

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

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, January 13, 2026 at the offices of Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by Mr. John Wollard, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Anthony Briandi	Assistant Secretary
Jamie Kuca	Assistant Secretary

Absent:

Rob Berry	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney

Audience:

Brook Hartman
Marisa

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 1:30 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Rob Berry, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Public Comments for Non-Agenda Items

THIRD ORDER OF BUSINESS

Consideration of Minutes

October 14, 2025 - Regular Meeting Minutes

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

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the October 14, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2025

Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited financial statements for Fiscal Year 2025 ending September 30, 2025.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the fund level balance sheet, and the fund level income statement. He stated pages 13-22 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 5 was interfund transfers; note 6 was capital assets (infrastructure improvements); note 7 discussed long term liabilities (bonds and developer advances); and the remaining notes were standard. He indicated page 23 was the comparison of the general fund activity for the year to the budget; page 25 contained data elements required by the State of Florida; pages 26-27 contained the auditor's report on internal controls; page 28 was the Florida Statute dealing with investments; and pages 29-30 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Audited Financial Statements for Fiscal Year ending September 30, 2025 were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, a Resolution of the LT Ranch Community Development District Amending and Restating the Fiscal Year 2025 Budget which began on October 1, 2024, and ended September 30, 2025, Amending Resolution 2025-18 Related to the Annual Appropriation and Adopting the Budget for Fiscal Year 2026 Beginning October 1, 2025 and Ends on September 30, 2026; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Mr. Ward stated this Resolution amended the fiscal year 2025 budget to coincide with the actual expenses for year ending September 30, 2025; it allowed the CDD to have actual expenses in an approved amendment to the budget going forward. He asked if there were any questions.

Ms. Brook Hartman asked if a line item such as the shade project could be adjusted as long as it did not go above the fund amount; was this the intent of the language.

Mr. Ward explained this particular Resolution simply lined up the prior year's actual expenses to the budget. The way the current year budgets work, I have some authority to move line item by line item up to a certain amount and never exceed the total appropriations. If I go over a particular line item, whatever the amount is, I would have to go back to the Board and go through a process of amending the budget, and then I go through another process at the end of the year of amending the budget to make sure it lines up with whatever our total actual expenditures are.

Ms. Hartman: There was a paragraph added into this resolution. I think it was about that line issue saying you were able to exceed one line item without coming back to the Board as long as it did not exceed the whole fund.

Mr. Ward: That is true. That's just a normal paragraph we use in a resolution. But it does not have any effect because what this amendment does is just lines up the budget.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the LT Ranch Community Development District Authorizing, Confirming, and Approving the Assignment of Mobility Fee Credit Pursuant to the Interlocal Agreement between Sarasota County And The District for the design, permitting and construction of Lorraine Road, as amended; providing general authorization; and addressing conflicts, severability, and providing an effective date

Mr. Ward stated Resolution 2026-3 authorized, confirmed and approved the assignment of the mobility fee credits, which were the subject of an Interlocal Agreement between the District and Sarasota County. He stated the intent was based on the fact that all the money used to do the improvements on Lorraine Road were funded by Taylor Morrison, or advanced to Taylor Morrison, under the concept that they would get the mobility fee credits. He explained this resolution finalized the particular concept that the mobility fee credits, which came to Taylor Morrison from Sarasota County upon each sale of a home, would be assigned directly to Taylor Morrison. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of First Amendment**

Consideration of First Amendment to Reclaimed Water Use Agreement between LT Ranch Development District and Sarasota County amending the January 10, 2023 Agreement to join the LT Ranch South District as a party to the Agreement as well as revising the scope of the Agreement to include the expanded service area

Mr. Ward: This agreement was approved a number of years ago when we did the agreement between LT Ranch and Sarasota County for the provision of reuse water that comes into this particular district. With expansion of the second half of the community LT Ranch, as a part of the entire community, this amendment to the Reclaimed Water Use Agreement just makes it a tri-party agreement between LT Ranch, LT Ranch South and Sarasota County. The amount of reclaimed water coming from the County does not change. It is based upon the entire community, always has been, so this agreement simply codifies the fact that both LTR and LTRS would have availability of reclaimed water coming from Sarasota County. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the First Amendment to the Reclaimed Water Use Agreement was approved, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Agreement**

Consideration of a Maintenance Agreement between Sarasota County, LT Ranch Community Development District, and LT Ranch South Community Development District to operate, maintain, repair and replace landscape, hardscape, irrigation and lighting improvements within the public right-of-way known as Lorraine Road

Mr. Ward stated the original maintenance agreement was between Sarasota County and LT Ranch. He explained this Agreement brought LT Ranch South into the agreement with expansion of the last section of Lorraine Road, where the maintenance of Lorraine Road would be borne by both LT Ranch and LT Ranch South CDD. He noted Sarasota County required this agreement in order to maintain improvements above their standard level of service for purposes of this county road right-of-way. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Maintenance Agreement was approved, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager**a) Important Meeting Dates for Fiscal Year 2026:**

- **Tuesday, March 10, 2026 - Presentation of Proposed FY 2027 Budget**

b) Asset Manager Report September 2025**c) Asset Manager Report October 2025****d) Financial Statement for period ending October 31, 2025 (unaudited)****e) Financial Statement for period ending November 30, 2025 (unaudited)****f) Financial Statement for period ending December 31, 2025 (unaudited)**

No report.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

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

ELEVENTH ORDER OF BUSINESS**Audience Comments**

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

Ms. Brook Hartman stated she has been doing the shade project fundraiser. She reported the golf cart raffle was done and approximately \$7,000 dollars had been raised for the shade project to date. She noted it was not the goal amount, but it was a start. She stated she understood the new budget was upcoming and she wanted to stress the importance the community placed on the need for better shade structures throughout the community, but first for the children's playground. She noted there were improvements made in the community, such as the fence around the basketball court, the funds for which the community felt should have been used for shade structures instead. She said as such she wanted to better understand the decision making process.

Mr. Ward explained in terms of the fencing, Taylor Morrison ordered fencing for LT Ranch, and the vendor placed the fence around the basketball courts; the fencing was not supposed to go around the basketball courts, but the vendor chose to just leave it there as opposed to dig it up and move it. He stated with respect to the current budget, fiscal year 2026, he knew funds were tight because the assessment rate was the same as it had been for the past three years. He said he would not be able to determine if the CDD had extra funds until June or July. He noted there were not many contingencies included in this budget.

Ms. Hartman stated obviously the goal was to have something up over the playground before the summer months, especially the little tot playground. She reported it would cost approximately \$14,000 dollars to raise a shade structure over the little tot playground, she had raised \$7,000 dollars, and hopefully she would be able to raise a little more, and if the CDD could contribute \$5,000 to \$7,000 dollars it would at least get shade for the little kids before summer. She asked the CDD to consider matching her fundraising and contributing \$7,000 dollars to the shade project.

Mr. Ward stated he believed if Ms. Hartman asked again in 4 to 5 months he would be better able to know if the CDD would have funds available; it was too early to know. He noted the wet season and hurricane season had not yet started and if there were storm damage it might make it impossible to contribute. He indicated last year the storm caused \$300,000 dollars in damage. He noted \$7,000 dollars was much better than \$15,000 dollars.

Mr. Briandi asked when final paving of roads were done.

Mr. John Wollard indicated the paving of roads was in the Taylor Morrison wheelhouse, but essentially Taylor Morrison went phase by phase and once home building was completed in a phase the final road paving was done.

Ms. Hartman asked when it came to budget decisions was there any kind of community outreach to see what the community would like to have done, and if not, could it be considered.

Mr. Ward: With respect to capital outlay, to the extent they are specifically defined in the budget within the capital outlay portions of it, they are just automatically done. Turner Park does not have any capital outlay in it in the current fiscal year, so anything that we would want to do from a capital perspective would automatically come back to the Board in the current year for decision making. It is ultimately their decision.

Ms. Hartman: When the playground did get destroyed was there any kind of outreach to the community regarding what that should look like when it got rebuilt?

Mr. Ward: When it was originally destroyed all we did was restore it to what it looked like before the storm event. In terms of surveying the community, we might be able to do something like that.

Ms. Hartman suggested creating an agenda item for residents to come and share ideas.

Mr. Ward: We can do that. Another thing you can do is you can come to Board meetings and ask to put additional items in the budget with respect to Turner Park or anything else you'd like to see. The budget is always on the website, as well as the agendas 7 days before the meeting.

Ms. Hartman: So, encouraging participation would be the best way.

Mr. Ward: Yes.

Mr. Wollard: The CDD is very sensitive to fee increases, but on a personal level, I have a 1 year-old, a 5 year-old and an 8 year-old, so I understand what you're saying about the heat on the playground. I think what you're doing is perfect, trying to capture what these improvements are with the cost and the timing and then seeing what we can do within the budget to make it work.

TWELFTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:56 p.m.

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

LT Ranch Community Development District

James P. Ward

James P. Ward (Mar 13, 2026 11:40:37 EDT)

James P. Ward, Secretary

John Wollard

John Wollard (Mar 11, 2026 09:38:17 EDT)

John Wollard, Chairperson

LTR - Minutes 1/13/2026

Final Audit Report

2026-03-13

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