sewer repair was recently completed.



New plantings on Luna Lane.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – SEPTEMBER 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

LT Ranch Community Development District

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***The September 30, 2023 Financial Statements are
Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2023**

	Governmental Funds								Account Groups	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds					
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 57,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,250
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	1,021,113
Revenue Account	-	451,043	-	-	-	-	-	-	-	451,043
Capitalized Interest	-	-	72,350	387,854	-	-	-	-	-	460,204
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	-	382	9	21,883	-	-	22,274
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
Other Assets - Current	-	-	-	-	-	-	-	-	-	-
Other Assets - Non-Current	387	-	-	-	-	-	-	-	-	387
Prepaid Expenses										
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	19,747	61,353	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	1,932,359	1,932,359
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	29,487,641	29,487,641
Total Assets	\$ 57,637	\$ 927,893	\$ 157,440	\$ 847,026	\$ 382	\$ 19,756	\$ 83,236	\$ -	\$ 31,420,000	\$ 33,513,370

**LT Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds					
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Liabilities										
Accounts Payable & Payroll Liabilities	\$ 51,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,156
Due to Developer	6,480	-	-	-	307,756	-	-	-	-	314,236
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion	-	-	-	-	-	-	-	-	-	-
Series 2019	-	-	-	-	-	-	-	-	-	-
Series 2022-1	-	-	-	-	-	-	-	-	-	-
Series 2022-2	-	-	-	-	-	-	-	-	-	-
Long Term										
Series 2019	-	-	-	-	-	-	-	-	\$15,760,000	15,760,000
Series 2022-1	-	-	-	-	-	-	-	-	\$2,380,000	2,380,000
Series 2022-2	-	-	-	-	-	-	-	-	\$13,280,000	13,280,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	\$54,012	-	-	-	-	54,012
Total Liabilities	\$ 57,636	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ -	\$ 31,420,000	\$ 31,839,404
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-
Fund Balance										
Restricted										
Beginning: October 1, 2022 (Audited)	-	848,583	-	-	(361,394)	-	-	-	-	487,189
Results from Current Operations	-	79,310	157,440	847,026	8	19,756	83,236	-	-	1,186,776
Unassigned										
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	175,619	-	-	-	-	-	-	-	-	175,619
Total Fund Equity and Other Credits	\$ 1	\$ 927,893	\$ 157,440	\$ 847,026	\$ (361,386)	\$ 19,756	\$ 83,236	\$ -	\$ -	\$ 1,673,966
Total Liabilities, Fund Equity and Other Credits	\$ 57,637	\$ 927,893	\$ 157,440	\$ 847,026	\$ 382	\$ 19,756	\$ 83,236	\$ -	\$ 31,420,000	\$ 33,513,370

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest																
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue																
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	6,093	871	2,900	28	-	3,604	\$717,940	674,995	106%	
Special Assessments - Off-Roll	-	-	-	-	-	-	-	120,860	-	-	(120,860)	-	\$0	-	N/A	
Contributions Private Sources																
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	-	(120,000)	\$0	-	N/A	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	737,753	\$737,753	-	N/A	
Note Proceeds	-	-	-	138,810	-	-	-	-	-	-	(138,810)	-	\$0	-	N/A	
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A	
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$ 4,866	\$ 6,093	\$ 121,731	\$ 2,900	\$ 120,028	\$ (259,670)	\$ 621,357	\$1,455,693	\$ 674,995	N/A	
Expenditures and Other Uses																
Executive																
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	\$41,000	41,000	100%	
Financial and Administrative																
Audit Services	-	-	-	500	-	3,700	-	-	-	-	-	-	\$4,200	4,300	98%	
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$17,000	17,000	100%	
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$17,000	17,000	100%	
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	-	\$500	500	100%	
Other Contractual Services																
Legal Advertising	-	575	-	-	-	459	190	-	190	-	-	2,582	\$3,995	2,000	200%	
Trustee Services	-	-	-	5,214	-	-	-	-	-	-	-	-	\$5,214	6,695	78%	
Dissemination Agent Services	-	-	-	-	-	-	-	3,000	-	-	-	-	\$3,000	5,000	60%	
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A	
Bank Service Fees	33	33	20	4	12	11	-	115	-	-	94	54	\$374	250	150%	
Communications & Freight Services																
Postage, Freight & Messenger	-	-	-	-	10	-	-	-	21	18	28	-	\$77	200	38%	
Computer Services - Website Development																
Insurance	-	5,842	-	-	-	2,579	-	-	-	-	-	-	\$8,421	6,000	140%	
Printing & Binding																
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	\$175	175	100%	
Rentals																
Legal Services	-	-	-	-	-	-	-	-	-	-	-	492	\$492	-	N/A	
Legal - General Counsel	-	-	-	17,013	-	-	-	7,334	-	883	-	10,297	\$35,526	7,500	474%	
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A	
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	-	-	(125)	-	-	\$0	-	N/A	
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	-	-	(709)	-	-	\$0	-	N/A	
Other General Government Services																

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	-	3,000	2,914	22,720	\$50,895	7,500	679%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	-	-	(3,000)	-	-	\$0	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	-	(120,000)	\$0	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services															
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	-	88,325	-	-	-	-	\$259,670	-	N/A
Stormwater Management Services															
Lake, Lake Bank and Littoral Shelf Maintenance															
Professional Services															
Asset Management	-	-	3,167	1,583	-	3,167	-	3,167	1,583	-	3,167	3,166	\$18,999	19,000	100%
Repairs and Maintenance															
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	25,330	25,455	3,975	12,625	\$118,105	15,500	762%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	-	-	-	-	18,400	\$21,000	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	-	-	-	-	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	13,225	\$13,225	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	-	-	-	-	-	\$39,700	22,500	176%
Preserve Services															N/A
Wetland Maintenance	-	-	-	9,450	-	-	-	-	-	-	2,125	-	\$11,575	37,800	31%
Enhancement Area Maintenance	-	-	-	800	-	-	-	-	-	-	-	-	\$800	33,400	2%
Creation Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	11,240	0%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Lorraine Road Maintenance															
Professional Services															
Asset Management	-	-	1,667	833	-	1,667	-	1,667	833	-	1,667	1,667	\$10,000	10,000	100%
Utility Services															
Electric - Street Lights	260	340	624	723	645	2,518	679	642	612	625	2,555	691	\$10,915	11,200	97%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	-	1,410	1,094	3,395	\$16,259	10,200	159%
Repairs and Maintenance															
Landscape Maintenance															
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	175	38,410	66,940	27,415	\$325,696	176,800	184%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	9,580	-	\$9,580	-	N/A
Frost Damage	-	-	-	-	-	-	-	1,874	-	-	-	-	\$1,874	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	-	-	-	-	-	-	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	-	-	-	3,050	-	-	\$6,927	11,000	63%
Landscape Replacements	-	-	-	-	-	26,146	-	7,280	-	-	-	11,145	\$44,571	21,000	212%

Prepared by:

JPWARD and Associates, LLC

Unaudited

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Mulch Installation	-	-	24,496	-	-	11,243	-	-	-	-	-	-	\$35,739	34,000	105%
Annuals	-	-	-	-	2,471	-	-	-	-	-	3,513	-	\$5,983	6,000	100%
Roadway Lighting	-	-	-	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	-	585	-	-	2,156	-	\$4,661	6,800	69%
Irrigation System - Line Distrib	-	-	-	-	-	455	-	-	-	-	580	910	\$1,945	4,000	49%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	1,358	620	\$1,978	-	N/A
Re-Use System - Other	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	2,500	2,500	2,500	-	-	500	-	-	-	2,500	6,875	\$17,375	15,080	115%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maitenance															
Periodic Maitenance	-	-	-	-	-	-	-	-	-	32,837	8,209	9,538	\$50,585	-	N/A
Community Park															
Professional Services															
Asset Management	-	-	1,000	500	-	1,000	-	1,000	500	-	1,000	1,000	\$6,000	6,000	100%
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance															
Janitorial	-	-	-	-	-	-	-	-	-	-	7,000	-	\$7,000	-	N/A
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	3,902	-	7,803	3,902	3,902	\$23,410	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	\$0	1,600	0%
Irrigation System	-	-	-	-	-	-	-	-	390	-	-	-	\$390	2,200	18%
Snack Shack															
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Building Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Playground															
Miscellaneous Repairs	-	-	-	-	-	250	-	-	-	-	573	5,265	\$6,088	2,500	244%
Dog Park															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	10,745	-	-	\$10,745	1,000	1074%
Outdoor Sport Courts															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	4,797	-	\$4,797	2,000	240%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	400	\$400	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	\$0	1,455	0%
Reserves															
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	\$0	30,000	N/A
Other Financing Uses															
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	210,148	54,739	181,844	37,252	246,652	135,975	43,463	\$1,280,074	674,995	190%
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$ 181,844	\$ 37,252	\$ 246,652	\$ 135,975	\$ 43,463	\$1,280,074	\$ 674,995	190%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	(60,113)	(34,353)	(126,624)	(395,645)	577,894	\$175,619	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(21,271)	(55,624)	(182,248)	(577,893)	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$ (21,271)	\$ (55,624)	\$ (182,248)	\$ (577,893)	\$ 1	\$1	\$	-

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	63	860	1,207	1,448	1,498	1,489	1,647	2,167	10,388	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	1,344	1,501	2,007	10,624	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments															
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	8,613	1,231	4,099	40	-	5,095	1,014,959	954,397	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 66,959	\$ 236,409	\$ 12,989	\$ 672,732	\$ 8,396	\$ 10,747	\$ 5,480	\$ 6,934	\$ 2,874	\$ 3,148	\$ 9,269	\$ 1,035,970	\$ 954,397	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2019	-	-	-	-	-	-	-	335,000	-	-	-	-	335,000	335,000	100%
Principal Debt Service - Early Redemptions															
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2019	-	310,830	-	-	-	-	-	310,830	-	-	-	-	621,660	621,660	100%
Operating Transfers Out (To Other Funds)															
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,830.00	\$ -	\$ -	\$ -	\$ -	\$ 956,660	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	10,747	(640,349.62)	6,934	2,874	3,148	9,269	79,310	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	1,546,018	905,668	912,602	915,476	918,624	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 905,668	\$ 912,602	\$ 915,476	\$ 918,624	\$ 927,893	\$ 927,893	\$ (2,263)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	11	153	215	258	267	266	294	387	1,852	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	220	245	325	1,919	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	-	-	-	-	-	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 370	\$ 521	\$ 626	\$ 488	\$ 486	\$ 539	\$ 712	\$ 209,255	\$ -	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions													
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2022-1	-	-	-	-	-	51,815	-	-	-	-	51,815	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 51,815	\$ -	\$ -	\$ -	\$ -	\$ 51,815	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	521	(51,189)	488	486	539	712	157,440	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	155,702	156,189	156,728	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 156,189	\$ 156,728	\$ 157,440	\$ 157,440	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	61	828	1,162	1,394	1,443	1,434	1,586	2,086	9,996	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	1,973	1,181	1,182	1,316	1,745	10,285	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	-	-	-	-	-	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,991	\$ 2,801	\$ 3,367	\$ 2,624	\$ 2,616	\$ 2,902	\$ 3,831	\$ 1,124,748	\$ -	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions													
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2022-2	-	-	-	-	-	277,721	-	-	-	-	277,721	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 277,721	\$ -	\$ -	\$ -	\$ -	\$ 277,721	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	2,801	(274,355)	2,624	2,616	2,902	3,831	847,026	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	837,677	840,293	843,195	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 837,677	\$ 840,293	\$ 843,195	\$ 847,026	\$ 847,026	\$ -	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income															
Construction Account	-	-	-	-	0	1	1	1	1	1	1	2	8	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 8	\$ -	N/A
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay															
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance															
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 8	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ 703,578	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ 703,578	\$ 703,580	\$ (361,386)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	0	0	0	-	-	-	-	0	\$ -	N/A
Debt Proceeds	2,174,516	-	-	-	-	-	-	-	-	-	2,174,516	\$ -	N/A
Developer Contributions	2,458	-	-	-	-	-	-	-	-	-	2,458	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 2,176,974	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 2,176,974	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	7,599	-	-	-	-	-	-	-	-	-	7,599	\$ -	N/A
Other Contractual Services													
Trustee Services	5,075	-	-	-	-	-	-	-	-	-	5,075	\$ -	N/A
Printing & Binding	266	-	-	-	-	-	-	-	-	-	266	\$ -	N/A
Capital Outlay													
Water-Sewer Combination	2,071,032	-	-	-	-	-	-	-	-	-	2,071,032	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance													
Legal - Series 2022-1 Bonds	25,647	-	-	-	-	-	-	-	-	-	25,647	\$ -	N/A
Underwriter's Discount	47,600	-	-	-	-	-	-	-	-	-	47,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 2,157,218	\$ -	\$ 2,157,218	\$ -	N/A								
Net Increase/ (Decrease) in Fund Balance	\$ 19,756	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 19,756	\$ -	-
Fund Balance - Beginning	\$ -	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	\$ -	-
Fund Balance - Ending	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	-

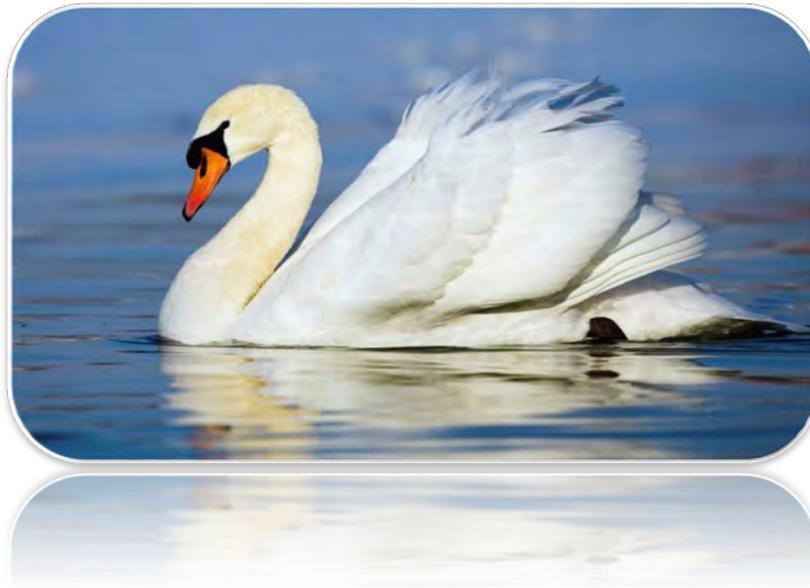
LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	2	0	19	99	120	\$ -	N/A
Cost of Issuance	-	0	3	40	57	66	-	-	-	-	166	\$ -	N/A
Debt Proceeds	12,820,828	-	-	-	-	-	-	-	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107	-	-	-	-	-	-	-	-	-	1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 57	\$ 66	\$ 2	\$ 0	\$ 19	\$ 99	\$ 13,353,927	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	42,401	-	-	-	-	-	-	-	-	-	42,401	\$ -	N/A
Other Contractual Services													
Trustee Services	6,075	-	-	-	-	-	-	-	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	-	-	-	-	-	-	-	1,484	\$ -	N/A
Capital Outlay													
Water-Sewer Combination	12,811,194	-	-	-	-	-	-	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance													
Legal - Series 2022-2 Bonds	143,103	-	-	-	834	-	-	-	-	-	143,938	\$ -	N/A
Underwriter's Discount	265,600	-	-	-	-	-	-	-	-	-	265,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 834	\$ -	\$ 13,270,691	\$ -	N/A				
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ (777)	\$ 66	\$ 2	\$ 0	\$ 19	\$ 99	\$ 83,236	\$ -	-
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ -	\$ -	-
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ 728,530	\$ 83,236	\$ -	-

**LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023**

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Developer Contributions	-	-	-	-	\$ -	N/A
TM - Lorraine Rd Widening	-	-	240,000	240,000	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ -	N/A
Expenditures and Other Uses						
Capital Outlay	-	-	-	-	\$ -	N/A
Engineering	-	-	240,000	240,000	\$ -	N/A
Construction in Progress	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	-

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

PREPARED BY:

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

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

LT Ranch Community Development District

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***The September 30, 2024 Financial Statements are
Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

**LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds					
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 84,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,575
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	1,021,113
Revenue Account	-	455,108	-	-	-	-	-	-	-	455,108
Capitalized Interest	-	-	73,042	391,576	-	-	-	-	-	464,618
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Construction Account	-	-	-	-	384	9	21,979	-	-	22,372
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
Other Assets - Current										
Other Assets - Non-Current										
	387	-	-	-	-	-	-	-	-	387
Prepaid Expenses										
Unamortized Prem/Discount on Bonds Payable										
	-	-	-	-	-	19,747	61,353	-	-	81,100
Amount Available in Debt Service Funds										
	-	-	-	-	-	-	-	-	1,940,838	1,940,838
Amount to be Provided by Debt Service Funds										
	-	-	-	-	-	-	-	-	29,479,162	29,479,162
Total Assets	<u>\$ 84,962</u>	<u>\$ 931,958</u>	<u>\$ 158,132</u>	<u>\$ 850,749</u>	<u>\$ 384</u>	<u>\$ 19,756</u>	<u>\$ 83,332</u>	<u>\$ -</u>	<u>\$ 31,420,000</u>	<u>\$ 33,549,272</u>

**LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds					
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Liabilities										
Accounts Payable & Payroll Liabilities	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Due to Developer	6,480	-	-	-	307,756	-	-	-	-	314,236
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion	-	-	-	-	-	-	-	-	-	-
Series 2019	-	-	-	-	-	-	-	-	-	-
Series 2022-1	-	-	-	-	-	-	-	-	-	-
Series 2022-2	-	-	-	-	-	-	-	-	-	-
Long Term										
Series 2019	-	-	-	-	-	-	-	-	\$15,760,000	15,760,000
Series 2022-1	-	-	-	-	-	-	-	-	\$2,380,000	2,380,000
Series 2022-2	-	-	-	-	-	-	-	-	\$13,280,000	13,280,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	\$54,012	-	-	-	-	54,012
Total Liabilities	\$ 7,080	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ -	\$ 31,420,000	\$ 31,788,847
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)	-	927,893	157,440	847,026	(361,386)	19,756	83,236	-	-	1,673,965
Results from Current Operations	-	4,065	692	3,722	2	0	96	-	-	8,577
Unassigned										
Beginning: October 1, 2023 (Unaudited)	1	-	-	-	-	-	-	-	-	1
Results from Current Operations	77,881	-	-	-	-	-	-	-	-	77,881
Total Fund Equity and Other Credits	\$ 77,882	\$ 931,958	\$ 158,132	\$ 850,749	\$ (361,384)	\$ 19,756	\$ 83,332	\$ -	\$ -	\$ 1,760,425
Total Liabilities, Fund Equity and Other Credits	\$ 84,962	\$ 931,958	\$ 158,132	\$ 850,749	\$ 384	\$ 19,756	\$ 83,332	\$ -	\$ 31,420,000	\$ 33,549,272

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$0	\$ (162,626)	0%
Interest				
Interest - General Checking	-	\$0	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	\$0	1,774,106	0%
Special Assessments - Off-Roll	-	\$0	-	N/A
Contributions Private Sources				
TM - Lorraine Rd Widening	-	\$0	-	N/A
Taylor Morrison	162,626	\$162,626	-	N/A
Note Proceeds	-	\$0	-	N/A
Developer Funding for Carryforward	-	\$0	162,626	0%
Developer Funding - Initial Reserve	-	\$0	250,000	0%
Intragovernmental Transfer In	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 162,626	\$162,626	\$ 2,024,106	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,750	\$3,750	45,000	8%
Financial and Administrative				
Audit Services	-	\$0	4,400	0%
Accounting Services	2,250	\$2,250	27,000	8%
Assessment Roll Services	2,125	\$2,125	25,500	8%
Arbitrage Rebate Services	-	\$0	500	0%
Other Contractual Services				
Legal Advertising	-	\$0	2,000	0%
Trustee Services	-	\$0	6,695	0%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Dissemination Agent Services	-	\$0	5,000	0%
Property Appraiser Fees	-	\$0	-	N/A
Bank Service Fees	51	\$51	250	20%
Communications & Freight Services				
Postage, Freight & Messenger	-	\$0	200	0%
Computer Services - Website Development				
	-	\$0	2,000	0%
Insurance				
	68,694	\$68,694	10,000	687%
Printing & Binding				
	-	\$0	600	0%
Subscription & Memberships				
	-	\$0	175	0%
Rentals				
	-	\$0	-	N/A
Legal Services				
Legal - General Counsel	786	\$786	7,500	10%
Legal - Series 2019 Bonds	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	\$0	-	N/A
Legal - Series 2022-2 Bonds	-	\$0	-	N/A
Other General Government Services				
Engineering/ Field Services	-	\$0	7,500	0%
Stormwater Needs Analysis	-	\$0	-	N/A
TM - Lorraine Rd Widening	-	\$0	-	N/A
NPDES	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Other Current Charges	-	\$0	-	N/A
Emergency & Disaster Relief Services				
Hurricane Ian	-	\$0	-	N/A
Conservation and Resource MGMT				
Re-Use System				
Utility Services				
Re-Use Water (Sarasota County)	-	\$0	23,400	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance				
Irrigation System (Line Distribution)	-	\$0	7,000	0%
Irrigation System (Pump Station)	-	\$0	14,000	0%
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	\$0	28,000	0%
Repairs and Maintenance				
Aquatic Weed Control	-	\$0	54,000	0%
Littoral Shelf - Invasive Plant Control	-	\$0	12,800	0%
Lake Bank Maintenance	-	\$0	18,000	0%
Detention Area Maintenance	-	\$0	4,200	0%
Water Quality Testing	-	\$0	-	N/A
Littoral Shelf Planting	-	\$0	3,000	0%
Control Structures, Catch Basins & Outfalls	-	\$0	27,500	0%
Preserve Services				
Shell Path Regrading	-	\$0	15,000	0%
Wetland Maintenance	-	\$0	70,500	0%
Enhancement Area Maintenance	-	\$0	55,000	0%
Creation Area Maintenance	-	\$0	4,000	0%
Green Way Maintenance	-	\$0	20,000	0%
Contingencies	-	\$0	28,400	0%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Lorraine Road Maintenance				
Professional Services				
Asset Management	-	\$0	12,500	0%
SWFWMD Reporting Re-use System	-	\$0	3,000	0%

Prepared by:

JWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Utility Services				
Electric - Street Lights	751	\$751	12,600	6%
Irrigation Water	968	\$968	16,140	6%
Repairs and Maintenance				
Landscape Maintenance				
Periodic Maintenance	-	\$0	290,000	0%
Pressure Cleaning	-	\$0	20,000	0%
Frost Damage	-	\$0	-	N/A
Vehicular Damage	-	\$0	26,000	0%
Tree Trimming	-	\$0	13,000	0%
Landscape Replacements	-	\$0	24,000	0%
Mulch Installation	-	\$0	44,000	0%
Annuals	-	\$0	19,000	0%
Roadway Lighting	-	\$0	8,000	0%
Landscape Lighting	-	\$0	-	N/A
Fountain Services	-	\$0	-	N/A
Irrigation System - Line Distrib	-	\$0	-	N/A
Irrigation System - Pump Station	-	\$0	-	N/A
Re-Use System - Other	-	\$0	-	N/A
Contingencies	1,250	\$1,250	54,300	2%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maitenance				
Periodic Maitenance	-	\$0	99,000	0%
Community Park				
Professional Services				
Asset Management	-	\$0	15,500	0%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Park Staffing	-	\$0	40,000	0%
Utility Services				
Electric	-	\$0	4,000	0%
Water and Sewer	-	\$0	-	N/A
Repairs and Maintenance				
Sand Replacement	-	\$0	9,000	0%
Janitorial	4,120	\$4,120	33,000	12%
Landscape Maintenance	-	\$0	-	N/A
Floratam Grass Areas	-	\$0	42,000	0%
Tree Trimming	-	\$0	-	N/A
Bermuda Grass Area				
Mowing Area	-	\$0	75,600	0%
Agronomic Scope	-	\$0	42,240	0%
Aeration/Venticutting	-	\$0	22,000	0%
Topdressing	-	\$0	10,100	0%
Rye Seeding	-	\$0	12,000	0%
Bahai Maintenance				
Mowing/Edging and Weedeating	-	\$0	9,000	0%
Bed Maintenance Services	-	\$0	8,000	0%
Landscape Replacements	-	\$0	8,000	0%
Maintenance Amenity Center		\$0	12,000	0%
Mulch Installation	-	\$0	14,000	0%
Irrigation System	-	\$0	11,400	0%
Snack Shack				
Utility Services				
Electric	-	\$0	5,000	0%
Water and Sewer	-	\$0	7,000	0%
Building Maintenance	-	\$0	2,000	0%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Miscellaneous Repairs	-	\$0	3,000	0%
Playground				
Miscellaneous Repairs	-	\$0	7,000	0%
Dog Park				
Miscellaneous Repairs	-	\$0	2,400	0%
Outdoor Sport Courts				
Miscellaneous Repairs	-	\$0	2,800	0%
Outdoor Sports Fields - Other	-	\$0	7,400	0%
Hurricane Repairs	-	\$0	-	N/A
Contingencies	-	\$0	66,588	0%
Reserves				
Operational Reserve (Future Years)	-	\$0	250,000	N/A
Other Financing Uses				
Note Payable-TM to Fund FY 2022 Operations	-	\$0	-	N/A
Other Fees and Charges	-	\$0	-	N/A
Discounts/Collection Fees	-	\$0	132,418	N/A
Sub-Total:	84,745	\$84,745	2,024,106	4%
Total Expenditures and Other Uses:	\$ 84,745	\$84,745	\$ 2,024,106	4%
Net Increase/ (Decrease) in Fund Balance	77,881	\$77,881	-	
Fund Balance - Beginning	1	1	-	
Fund Balance - Ending	\$ 77,882	\$77,882	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	2,097	2,097	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1,968	1,968	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	1,021,209	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,065	\$ 4,065	\$ 1,021,209	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	345,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	-	-	N/A
Interest Expense				
Series 2019	-	-	611,610	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 956,610	N/A
Net Increase/ (Decrease) in Fund Balance	4,065	4,065	64,599	
Fund Balance - Beginning	927,893	927,893	-	
Fund Balance - Ending	\$ 931,958	\$ 931,958	\$ 64,599	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 68,579.00	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	374	374	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	318	318	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	183,003	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 692	\$ 692	\$ 251,582	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-1	-	-	30,000	N/A
Principal Debt Service - Early Redemptions				
Series 2022-1	-	-	-	N/A
Interest Expense				
Series 2022-1	-	-	137,158	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 167,158	N/A
Net Increase/ (Decrease) in Fund Balance	692	692	84,424	
Fund Balance - Beginning	157,440	157,440	-	
Fund Balance - Ending	\$ 158,132	\$ 158,132	\$ 84,424	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 367,573.00	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	2,019	2,019	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	1,703	1,703	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	987,516	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,722	\$ 3,722	\$ 1,355,089	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022-2	-	-	185,000	N/A
Principal Debt Service - Early Redemptions				
Series 2022-2	-	-	-	N/A
Interest Expense				
Series 2022-2	-	-	735,145	N/A
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 920,145	N/A
Net Increase/ (Decrease) in Fund Balance	3,722	3,722	434,944	
Fund Balance - Beginning	847,026	847,026	-	
Fund Balance - Ending	\$ 850,749	\$ 850,749	\$ 434,944	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	2	2	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 2</u>	<u>\$ 2</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
Printing & Binding	-	-	\$ -	N/A
Capital Outlay				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
Cost of Issuance				
Legal - Series 2019 Bonds	-	-	\$ -	N/A
Underwriter's Discount	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ -	
Fund Balance - Beginning	<u>\$ (361,386)</u>	<u>\$ (361,386)</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ (361,384)</u></u>	<u><u>\$ (361,384)</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	0	0	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
Printing & Binding	-	-	\$ -	N/A
Capital Outlay				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
Cost of Issuance				
Legal - Series 2022-1 Bonds	-	-	\$ -	N/A
Underwriter's Discount	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 0	\$ 0	\$ -	
Fund Balance - Beginning	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ 19,756</u></u>	<u><u>\$ 19,756</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	96	96	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 96</u>	<u>\$ 96</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
Printing & Binding	-	-	\$ -	N/A
Capital Outlay				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
Cost of Issuance				
Legal - Series 2022-2 Bonds	-	-	\$ -	N/A
Underwriter's Discount	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 96	\$ 96	\$ -	
Fund Balance - Beginning	<u>\$ 83,236</u>	<u>\$ 83,236</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ 83,332</u></u>	<u><u>\$ 83,332</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JPWARD and Associates, LLC

**LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Developer Contributions	-	-	\$ -	N/A
TM - Lorraine Rd Widening	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses				
Capital Outlay			-	N/A
Engineering			-	N/A
Construction in Progress			-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	