Rizzetta & Company

LTC Ranch West Residential Community Development District

Board of Supervisors Meeting
August 18, 2026

District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819

LTC RANCH WEST RESIDENTIAL DEVELOPMENT DISTRICT COMMUNITY

Board of Supervisors	Austin Burr	Chairman
	Ben Meyers	Vice Chairman
	Robert Nelson	Assistant Secretary
	James Jahna	Assistant Secretary
	Luke Rector	Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Kutak Rock LLP
District Engineer	Kinan Husainy	Kimley-Horn and Assosciates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

LTC RANCH WEST RESIDENTAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.ltcranchwestcdd.org

August 11, 2026

Board of Supervisors
LTC Ranch West
Residential Community
Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District will be held on **August 18, 2026, at 1:45 p.m.** at **Home2Suites by Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
4. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of Meeting from the Board of Supervisors' Meeting held on May 19, 2026,............................ Tab 1
   B. Ratification of Operation and Maintenance Expenditures for April – June 2026.. Tab 2
5. **BUSINESS ITEMS**
   A. Ratification of District Items .... Tab 3
      1. Superior Waterway Services – Additional Lake Agreement
   B. Acceptance of Rizzetta & Company's First Addendum to the Contract for Professional District Service .... Tab 4
   C. Consideration of Fiscal Year 2025 Financial Audit.................. Tab 5
   D. Consideration of Resolution 2026-06, Adopting FY 26-27 Annual Meeting Schedule.. Tab 6
   E. Consideration of Resolution 2026-07, Setting Public Hearing on Revised Rules of Procedure .... Tab 7
   F. Public Hearing on Fiscal Year 2026/2027 Final Budget
      1. Consideration of Resolution 2026-08, Adopting FY 26-27 Final Budget .... Tab 8
   G. Public Hearing on Fiscal Year 2026/2027 Special Assessments
      1. Consideration of Resolution 2026-09, Imposing Special Assessments.. Tab 9
6. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager .... Tab 10
      1. Q2 Website Audit Review
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

Brian Mendes

Brian Mendes
District
Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District was held on **May 19, 2026, at 1:49 p.m.** at the **Home2 Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. Following is the agenda for the meeting.

Austin Burr	**Board Supervisor, Chairman**
Ben Meyers	**Board Supervisor, Vice Chairman**
Luke Rector	**Board Supervisor, Assistant Secretary**

Also present were:

Brian Mendes	**District Manager, Rizzetta & Company, Inc.**
Johnathan Johnson	**District Counsel, Kutak Rock** *(via phone)*
Kinan Husainy	**District Engineer, Kimley-Horn** *(via phone)*
Audience	**Not Present**

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

Mr. Mendes called the meeting to order at 1:49 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS **Public Comments**

Not present.

THIRD ORDER OF BUSINESS **Consideration of Minutes of Meeting from Board of Supervisors' Meeting held on March 9, 2026**

The Members of the Board reviewed the meeting minutes from meeting held on March 9, 2026. There were no revisions requested.

> On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved the Minutes of the Board of Supervisors Meeting held on March 9, 2026, for LTC Ranch West Residential Community Development District.

FOURTH ORDER OF BUSINESS — **Consideration of Minutes of Meeting from the 2nd Audit Committee Meeting held on March 9, 2026**

The Members of the Board reviewed the 2nd audit committee meeting minutes from meeting held on March 9, 2026. There were no revisions requested.

> On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved the 2nd audit committee Minutes of the Board of Supervisors Meeting held on March 9, 2026, for LTC Ranch West Residential Community Development District.

FIFTH ORDER OF BUSINESS — **Ratification of Operation and Maintenance Expenditures for February & March 2026**

The Members of the Board reviewed the operation and maintenance expenditure for the months of December 2025 and January 2026.

> On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board ratified Operation and Maintenance Expenditures for February 2026 ($6,380.23) and March 2026 ($57,718.66) , for LTC Ranch West Residential Community Development District.

SIXTH ORDER OF BUSINESS — **Consideration of Property Signage**

The members of the Board and district staff reviewed and approved the HOA to purchase and install the proposed property signs.

SEVENTH ORDER OF BUSINESS — **Consideration of Superior Waterway Additional Lake Maintenance Proposal**

The members of the Board and district staff reviewed and discussed Superior Waterway's additional lake maintenance proposal

> On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board approved Superior Waterway Additional Lake Maintenance Proposal, for LTC Ranch West Residential Community Development District.

EIGHTH ORDER OF BUSINESS — **Consideration of 2026 Impact Landscape Response Plan**

The members of the Board reviewed and approved of the 2026 Impact Landscape Hurricane Response Plan.

> On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board approved the 2026 Impact Landscape Hurricane Response Plan, for LTC Ranch West Residential Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Grau & Associates Audit Engagement Letter**

The members of the Board reviewed and approved Grau & Associates audit engagement letter.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved Grau & Associates audit engagement letter, for LTC Ranch West Residential Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Reappointing Assistant Treasurer**

The Members of the Board reviewed and adopted Resolution 2026-03, Reappointing Assistant Treasurer.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board adopted Resolution 2026-03, Reappointing Assistant Treasurer, for LTC Ranch West Residential Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Approving the Proposed FY 26/27 Budget and Setting a Public Hearing**

The members of the Board reviewed the proposed budget in detail.

The members of the Board reviewed and approved the public hearing date of August 18th, 2026 at 1:45 p.m.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board adopted Resolution 2026-04, Approving the Proposed FY 26/27 Budget and Setting a Public Hearing for LTC Ranch West Residential Community Development District.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No comments.

B. District Engineer

1. Updates on Lake Bank Depression

Mr. Husainy commented on the low water levels and to ensure that the lake are operating up to standards.

C. District Manager

1. Presentation of Registered Voter Count
2. Q1 Website Audit Review

Mr. Mendes reviewed the registered voter count in the community with the members of the Board, 737 registered voters.

Mr. Mendes reviewed the Q1 website audit review with the members of the board and district staff.

THIRTEENTH ORDER OF BUSINESS **Audience Comments & Supervisor Requests**

There were no comments or requests at this time.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board adjourned the Board of Supervisors' Meeting at 2:02 p.m. for LTC Ranch West Residential Community Development District.

[SINGATURES ON FOLLOWING PAGE]

______________________________	______________________________
Secretary / Assistant Secretary	Chairman / Vice Chairman

Tab 2

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 33,345.23**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Port St. Lucie Utility Systems Dept.	20260402-1	17306705	Account # 1073560848881 -10958 NW Furyk D 03/26	$ 58.96
City of Port St. Lucie Utility Systems Dept.	20260402-1	17306705	Account # 1073560848881 -10958 NW Furyk D 03/26	$ 0.95
City of Port St. Lucie Utility Systems Dept.	20260402-1	17306706	Account # 1073560848883 - 10958 A NW Furyk DR 03/26	$ 28.96
City of Port St. Lucie Utility Systems Dept.	20260402-1	17306706	Account # 1073560848883 - 10958 A NW Furyk DR 03/26	$ 0.95
Impact Landscaping & Irrigation, LLC	300111	INV-78421	Landscaping Maintenance 04/26	$ 9,725.00
Impact Landscaping & Irrigation, LLC	300111	INV-78422	Landscape Maintenance 04/26	$ 11,193.50
Kutak Rock, LLP	300108	3687969	Legal Services 12/26	$ 1,412.50
Kutak Rock, LLP	300107	3718338	Legal Services 02/26	$ 259.50
Rizzetta & Company, Inc.	300106	INV0000108083	Accounting Services 04/26	$ 6,907.83
Superior Waterway Services, Inc.	300112	1011542	Monthly Lake Maintenance 04/26	$ 1,806.00
Superior Waterway Services, Inc.	300110	112090	Monthly Lake Maintenance 02/26	$ 1,806.00
USA TODAY Media Corp	300109	0007644159	Legal Advertising 03/26	$ 145.08
Total Report				**$ 33,345.23**

LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
May 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 7,419.93**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410334	Account # 1073560848881 -10958 NW Furyk D 04/26	$ 475.49
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410334	Account # 1073560848881 -10958 NW Furyk D 04/26	$ 0.95
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410335	Account # 1073560848883 - 10958 A NW Furyk DR 04/26	$ 28.96
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410335	Account # 1073560848883 - 10958 A NW Furyk DR 04/26	$ 0.95
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410336	Account # 1073560848884 - 10958 B NW Furyk DR 04/26	$ 4.80
City of Port St. Lucie Utility Systems Dept.	20260507-1	17410336	Account # 1073560848884 - 10958 B NW Furyk DR 04/26	$ 0.95
Rizzetta & Company, Inc.	300113	INV0000109175	Accounting Services 05/26	$ 6,907.83
Total Report				**$ 7,419.93**

LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 74,376.47**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Meyers	300123	BM051926	Board of Supervisor Meeting 05/19/26	$ 200.00
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513378	Account # 1073560848881 -10958 NW Furyk D 05/26	$ 407.99
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513378	Account # 1073560848881 -10958 NW Furyk D 05/26	$ 0.95
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513379	Account # 1073560848883 - 10958 A NW Furyk DR 05/26	$ 28.96
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513379	Account # 1073560848883 - 10958 A NW Furyk DR 05/26	$ 0.95
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513380	Account # 1073560848884 - 10958 B NW Furyk DR 05/26	$ 28.96
City of Port St. Lucie Utility Systems Dept.	20260604-1	17513380	Account # 1073560848884 - 10958 B NW Furyk DR 05/26	$ 0.95
Grau & Associates, P.A.	300127	29628	Audit FYE 09/30/2025	$ 3,000.00
Impact Landscaping & Irrigation, LLC	300114	INV-79066	Landscape Maintenance 05/26	$ 9,725.00
Impact Landscaping & Irrigation, LLC	300114	INV-79067	Landscape Maintenance 05/26	$ 13,432.20
Impact Landscaping & Irrigation, LLC	300128	INV-79680	Landscape Maintenance 06/26	$ 9,725.00
Impact Landscaping & Irrigation, LLC	300128	INV-79681	Landscape Maintenance 06/26	$ 13,432.20
Kutak Rock, LLP	300115	3732618	Legal Services 03/26	$ 2,304.00
Kutak Rock, LLP	300119	3748159	Legal Services 04/26	$ 1,948.50

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
LLS Tax Solutions, Inc.	300116	004141	Arbitrage Services Series 2024 - AA4 for Period Ending 05/01/26	$ 500.00
Luke Rector	300124	LR051926	Board of Supervisor Meeting 05/19/26	$ 200.00
Rizzetta & Company, Inc.	300118	INV0000109963	District Management Services 06/26	$ 3,307.83
Robert A Burr	300125	AB051926	Board of Supervisor Meeting 05/19/26	$ 200.00
St. Lucie County Tax Collector, Chris Craft	300126	2025-26 Postage	Postage Report - 2025-26 Roll Year	$ 290.26
Superior Waterway Services, Inc.	300117	1012365	Monthly Lake Maintenance 05/26	$ 1,806.00
Superior Waterway Services, Inc.	300117	1012787	Monthly Lake Maintenance 05/26	$ 3,745.00
Superior Waterway Services, Inc.	300129	1013365	Monthly Lake Maintenance 06/26	$ 2,555.00
U.S. Bank	300120	8195407	Trustee Fees S2021B 05/01/26 - 04/30/27	$ 3,178.63
U.S. Bank	300121	8195409	Trustee Fees S2021A 05/01/26 - 04/30/27	$ 4,256.13
USA TODAY Media Corp	300122	0007735269	Legal Advertising 05/26	$ 101.96
Total Report				**$ 74,376.47**

Tab 3

AGREEMENT BETWEEN LTC RANCH WEST COMMUNITY DEVELOPMENT DISTRICT AND SUPERIOR WATERWAY SERVICES, INC., FOR AQUATIC MANAGEMENT SERVICES

THIS AGREEMENT (the "**Agreement**") is made and entered into this ___ day June 2026 (the "**Effective Date**"), by and between:

> **LTC Ranch West Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the **"District"**); and
>
> **Superior Waterway Services, Inc.,** a Florida corporation, with a mailing address of 6701 Garden Road, Suite 1, Riviera Beach, Florida 33404 (the "Contractor," together with the District, the **"Parties"**).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "**Act**"), by ordinance adopted by St. Lucie County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain lakes and ponds ("Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide aquatic management services for the Facilities; and

WHEREAS, the Contractor submitted a proposal and represents that it is qualified to provide aquatic management services and has agreed to provide to the District those services identified in **Composite Exhibit A**, attached hereto and incorporated by reference herein (the "**Services**"); and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

A. The Contractor shall provide aquatic management services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Composite Exhibit A** hereto.

B. The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

C. This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

D. Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.

E. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

F. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

G. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager or his or her designee, to act as its representative.

(2) Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

H. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Three Thousand One Hundred Thirty Dollars and No Cents (**$3,130.00**) per month for the Services as identified in **Composite Exhibit A.** The term of this Agreement shall be from the execution of the agreement for a length of 12 months, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

3. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Composite Exhibit A** shall apply to this Agreement and **Composite Exhibit A** shall not be incorporated herein, except that **Composite Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. **If to Contractor:** Superior Waterway Services, Inc.
6701 Garden Road, Suite 1
Riviera Beach, Florida 33404
Attn: __________________

B. **If to District:** LTC Ranch West Community Development District

3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver No-tice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Lucie County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Con-tractor acknowledges that the designated public records custodian for the District is Brian Mendes ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the re-quested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records dis-closure requirements. All records stored electronically must be provided to the District in a for-mat that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 472-2471; BMENDES@RIZZETTA.COM; or 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. To the extent required by Florida Statutes, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes.*

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

A. Section 287.133, *Florida Statutes,* titled *Public entity crime; denial or revocation of the right to transact business with public entities;*
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities;*
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies;*
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited.*

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

LTC RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary

____
Chairman, Board of Supervisors

Witness:

SUPERIOR WATERWAY SERVICES, INC.

____
Signature of Witness

By: _______________________
Print Name: Chris York
Title: President

Composite Exhibit A: Scope of Services

Composite Exhibit A
Scope of Services

SUPERIOR WATERWAY SERVICES, INC.

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated August 1, 2025, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

LTC Ranch West Residential CDD
3434 Colwell Ave Suite 200 Tampa,
FL 33614

Quoted by: Doug Matthews

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

   Twenty-one (21) lakes totaling 68 acres located in Port St Lucie, Florida.

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	$2,380.00 / monthly
Border Grass And Brush Control To Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

Two (2) visits per month for lake management with treatment as necessary. Additionally needed visits at no extra charge.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.

4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.

5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.

SUPERIOR WATERWAY
SERVICES, INC.

AQUATIC MANAGEMENT AGREEMENT

6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. There will be no less than 30 days written notice if any increase is to be imposed for any reason whatsoever.

7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.

8. Addendums: See attached map, survey and report (where applicable).

   A. Water testing as needed for the success of the aquatic weed control program and at the discretion of SWS.

   B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates. Construction debris removal around lakes is available for an additional cost.

   C. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.

   D. Definitions of services referred to in Paragraph 1 are as follows:

   Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides. The use of Fluridone is not included and will be prescribed if needed. SWS will provide the product at market cost with no markup when needed.

   Border Grass And Brush Control To Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line. Cattails and torpedo grass will be treated and left in place to decompose. Littoral plantings absent from lake shorelines at this time.

AQUATIC MANAGEMENT AGREEMENT

Monthly Water Testing – As needed for the success of the aquatic weed control program.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property, and provided to Customer.

9. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.

10. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.

11. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.	R. Austin Burr CUSTOMER
7-21-25 DATE	7/17/2025 DATE

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated June 1, 2026, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

LTC Ranch West Residential CDD
C/o Greenpointe Developers, LLC
864 SE Becker Rd. Suite E-104
Port St Lucie, FL. 34984

Quoted by: Doug Matthews

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

   Add 7 additional lakes (Lakes 21, 22, 23, 24, 25, 26 and 27 on provided map) totaling 21.4 acres located in Port St Lucie, Florida.

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	$750.00 / monthly
Border Grass And Brush Control To Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

One visit per month for lake management with treatment as necessary. Additionally needed visits at no extra charge.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.

4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.

5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.

AQUATIC MANAGEMENT AGREEMENT

6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. There will be no less than 30 days written notice if any increase is to be imposed for any reason whatsoever.

7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.

8. Addendums: See attached map, survey and report (where applicable).

   A. Water testing as needed for the success of the aquatic weed control program.

   B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates-see attached sheet.

   C. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.

   D. Definitions of services referred to in Paragraph 1 are as follows:

   Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides. The use of Fluridone is not included and will be prescribed if needed. SWS will provide the product at market cost with no markup when needed.

   Border Grass And Brush Control To Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

AQUATIC MANAGEMENT AGREEMENT

Monthly Water Testing – As needed for the success of the aquatic weed control program.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

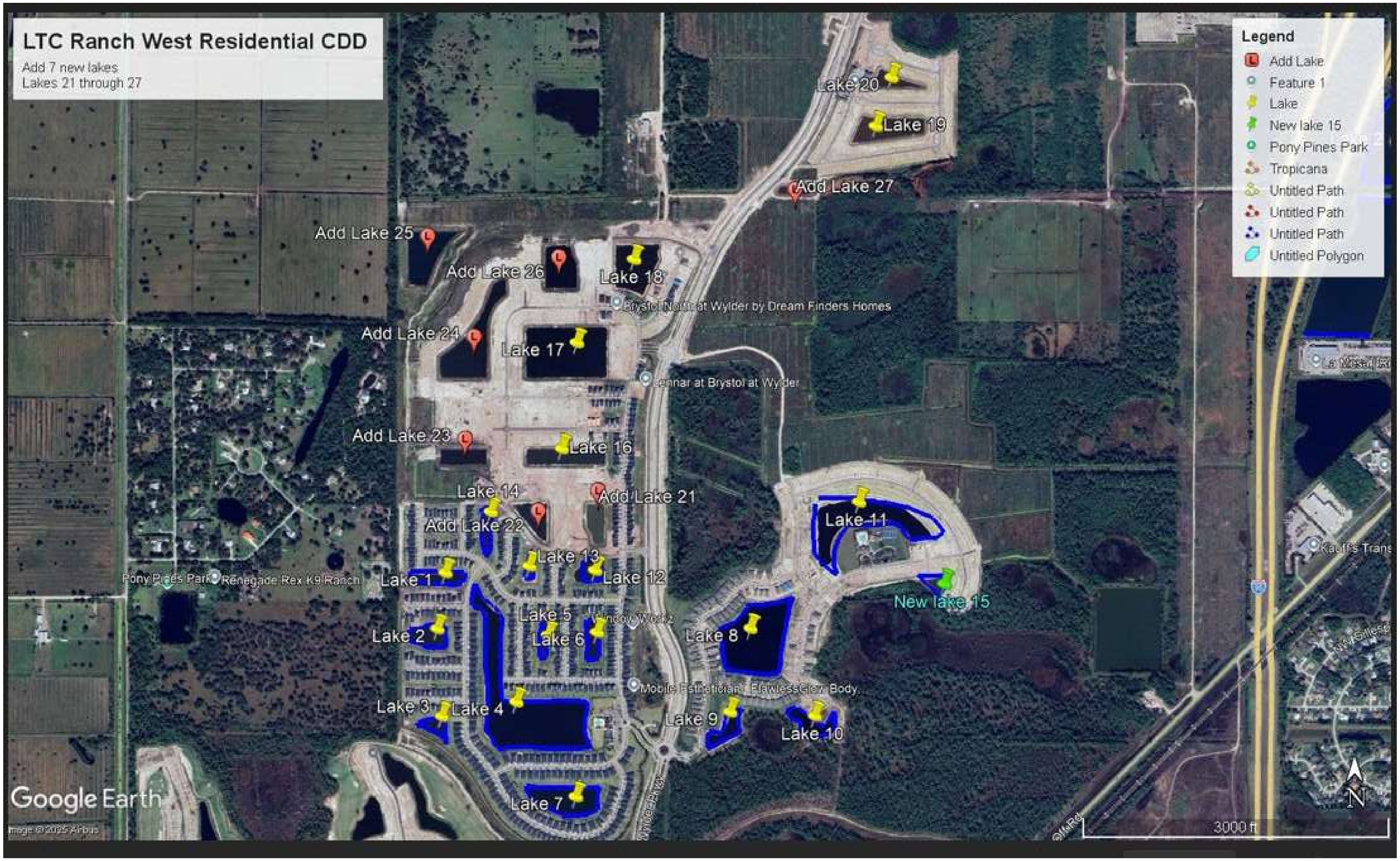
Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property, and provided to Customer.

9. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.

10. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.

11. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.	CUSTOMER
DATE	DATE


LTC Ranch West Residential CDD
Add 7 new lakes
Lakes 21 through 27
Legend
Add Lake
Feature 1
Lake
New lake 15
Pony Pines Park
Tropicana
Untitled Path
Untitled Path
Untitled Path
Untitled Polygon
Lake 20
Lake 19
Add Lake 27
Add Lake 25
Add Lake 26
Lake 18
Brystol North at Wylder by Dream Finders Homes
Add Lake 24
Lake 17
Lennar at Brystol at Wylder
Add Lake 23
Lake 16
Lake 14
Add Lake 21
Add Lake 22
Lake 11
Lake 13
Lake 1
Lake 12
Pony Pines Park
Renegade Rex K9 Ranch
New lake 15
Lake 5
Lake 2
Lake 6
Lake 8
Mobile Esthetician - FlawlessGlow Body
Lake 3
Lake 4
Lake 9
Lake 10
Lake 7
Google Earth
Image © 2025 Airbus
3000 ft
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Tab 4

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **LTC Ranch West Residential Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Lucie County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2025 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________________

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

BY: ______________________________

PRINTED NAME: ______________________________

TITLE: Chairman/Vice Chairman

DATE: ______________________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

-

	MONTHLY	ANNUALLY
Management:	$1,930.83	$23,170
Administrative:	$386.17	$4,634
Accounting:	$1,818.33	$21,820
Financial Services & Revenue Collections:	$431.00	$5,172
Assessment Roll: (1)		$5,517
Total Standard On-Going Services:	$4,566.33	$60,313

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 5

Brian,

LTC Ranch West Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -
An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district **YES** NO (Circle one.) See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -
The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -
Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES **NO** (Circle one.) If yes, see further explanation below. See pages 25-26

Management Letter -
The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	**NO**
Instances or adverse findings reported for this district in the prior year	YES	**NO**
(Circle one.) If yes, see further explanation below.		
See pages 28-29		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
LTC Ranch West Residential Community Development District
City of Port St. Lucie, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 8, 2026, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

July 8, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $61,241,554.

- The change in the District's total net position in comparison with the prior year was $41,897,228, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $5,310,771, a decrease of $5,876,900 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items, restricted for debt service, unassigned deficit in the capital projects fund, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 17,009,964	$ 16,194,929
Capital assets	113,755,217	73,091,815
Total assets	130,765,181	89,286,744
Current liabilities	8,662,670	6,088,679
Long-term liabilities	60,860,957	63,853,739
Total liabilities	69,523,627	69,942,418
Net Position		
Net investment in capital assets	52,664,828	13,236,601
Restricted	8,381,327	6,049,788
Unrestricted	195,399	57,937
Total net position	$ 61,241,554	$ 19,344,326

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 8,681,678	$ 3,575,411
Operating grants and contributions	228,413	161,820
Capital grants and contributions	36,278,215	8,130,459
General revenues		
Unrestricted investment earnings	378	-
Total revenues	45,188,684	11,867,690
Expenses:		
General government	155,842	158,944
Physical environment	153,796	112,795
Interest on long-term debt	2,981,818	1,740,790
Bond issue costs	-	1,279,221
Total expenses	3,291,456	3,291,750
Change in net position	41,897,228	8,575,940
Net position - beginning	19,344,326	10,768,386
Net position - ending	$ 61,241,554	$ 19,344,326

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $3,291,456. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised of Developer contributions, assessments, and interest income. In total, expenses remained consistent with the prior fiscal year. The decrease in bond issue costs from the prior year was offset by an increase in maintenance expenses and an increase in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $113,755,217 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken as the District's assets are under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $60,660,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact LTC Ranch West Residential Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 98,837
Due from Developer	6,701,920
Assessments receivable	1,352,892
Prepaid items	4,921
Restricted assets:	
Cash	896,829
Investments	7,954,565
Capital assets	
Non-depreciable assets	113,755,217
Total assets	130,765,181
LIABILITIES	
Accounts payable and accrued expenses	15,576
Contracts and retainage payable	7,397,348
Accrued interest payable	1,249,746
Non-current liabilities:	
Due within one year	970,000
Due in more than one year	59,890,957
Total liabilities	69,523,627
NET POSITION	
Net investment in capital assets	52,664,828
Restricted for debt service	8,381,327
Unrestricted	195,399
Total net position	$ 61,241,554

See notes to the financial statements

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 155,842	$ 155,842	$ -	$ -	$ -
Physical environment	153,796	290,880	-	36,278,215	36,415,299
Interest on long-term debt	2,981,818	8,234,956	228,413	-	5,481,551
Total governmental activities	3,291,456	8,681,678	228,413	36,278,215	41,896,850

General revenues:	
Unrestricted investment earnings	378
Total general revenues	378
Change in net position	41,897,228
Net position - beginning	19,344,326
Net position - ending	$ 61,241,554

See notes to the financial statements

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
ASSETS				
Cash	$ 98,837	$ 896,358	$ 471	$ 995,666
Investments	-	7,489,040	465,525	7,954,565
Due from Developer	-	-	6,701,920	6,701,920
Assessment receivable	107,217	1,245,675	-	1,352,892
Prepaid items	4,921	-	-	4,921
Total assets	$ 210,975	$ 9,631,073	$ 7,167,916	$ 17,009,964
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	$ 15,576	$ -	$ -	$ 15,576
Contracts and retainage payable	-	-	7,397,348	7,397,348
Total liabilities	15,576	-	7,397,348	7,412,924
Deferred Inflows of Resources:				
Unavailable revenue - Developer contributions	-	-	4,286,269	4,286,269
Total deferred inflows of resources	-	-	4,286,269	4,286,269
Fund balances:				
Nonspendable:				
Prepaid items	4,921	-	-	4,921
Restricted for:				
Debt service	-	9,631,073	-	9,631,073
Unassigned	190,478	-	(4,515,701)	(4,325,223)
Total fund balances	195,399	9,631,073	(4,515,701)	5,310,771
Total liabilities, deferred inflows of resources, and fund balances	$ 210,975	$ 9,631,073	$ 7,167,916	$ 17,009,964

See notes to the financial statements

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 5,310,771
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	113,755,217	
Accumulated depreciation	-	113,755,217
Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.		4,286,269
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(1,249,746)	
Bonds payable	(60,860,957)	(62,110,703)
Net position of governmental activities		$ 61,241,554

See notes to the financial statements

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
REVENUES				
Developer contributions	$ -	$ -	$ 31,874,843	$ 31,874,843
Assessments	446,722	8,234,956	-	8,681,678
Interest	378	228,413	117,103	345,894
Total revenues	447,100	8,463,369	31,991,946	40,902,415
EXPENDITURES				
Current:				
General government	155,782	-	60	155,842
Physical environment	153,796	-	-	153,796
Debt service:				
Principal	-	2,985,000		2,985,000
Interest	-	2,821,275	-	2,821,275
Capital outlay	-	-	40,663,402	40,663,402
Total expenditures	309,578	5,806,275	40,663,462	46,779,315
Excess (deficiency) of revenues over (under) expenditures	137,522	2,657,094	(8,671,516)	(5,876,900)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	(60)	(157,230)	157,290	-
Total other financing sources (uses)	(60)	(157,230)	157,290	-
Net change in fund balances	137,462	2,499,864	(8,514,226)	(5,876,900)
Fund balances - beginning	57,937	7,131,209	3,998,525	11,187,671
Fund balances - ending	$ 195,399	$ 9,631,073	$ (4,515,701)	$ 5,310,771

See notes to the financial statements

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ (5,876,900)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	40,663,402
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	4,286,269
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,985,000
Amortization of the issuance premium/discount is not recognized in the governmental fund financial statements, but is reported in the statement of activities.	7,782
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	(168,325)
Change in net position of governmental activities	$ 41,897,228

See notes to the financial statements

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

LTC Ranch West Residential Community Development District ("District") was created by Ordinance 21-53, effective as of June 14, 2021, enacted by the City Council of the City of Port St. Lucie, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Midway Glades Developers, LLC (“Developer”).

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government’s policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weighted Average Maturity
First American Treasury Obligations Fund - Class Y	$ 7,954,565	S&P AAAm	48 days
Total Investments	$ 7,954,565		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	$ -	$ 60
Debt service	-	157,230
Capital projects	157,290	-
Total	$ 157,290	$ 157,290

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the bond indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 73,091,815	$ 40,663,402	$ -	$ 113,755,217
Total capital assets, not being depreciated	73,091,815	40,663,402	-	113,755,217
Governmental activities capital assets, net	$ 73,091,815	$ 40,663,402	$ -	$ 113,755,217

The infrastructure intended to serve the District has been estimated at a total cost of about $133.6 million. The infrastructure will include roads, stormwater management, utilities, amenity facilities, and offsite improvements. A portion of the project costs are to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021

On October 14, 2021, the District issued Series 2021 Special Assessment Revenue Bond, $17,870,000 Series 2021A Assessment Area One due on May 1, 2026 – May 1, 2052 with fixed interest rates ranging from 2.5% - 4% and $12,445,000 Series 2021B due May 1, 2031 with a fixed interest rate of 3.25%. The Bonds were issued to fund the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the 2021A Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052. Principal on the 2021B Bonds is due in a balloon payment on May 1, 2031. During the fiscal year ended September 30, 2024, the District refunded a portion of the Series 2021B Bonds via the issuance of Series 2024 AA4 Bonds. A total of $6,425,000 of the Series 2021B principal was redeemed in connection with the issuance of Series 2024 AA4 Bonds.

The Series 2021A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2021B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $1,920,000 of the Series 2021B Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2024 AA2 and AA3

On April 22, 2024, the District issued $5,210,000 of Special Assessment Revenue Bonds Series 2024 AA2 (Assessment Area Two) and $17,000,000 of Special Assessment Revenue Bonds Series 2024 AA3 (Assessment Area Three). Both Bonds consist of multiple term Bonds with maturity dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.85% to 6.05%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the District. Interest is paid semiannually on each May 1 and November 1. Principal payments are made serially commencing on May 1, 2025 through May 1, 2054.

The Series 2024 AA2 and AA3 Bonds are subject to optional and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $130,000 of the Series 2024 AA3 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with those requirements of the Bond Indenture at September 30, 2025.

Series 2024 AA4

On August 15, 2024 the District issued $18,265,000 of Special Assessment Refunding Revenue Bonds, Series 2024 AA4 (Assessment Area Four) consisting of Term Bonds with maturity dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.75% to 5.65%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the District and to currently refund a portion of the outstanding Series 2021B Bonds. Interest is to be paid semiannually on each May 1 and November 1, and principal is to be paid annually on May 1, commencing May 1, 2025, through final maturity.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2024 AA4 (Continued)

The Series 2024 AA4 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $260,000 of the Series 2024 AA4 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with those requirements of the Bond Indenture at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2021A	$ 17,150,000	$ -	$ 375,000	$ 16,775,000	$ 385,000
Original issue premium	223,239	-	8,268	214,971	-
Series 2021B	6,020,000	-	1,920,000	4,100,000	-
Series 2024 - AA2	5,210,000	-	70,000	5,140,000	75,000
Series 2024 - AA3	17,000,000	-	360,000	16,640,000	240,000
Series 2024 - AA4	18,265,000	-	260,000	18,005,000	270,000
Original issue discount	(14,500)	-	(486)	(14,014)	-
Total	$ 63,853,739	$ -	$ 2,992,782	$ 60,860,957	$ 970,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2026	$ 970,000	$ 2,999,390	$ 3,969,390
2027	1,010,000	2,961,603	3,971,603
2028	1,045,000	2,919,654	3,964,654
2029	1,100,000	2,876,193	3,976,193
2030	1,140,000	2,830,333	3,970,333
2031-2035	10,640,000	12,812,841	23,452,841
2036-2040	8,325,000	10,948,904	19,273,904
2041-2045	10,645,000	8,689,610	19,334,610
2046-2050	13,820,000	5,608,405	19,428,405
2051-2055	11,965,000	1,626,473	13,591,473
Total	$ 60,660,000	$ 54,273,406	$ 114,933,406

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund the costs of the construction project that is in excess of funding available from Bond proceeds of the District. In connection with that agreement, Developer contributions to the capital projects fund for the current fiscal year were $31,874,843. The District has recorded a receivable from the Developer for construction project funding of $6,701,920 as of September 30, 2025, of which $4,286,269 is classified as unavailable.

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION (Continued)

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District has recorded assessments receivable that are due from Developer of $107,217 and $1,245,675 in the general fund and debt service fund, respectively, as of September 30, 2025.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2025, the District had open contracts for various construction projects. The contracts totaled approximately $110 million, of which approximately $21.9 million was uncompleted at September 30, 2025. The District has a total of $465,525 in the various acquisition and construction trust accounts as of September 30, 2025, therefore the Developer is expected to fund the cost of all construction related expenses that are not covered by available funds in the construction and acquisition trust accounts.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 12 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of $4,550,000 of the Series 2024 AA3 Bonds and $1,715,000 of the Series 2024 AA4 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	$ 33,000	$ -	$ (33,000)
Assessments	444,896	446,722	1,826
Interest and other revenues	-	378	378
Total revenues	477,896	447,100	(30,796)
EXPENDITURES			
Current:			
General government	164,747	155,782	8,965
Physical environment	313,149	153,796	159,353
Total expenditures	477,896	309,578	168,318
Excess (deficiency) of revenues over (under) expenditures	-	137,522	137,522
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	(60)	(60)
Total other financing sources (uses)		(60)	(60)
Net change in fund balances	$ -	137,462	$ 137,462
Fund balance - beginning		57,937	
Fund balance - ending		$ 195,399	

See notes to required supplementary information

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
CITY OF PORT ST. LUCIE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(c)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	$0
Independent contractor compensation	$10,610
Construction projects to begin on or after October 1; ($65K)	No new construction projects started after 10/01/2024
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $440.92 Debt service - $1,274.96 to $5,023.74
Special assessments collected	$8,681,678
Outstanding Bonds:	see Note 7 for details

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
LTC Ranch West Residential Community Development District
City of Port St. Lucie, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated July 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 8, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
LTC Ranch West Residential Community Development District
City of Port St. Lucie, Florida

We have examined LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

July 8, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
LTC Ranch West Residential Community Development District
City of Port St. Lucie, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated July 8, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 8, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank LTC Ranch West Residential Community Development District, City of Port St. Lucie, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

July 8, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Tab 6

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, LTC Ranch West Residential Community Development District(hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190 , Florida Statutes, being situated entirely within the City of Port St. Lucie, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Depa1tment of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held asprovided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the City of Port St. Lucie, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2026.

ATTEST:	**LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT. DISTRICT**
______________________________	______________________________
SECRETARY / ASSISTANT SECRETARY	**CHAIRMAN / VICE CHAIRMAN**

EXHIBIT "A"

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2026/2027

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

All meetings will occur every 2nd Wednesday of the month and convene at 1:45 p.m. at Office Home2Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994

Tab 7

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on ___________________, at Home2Suites By Hilton Stuart, 1440 NW Federal Highway, Stuart, Florida 34994.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of August, 2026.

ATTEST:

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Tab 8

RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the LTC Ranch West Residential Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the LTC Ranch West Residential Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST, 2026.

ATTEST:

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Rizzetta & Company

LTC Ranch West Residential Community Development District

ltcranchwestcdd.org

Approved Proposed Budget Fiscal Year 2026-2027

TABLE OF CONTENTS

Proposed Budget

LTC Ranch West Residential Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 663,803	$ 663,803	$ 663,803	$ -	$ 868,207	$ 204,404	
6	Off Roll*	$ -	$ -	$ -	$ -	$ 117,928	$ 117,928	
7								
8	**Assessment Revenue Subtotal**	**$ 663,803**	**$ 663,803**	**$ 663,803**	**$ -**	**$ 986,135**	**$ 322,332**	
9								
10	**OTHER REVENUES**							
11								
12	Carry Forward Balance	$ -	$ -	$ 2,840	$ (2,840)	$ -	$ (2,840)	
13								
14	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 2,840**	**$ (2,840)**	**$ -**	**$ (2,840)**	
15								
16	**TOTAL REVENUES**	**$ 663,803**	**$ 663,803**	**$ 666,643**	**$ (2,840)**	**$ 986,135**	**$ 319,492**	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	**EXPENDITURES - ADMINISTRATIVE**							
20								
21	***Legislative***							
22	Supervisor Fees	$ 1,200	$ 1,440	$ 12,000	$ 10,560	$ 12,000	$ -	
23	***Financial & Administrative***							
24	Accounting Services	$ 10,592	$ 12,710	$ 21,184	$ 8,474	$ 21,820	$ 636	
25	Administrative Services	$ 2,249	$ 4,499	$ 4,499	$ -	$ 4,634	$ 135	
26	Arbitrage Rebate Calculation	$ 2,000	$ 2,000	$ 1,000	$ (1,000)	$ 1,000	$ -	
27	Assessment Roll	$ 5,356	$ 5,356	$ 5,400	$ 44	$ 5,517	$ 117	
28	Auditing Services	$ -	$ 5,700	$ 5,700	$ -	$ 5,700	$ -	Agreement with Grau
29	Disclosure Report	$ 4,000	$ 4,000	$ 8,000	$ 4,000	$ 8,000	$ -	Set to trend
30	District Engineer	$ 6,290	$ 7,548	$ 25,000	$ 17,452	$ 25,000	$ -	
31	District Management	$ 11,248	$ 22,495	$ 22,495	$ -	$ 23,170	$ 675	
32	Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -	$ 175	$ -	
33	Financial & Revenue Collections	$ 1,927	$ 2,312	$ 4,000	$ 1,688	$ 5,172	$ 1,172	

Proposed Budget

LTC Ranch West Residential Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
34	Legal Advertising	$ 1,096	$ 1,315	$ 3,000	$ 1,685	$ 3,000	$ -	Set to trend
35	Miscellaneous Fees	$ -	$ -	$ 3,700	$ 3,700	$ 3,700	$ -	
36	Property Appraiser Fee	$ 71,825	$ 71,825	$ 24,000	$ (47,825)	$ 132,599	$ 108,599	Trend plus 15% for new areas coming online
37	Public Officials Liability Insurance	$ 2,774	$ 2,774	$ 2,700	$ (74)	$ 2,968	$ 268	Accounting for 7% increase
38	Trustees Fees	$ 15,992	$ 15,992	$ 7,500	$ (8,492)	$ 16,000	$ 8,500	Set to trend
39	Website Hosting, Maint., Backup & Email	$ 7,168	$ 8,602	$ 7,000	$ (1,602)	$ 15,000	$ 8,000	Set to trend
40	***Legal Counsel***							
41	District Counsel	$ 13,070	$ 15,684	$ 25,000	$ 9,316	$ 30,000	$ 5,000	
42								
43	**Administrative Subtotal**	**$ 156,962**	**$ 184,428**	**$ 182,353**	**$ (2,075)**	**$ 315,455**	**$ 133,102**	
44								
45	**EXPENDITURES - FIELD OPERATIONS**							
46								
47	***Electric Utility Services***							
48	Utility Services	$ 930	$ 1,116	$ 80,000	$ 78,884	$ 120,000	$ 40,000	
49	***Stormwater Control***							
50	Aquatic Maintenance	$ 25,366	$ 30,439	$ 50,000	$ 19,561	$ 80,000	$ 30,000	Accounting for additional lakes coming online
51	Miscellaneous Fees	$ -	$ -	$ 10,000	$ 10,000	$ 25,000	$ 15,000	
52	Sand, Gravel, Drain Tile Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 20,000	$ 10,000	
53	***Other Physical Environment***							
54	General Liability Insurance	$ 3,389	$ 3,389	$ 12,000	$ 8,611	$ 12,000	$ -	
55	Landscape Maintenance	$ 131,685	$ 158,022	$ 290,000	$ 131,978	$ 368,680	$ 78,680	Accounting for 3% increase
56	***Contingency***							
57	Miscellaneous Contingency	$ 5,782	$ 6,938	$ 32,290	$ 25,352	$ 45,000	$ 12,710	
58								
59	**Field Operations Subtotal**	**$ 167,152**	**$ 199,905**	**$ 484,290**	**$ 284,385**	**$ 670,680**	**$ 186,390**	
60								
61	**TOTAL EXPENDITURES**	**$ 324,114**	**$ 384,333**	**$ 666,643**	**$ 282,310**	**$ 986,135**	**$ 319,492**	
62								
63	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 339,689**	**$ 279,470**	**$ -**	**$ 279,470**	**$ -**	**$ -**	
64								

LTC Ranch West Residential Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021A	Series 2021B	Series 2024AA2	Series 2024AA3	Series 2024AA4	Budget for 2026/2027
REVENUES						
Special Assessments						
Net Special Assessments (1)	$998,000.49	$131,300.00	$371,800.17	$813,049.36	$1,100,556.50	$3,414,706.52
TOTAL REVENUES	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
EXPENDITURES						
Administrative						
Debt Service Obligation	$998,000.49	$131,300.00	$371,800.17	$813,049.36	$1,100,556.50	$3,414,706.52
Administrative Subtotal	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
TOTAL EXPENDITURES	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	6%
GROSS ASSESSMENTS	**$3,623,382.85**

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

(1) Maximum Annual Debt Services less prepaid assessments.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
PLATTED					
Single Family 40' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 50' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 60' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Townhome 35' (Pod 6A)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 50' (Pod 6A)	Series 2021A Debt Service	$1,700.10	$1,700.10	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,139.14**	**$2,128.47**	**-$10.67**	**-0.50%**
Single Family 60' (Pod 6A)	Series 2021A Debt Service	$1,700.10	$1,700.10	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,139.14**	**$2,128.47**	**-$10.67**	**-0.50%**
Townhome/Villa 20' (Pod 5)	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.95**	**$1,704.28**	**-$10.67**	**-0.62%**
Townhome/Villa 24' (Pod 5)	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.95**	**$1,704.28**	**-$10.67**	**-0.62%**
Townhome/Villa 20' (Pod 5) Previously Unplatted	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$1,275.91**	**$1,704.28**	**$428.37**	**33.57%**
Townhome/Villa 24' (Pod 5) Previously Unplatted	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$1,275.91**	**$1,704.28**	**$428.37**	**33.57%**
Single Family 40' (Pod 2)	Series 2024AA4 Debt Service	$2,098.41	$2,098.41	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,537.45**	**$2,526.78**	**-$10.67**	**-0.42%**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family 40' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 40' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$2,098.41	$2,098.41	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$2,098.41**	**$2,526.78**	**$428.37**	**20.41%**
Single Family 50' (Pod 2)	Series 2024AA4 Debt Service	$2,623.01	$2,623.01	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,062.05**	**$3,051.38**	**-$10.67**	**-0.35%**
Single Family 50' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 50' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$2,623.01	$2,623.01	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$2,623.01**	**$3,051.38**	**$428.37**	**16.33%**
Single Family 60' (Pod 2)	Series 2024AA4 Debt Service	$3,147.62	$3,147.62	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,586.66**	**$3,575.99**	**-$10.67**	**-0.30%**
Single Family 60' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 60' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$3,147.62	$3,147.62	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$3,147.62**	**$3,575.99**	**$428.37**	**13.61%**
Cottage (Pod 7)	Operations & Maintenance	$201.95	$197.05	-$4.90	-2.43%
	Total	**$201.95**	**$197.05**	**-$4.90**	**-2.43%**
Multi-Family (Pod 8C)	Operations & Maintenance	$0.00	$132.79	$132.79	(1)
	Total	**$0.00**	**$132.79**	**$132.79**	**(1)**
Townhome/Villa 35' (Pod 9) Partial	Series 2024AA3 Debt Service	$1,861.70	$1,861.70	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,300.74**	**$2,290.07**	**-$10.67**	**-0.46%**
Single Family 40' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,127.66	$2,127.66	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,566.70**	**$2,556.03**	**-$10.67**	**-0.42%**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison 2025/2026	Per Unit Annual Assessment Comparison 2026/2027	Proposed Increase / Decrease $	Proposed Increase / Decrease %
Single Family 50' (Pod 9)	Series 2024AA3 Debt Service	$4,186.45	$4,186.45	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$4,625.49**	**$4,614.82**	**-$10.67**	**-0.23%**
Single Family 50' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,659.57	$2,659.57	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,098.61**	**$3,087.94**	**-$10.67**	**-0.34%**
Single Family 60' (Pod 9)	Series 2024AA3 Debt Service	$5,023.74	$5,023.74	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$5,462.78**	**$5,452.11**	**-$10.67**	**-0.20%**
Single Family 60' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,659.57	$2,659.57	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,098.61**	**$3,087.94**	**-$10.67**	**-0.34%**
Townhome/Villa 20' (Pod 9)	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$439.04**	**$428.37**	**-$10.67**	**N/A**
UNPLATTED					
Townhome/Villa 20' (Pod 4)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 50' (Pod 4)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Townhome/Villa 35' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Single Family 50' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Single Family 60' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Multi-Family (Pod 8A)	Operations & Maintenance	$0.00	$30.21	$30.21	(1)
	Total	**$0.00**	**$30.21**	**$30.21**	**(1)**
Multi-Family (Pod 8B)	Operations & Maintenance	$0.00	$30.21	$30.21	(1)
	Total	**$0.00**	**$30.21**	**$30.21**	**(1)**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Condo 20' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 40' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 50' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 60' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**

[1] **Unplatted lots O&M assessments were develper funded for FY 2025-2026**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		$315,455.00
COLLECTION COSTS @	2%	$13,423.62
EARLY PAYMENT DISCOUNT @	4%	$6,711.81
TOTAL ADMIN O&M ASSESSMENT		$335,590.43

TOTAL FIELD O&M BUDGET		$670,680.00
COLLECTION COSTS @	2%	$14,269.79
EARLY PAYMENT DISCOUNT @	4%	$28,539.57
TOTAL FIELD O&M ASSESSMENT		$713,489.36

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2021A DEBT SERVICE (1)	SERIES 2021B DEBT SERVICE (1)	SERIES 2024AA2 DEBT SERVICE (1)	SERIES 2024AA3 DEBT SERVICE (1)	SERIES 2024AA4 DEBT SERVICE (1)
PLATTED						
Single Family 40' (Pod 1)	121	121	0	0	0	0
Single Family 50' (Pod 1)	263	263	0	0	0	0
Single Family 60' (Pod 1)	82	82	0	0	0	0
Townhome 35' (Pod 6A)	78	78	0	0	0	0
Single Family 50' (Pod 6A)	129	129	0	0	0	0
Single Family 60' (Pod 6A)	87	87	0	0	0	0
Townhome/Villa 20' (Pod 5)	156	0	0	156	0	0
Townhome/Villa 24' (Pod 5)	154	0	0	154	0	0
Single Family 40' (Pod 2)	93	0	0	0	0	83
Single Family 40' (Pod 2) Partial	79	0	0	0	0	89
Single Family 50' (Pod 2)	139	0	0	0	0	123
Single Family 50' (Pod 2) Partial	103	0	0	0	0	119
Single Family 60' (Pod 2)	59	0	0	0	0	59
Single Family 60' (Pod 2) Partial	47	0	0	0	0	47
Cottage (Pod 7) (6)	264	0	0	0	0	0
Multi-Family (Pod 8C) (7)	312	0	0	0	0	0
Townhome/Villa 35' (Pod 9) Partial	38	0	0	0	38	0
Single Family 40' (Pod 9) Partial	42	0	0	0	42	0
Single Family 50' (Pod 9)	55	0	0	0	49	0
Single Family 50' (Pod 9) Partial	120	0	0	0	126	0
Single Family 60' (Pod 9)	1	0	0	0	1	0
Single Family 60' (Pod 9) Partial	60	0	0	0	60	0
Townhome/Villa 20' (Pod 9)	32	0	0	0	0	0
Total Platted	**2514**	**760**	**0**	**310**	**316**	**520**
UNPLATTED						
Townhome/Villa 20' (Pod 4)	140	0	0	0	0	0
Single Family 50' (Pod 4)	200	0	0	0	0	0
Townhome/Villa 35' (Pod 6B)	108	0	108	0	0	0
Single Family 50' (Pod 6B)	126	0	126	0	0	0
Single Family 60' (Pod 6B)	110	0	110	0	0	0
Multi-Family (Pod 8A)	150	0	0	0	0	0
Multi-Family (Pod 8B)	138	0	0	0	0	0
Condo 20' (Pod 9)	84	0	0	0	0	0
Single Family 40' (Pod 9)	8	0	0	0	0	0
Single Family 50' (Pod 9)	246	0	0	0	0	0
Single Family 60' (Pod 9)	176	0	0	0	0	0
Total Unplatted	**1486**	**0**	**344**	**0**	**0**	**0**
Total Community	**4000**	**760**	**344**	**310**	**316**	**520**

ALLOCATION OF ADMIN O&M ASSESSMENT

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT
PLATTED					
Single Family 40' (Pod 1)	1.00	121.00	3.51%	$11,792.41	$97.46
Single Family 50' (Pod 1)	1.00	263.00	7.64%	$25,631.43	$97.46
Single Family 60' (Pod 1)	1.00	82.00	2.38%	$7,991.55	$97.46
Townhome 35' (Pod 6A)	1.00	78.00	2.27%	$7,601.72	$97.46
Single Family 50' (Pod 6A)	1.00	129.00	3.75%	$12,572.07	$97.46
Single Family 60' (Pod 6A)	1.00	87.00	2.53%	$8,478.84	$97.46
Townhome/Villa 20' (Pod 5)	1.00	156.00	4.53%	$15,203.43	$97.46
Townhome/Villa 24' (Pod 5)	1.00	154.00	4.47%	$15,008.52	$97.46
Single Family 40' (Pod 2)	1.00	93.00	2.70%	$9,063.58	$97.46
Single Family 40' (Pod 2) Partial	1.00	79.00	2.29%	$7,699.17	$97.46
Single Family 50' (Pod 2)	1.00	139.00	4.04%	$13,546.65	$97.46
Single Family 50' (Pod 2) Partial	1.00	103.00	2.99%	$10,038.16	$97.46
Single Family 60' (Pod 2)	1.00	59.00	1.71%	$5,750.02	$97.46
Single Family 60' (Pod 2) Partial	1.00	47.00	1.36%	$4,580.52	$97.46
Cottage (Pod 7) (6)	0.46	121.44	3.53%	$11,835.29	$44.83
Multi-Family (Pod 8C) (7)	0.31	96.72	2.81%	$9,426.13	$30.21
Townhome/Villa 35' (Pod 9) Partial	1.00	38.00	1.10%	$3,703.40	$97.46
Single Family 40' (Pod 9) Partial	1.00	42.00	1.22%	$4,093.23	$97.46
Single Family 50' (Pod 9)	1.00	55.00	1.60%	$5,360.18	$97.46
Single Family 50' (Pod 9) Partial	1.00	120.00	3.48%	$11,694.95	$97.46
Single Family 60' (Pod 9)	1.00	1.00	0.03%	$97.46	$97.46
Single Family 60' (Pod 9) Partial	1.00	60.00	1.74%	$5,847.47	$97.46
Townhome/Villa 20' (Pod 9)	1.00	32.00	0.93%	$3,118.65	$97.46
Total Platted		**2156.16**	**62.62%**	**$210,134.82**	
UNPLATTED					
Townhome/Villa 20' (Pod 4)	1.00	140.00	4.07%	$13,644.11	$97.46
Single Family 50' (Pod 4)	1.00	200.00	5.81%	$19,491.58	$97.46
Townhome/Villa 35' (Pod 6B)	1.00	108.00	3.14%	$10,525.45	$97.46
Single Family 50' (Pod 6B)	1.00	126.00	3.66%	$12,279.70	$97.46
Single Family 60' (Pod 6B)	1.00	110.00	3.19%	$10,720.37	$97.46
Multi-Family (Pod 8A)	0.31	46.50	1.35%	$4,531.79	$30.21
Multi-Family (Pod 8B)	0.31	42.78	1.24%	$4,169.25	$30.21
Condo 20' (Pod 9)	1.00	84.00	2.44%	$8,186.46	$97.46
Single Family 40' (Pod 9)	1.00	8.00	0.23%	$779.66	$97.46
Single Family 50' (Pod 9)	1.00	246.00	7.14%	$23,974.64	$97.46
Single Family 60' (Pod 9)	1.00	176.00	5.11%	$17,152.59	$97.46
Total Unplatted		**1287.28**	**37.38%**	**$125,455.60**	
Total Community		**3443.44**	**100.00%**	**$335,590.43**	

ALLOCATION OF FIELD O&M ASSESSMENT

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT
PLATTED					
Single Family 40' (Pod 1)	1.00	121.00	5.61%	$40,039.80	$330.91
Single Family 50' (Pod 1)	1.00	263.00	12.20%	$87,028.65	$330.91
Single Family 60' (Pod 1)	1.00	82.00	3.80%	$27,134.41	$330.91
Townhome 35' (Pod 6A)	1.00	78.00	3.62%	$25,810.78	$330.91
Single Family 50' (Pod 6A)	1.00	129.00	5.98%	$42,687.06	$330.91
Single Family 60' (Pod 6A)	1.00	87.00	4.03%	$28,788.95	$330.91
Townhome/Villa 20' (Pod 5)	1.00	156.00	7.24%	$51,621.56	$330.91
Townhome/Villa 24' (Pod 5)	1.00	154.00	7.14%	$50,959.74	$330.91
Single Family 40' (Pod 2)	1.00	93.00	4.31%	$30,774.39	$330.91
Single Family 40' (Pod 2) Partial	1.00	79.00	3.66%	$26,141.69	$330.91
Single Family 50' (Pod 2)	1.00	139.00	6.45%	$45,996.13	$330.91
Single Family 50' (Pod 2) Partial	1.00	103.00	4.78%	$34,083.47	$330.91
Single Family 60' (Pod 2)	1.00	59.00	2.74%	$19,523.54	$330.91
Single Family 60' (Pod 2) Partial	1.00	47.00	2.18%	$15,552.65	$330.91
Cottage (Pod 7) (6)	0.46	121.44	5.63%	$40,185.40	$152.22
Multi-Family (Pod 8C) (7)	0.31	96.72	4.49%	$32,005.37	$102.58
Townhome/Villa 35' (Pod 9) Partial	1.00	38.00	1.76%	$12,574.48	$330.91
Single Family 40' (Pod 9) Partial	1.00	42.00	1.95%	$13,898.11	$330.91
Single Family 50' (Pod 9)	1.00	55.00	2.55%	$18,199.91	$330.91
Single Family 50' (Pod 9) Partial	1.00	120.00	5.57%	$39,708.89	$330.91
Single Family 60' (Pod 9)	1.00	1.00	0.05%	$330.91	$330.91
Single Family 60' (Pod 9) Partial	1.00	60.00	2.78%	$19,854.45	$330.91
Townhome/Villa 20' (Pod 9)	1.00	32.00	1.48%	$10,589.04	$330.91
Total Platted		**2156.16**	**100.00%**	**$713,489.36**	
UNPLATTED					
Townhome/Villa 20' (Pod 4)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 4)	0.00	0.00	0.00%	$0.00	$0.00
Townhome/Villa 35' (Pod 6B)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 6B)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 60' (Pod 6B)	0.00	0.00	0.00%	$0.00	$0.00
Multi-Family (Pod 8A)	0.00	0.00	0.00%	$0.00	$0.00
Multi-Family (Pod 8B)	0.00	0.00	0.00%	$0.00	$0.00
Condo 20' (Pod 9)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 40' (Pod 9)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 9)	0.00	0.00	0.00%	$0.00	$0.00
Single Family 60' (Pod 9)	0.00	0.00	0.00%	$0.00	$0.00
Total Unplatted		**0.00**	**0.00%**	**$0.00**	
Total Community		**2156.16**	**100.00%**	**$713,489.36**	

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2021A DEBT SERVICE (2)	SERIES 2021B DEBT SERVICE (3)	SERIES 2024AA2 DEBT SERVICE (4)	SERIES 2024AA3 DEBT SERVICE (4)	SERIES 2024AA4 DEBT SERVICE (4)	TOTAL (5)
PLATTED							
Single Family 40' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 50' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 60' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Townhome 35' (Pod 6A)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 50' (Pod 6A)	$428.37	$1,700.10	$0.00	$0.00	$0.00	$0.00	$2,128.47
Single Family 60' (Pod 6A)	$428.37	$1,700.10	$0.00	$0.00	$0.00	$0.00	$2,128.47
Townhome/Villa 20' (Pod 5)	$428.37	$0.00	$0.00	$1,275.91	$0.00	$0.00	$1,704.28
Townhome/Villa 24' (Pod 5)	$428.37	$0.00	$0.00	$1,275.91	$0.00	$0.00	$1,704.28
Single Family 40' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$2,098.41	$2,526.78
Single Family 40' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Single Family 50' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$2,623.01	$3,051.38
Single Family 50' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Single Family 60' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$3,147.62	$3,575.99
Single Family 60' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Cottage (Pod 7) (6)	$197.05	$0.00	$0.00	$0.00	$0.00	$0.00	$197.05
Multi-Family (Pod 8C) (7)	$132.79	$0.00	$0.00	$0.00	$0.00	$0.00	$132.79
Townhome/Villa 35' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$1,861.70	$1.00	$2,291.07
Single Family 40' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,127.66	$3.00	$2,559.03
Single Family 50' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$4,186.45	$4.00	$4,618.82
Single Family 50' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,659.57	$0.00	$3,087.94
Single Family 60' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$5,023.74	$0.00	$5,452.11
Single Family 60' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,659.57	$0.00	$3,087.94
Townhome/Villa 20' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$0.00	$0.00	$428.37
UNPLATTED							
Townhome/Villa 20' (Pod 4)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 50' (Pod 4)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Townhome/Villa 35' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Single Family 50' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Single Family 60' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Multi-Family (Pod 8A)	$30.21	$0.00	$0.00	$0.00	$0.00	$0.00	$30.21
Multi-Family (Pod 8B)	$30.21	$0.00	$0.00	$0.00	$0.00	$0.00	$30.21
Condo 20' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 40' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 50' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 60' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46

	Admin	Field
LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	($20,135.43)	($42,809.36)
Net Revenue to be Collected:	**$315,455.00**	**$670,680.00**

(1) **Reflects the number of total lots with Series 2021A , 2021B, 2024AA2, 2024AA3 and 2024AA4 debt outstanding.**

(2) **Annual debt service assessment per lot adopted in connection with the Series 2021A bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

(3) **Annual debt service assessment per lot adopted in connection with the Series 2021B bond issuance. Series 2021B assessments will not be included on the tax roll, and therefore are net of county collection costs and discounts.**

(4) **Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuances. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

(5) **Annual assessment that will appear on November 2026 St. Lucie County property tax bill for platted lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).**

(6) **Per the agreement between LTC Ranch West Residential CDD and TLV RE SFR II Port St. Lucie dated June 28th, 2024 Cottage Lots in POD 7 will be assigned an EAU Factor of 0.46 beginning FY 2024-2025**

(7) **Per the agreement between LTC Ranch West Residential CDD and Kittle Property Group, INC dated September 25th, 2025 Multifamily Lots in POD 8 will be assigned an EAU Factor of 0.31 beginning FY 2026-2027**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 9

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the LTC Ranch West Residential Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Lucie County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

      i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:

Series 2021A Bonds: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

Series 2021B Bonds: 25% due no later than December 15, 2026, 25% due no later than March 15, 2027, 25% due no later than June 15, 2027, and 25% due no later than September 15, 2027.

Series 2024-AA2 Bonds: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

Series 2024-AA3 Bonds: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

Series 2024-AA4 Bonds: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall

keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

8. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of August, 2026.

ATTEST:	**LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________________
Secretary / Assistant Secretary	Its:______________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

Rizzetta & Company

LTC Ranch West Residential Community Development District

ltcranchwestcdd.org

Approved Proposed Budget Fiscal Year 2026-2027

TABLE OF CONTENTS

Proposed Budget

LTC Ranch West Residential Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 663,803	$ 663,803	$ 663,803	$ -	$ 868,207	$ 204,404	
6	Off Roll*	$ -	$ -	$ -	$ -	$ 117,928	$ 117,928	
7								
8	**Assessment Revenue Subtotal**	**$ 663,803**	**$ 663,803**	**$ 663,803**	**$ -**	**$ 986,135**	**$ 322,332**	
9								
10	**OTHER REVENUES**							
11								
12	Carry Forward Balance	$ -	$ -	$ 2,840	$ (2,840)	$ -	$ (2,840)	
13								
14	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 2,840**	**$ (2,840)**	**$ -**	**$ (2,840)**	
15								
16	**TOTAL REVENUES**	**$ 663,803**	**$ 663,803**	**$ 666,643**	**$ (2,840)**	**$ 986,135**	**$ 319,492**	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	**EXPENDITURES - ADMINISTRATIVE**							
20								
21	***Legislative***							
22	Supervisor Fees	$ 1,200	$ 1,440	$ 12,000	$ 10,560	$ 12,000	$ -	
23	***Financial & Administrative***							
24	Accounting Services	$ 10,592	$ 12,710	$ 21,184	$ 8,474	$ 21,820	$ 636	
25	Administrative Services	$ 2,249	$ 4,499	$ 4,499	$ -	$ 4,634	$ 135	
26	Arbitrage Rebate Calculation	$ 2,000	$ 2,000	$ 1,000	$ (1,000)	$ 1,000	$ -	
27	Assessment Roll	$ 5,356	$ 5,356	$ 5,400	$ 44	$ 5,517	$ 117	
28	Auditing Services	$ -	$ 5,700	$ 5,700	$ -	$ 5,700	$ -	Agreement with Grau
29	Disclosure Report	$ 4,000	$ 4,000	$ 8,000	$ 4,000	$ 8,000	$ -	Set to trend
30	District Engineer	$ 6,290	$ 7,548	$ 25,000	$ 17,452	$ 25,000	$ -	
31	District Management	$ 11,248	$ 22,495	$ 22,495	$ -	$ 23,170	$ 675	
32	Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -	$ 175	$ -	
33	Financial & Revenue Collections	$ 1,927	$ 2,312	$ 4,000	$ 1,688	$ 5,172	$ 1,172	

Proposed Budget

LTC Ranch West Residential Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
34	Legal Advertising	$ 1,096	$ 1,315	$ 3,000	$ 1,685	$ 3,000	$ -	Set to trend
35	Miscellaneous Fees	$ -	$ -	$ 3,700	$ 3,700	$ 3,700	$ -	
36	Property Appraiser Fee	$ 71,825	$ 71,825	$ 24,000	$ (47,825)	$ 132,599	$ 108,599	Trend plus 15% for new areas coming online
37	Public Officials Liability Insurance	$ 2,774	$ 2,774	$ 2,700	$ (74)	$ 2,968	$ 268	Accounting for 7% increase
38	Trustees Fees	$ 15,992	$ 15,992	$ 7,500	$ (8,492)	$ 16,000	$ 8,500	Set to trend
39	Website Hosting, Maint., Backup & Email	$ 7,168	$ 8,602	$ 7,000	$ (1,602)	$ 15,000	$ 8,000	Set to trend
40	***Legal Counsel***							
41	District Counsel	$ 13,070	$ 15,684	$ 25,000	$ 9,316	$ 30,000	$ 5,000	
42								
43	**Administrative Subtotal**	**$ 156,962**	**$ 184,428**	**$ 182,353**	**$ (2,075)**	**$ 315,455**	**$ 133,102**	
44								
45	**EXPENDITURES - FIELD OPERATIONS**							
46								
47	***Electric Utility Services***							
48	Utility Services	$ 930	$ 1,116	$ 80,000	$ 78,884	$ 120,000	$ 40,000	
49	***Stormwater Control***							
50	Aquatic Maintenance	$ 25,366	$ 30,439	$ 50,000	$ 19,561	$ 80,000	$ 30,000	Accounting for additional lakes coming online
51	Miscellaneous Fees	$ -	$ -	$ 10,000	$ 10,000	$ 25,000	$ 15,000	
52	Sand, Gravel, Drain Tile Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 20,000	$ 10,000	
53	***Other Physical Environment***							
54	General Liability Insurance	$ 3,389	$ 3,389	$ 12,000	$ 8,611	$ 12,000	$ -	
55	Landscape Maintenance	$ 131,685	$ 158,022	$ 290,000	$ 131,978	$ 368,680	$ 78,680	Accounting for 3% increase
56	***Contingency***							
57	Miscellaneous Contingency	$ 5,782	$ 6,938	$ 32,290	$ 25,352	$ 45,000	$ 12,710	
58								
59	**Field Operations Subtotal**	**$ 167,152**	**$ 199,905**	**$ 484,290**	**$ 284,385**	**$ 670,680**	**$ 186,390**	
60								
61	**TOTAL EXPENDITURES**	**$ 324,114**	**$ 384,333**	**$ 666,643**	**$ 282,310**	**$ 986,135**	**$ 319,492**	
62								
63	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 339,689**	**$ 279,470**	**$ -**	**$ 279,470**	**$ -**	**$ -**	
64								

LTC Ranch West Residential Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021A	Series 2021B	Series 2024AA2	Series 2024AA3	Series 2024AA4	Budget for 2026/2027
REVENUES						
Special Assessments						
Net Special Assessments (1)	$998,000.49	$131,300.00	$371,800.17	$813,049.36	$1,100,556.50	$3,414,706.52
TOTAL REVENUES	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
EXPENDITURES						
Administrative						
Debt Service Obligation	$998,000.49	$131,300.00	$371,800.17	$813,049.36	$1,100,556.50	$3,414,706.52
Administrative Subtotal	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
TOTAL EXPENDITURES	**$998,000.49**	**$131,300.00**	**$371,800.17**	**$813,049.36**	**$1,100,556.50**	**$3,414,706.52**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	6%
GROSS ASSESSMENTS	**$3,623,382.85**

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

(1) Maximum Annual Debt Services less prepaid assessments.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
PLATTED					
Single Family 40' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 50' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 60' (Pod 1)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Townhome 35' (Pod 6A)	Series 2021A Debt Service	$1,274.96	$1,274.96	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.00**	**$1,703.33**	**-$10.67**	**-0.62%**
Single Family 50' (Pod 6A)	Series 2021A Debt Service	$1,700.10	$1,700.10	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,139.14**	**$2,128.47**	**-$10.67**	**-0.50%**
Single Family 60' (Pod 6A)	Series 2021A Debt Service	$1,700.10	$1,700.10	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,139.14**	**$2,128.47**	**-$10.67**	**-0.50%**
Townhome/Villa 20' (Pod 5)	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.95**	**$1,704.28**	**-$10.67**	**-0.62%**
Townhome/Villa 24' (Pod 5)	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$1,714.95**	**$1,704.28**	**-$10.67**	**-0.62%**
Townhome/Villa 20' (Pod 5) Previously Unplatted	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$1,275.91**	**$1,704.28**	**$428.37**	**33.57%**
Townhome/Villa 24' (Pod 5) Previously Unplatted	Series 2024AA2 Debt Service	$1,275.91	$1,275.91	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$1,275.91**	**$1,704.28**	**$428.37**	**33.57%**
Single Family 40' (Pod 2)	Series 2024AA4 Debt Service	$2,098.41	$2,098.41	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,537.45**	**$2,526.78**	**-$10.67**	**-0.42%**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family 40' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 40' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$2,098.41	$2,098.41	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$2,098.41**	**$2,526.78**	**$428.37**	**20.41%**
Single Family 50' (Pod 2)	Series 2024AA4 Debt Service	$2,623.01	$2,623.01	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,062.05**	**$3,051.38**	**-$10.67**	**-0.35%**
Single Family 50' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 50' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$2,623.01	$2,623.01	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$2,623.01**	**$3,051.38**	**$428.37**	**16.33%**
Single Family 60' (Pod 2)	Series 2024AA4 Debt Service	$3,147.62	$3,147.62	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,586.66**	**$3,575.99**	**-$10.67**	**-0.30%**
Single Family 60' (Pod 2) Partial	Series 2024AA4 Debt Service	$1,914.89	$1,914.89	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,353.93**	**$2,343.26**	**-$10.67**	**-0.45%**
Single Family 60' (Pod 2) Previously Unplatted	Series 2024AA4 Debt Service	$3,147.62	$3,147.62	$0.00	0.00%
	Operations & Maintenance	$0.00	$428.37	$428.37	(1)
	Total	**$3,147.62**	**$3,575.99**	**$428.37**	**13.61%**
Cottage (Pod 7)	Operations & Maintenance	$201.95	$197.05	-$4.90	-2.43%
	Total	**$201.95**	**$197.05**	**-$4.90**	**-2.43%**
Multi-Family (Pod 8C)	Operations & Maintenance	$0.00	$132.79	$132.79	(1)
	Total	**$0.00**	**$132.79**	**$132.79**	**(1)**
Townhome/Villa 35' (Pod 9) Partial	Series 2024AA3 Debt Service	$1,861.70	$1,861.70	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,300.74**	**$2,290.07**	**-$10.67**	**-0.46%**
Single Family 40' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,127.66	$2,127.66	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$2,566.70**	**$2,556.03**	**-$10.67**	**-0.42%**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison 2025/2026	2026/2027	Proposed Increase / Decrease $	%
Single Family 50' (Pod 9)	Series 2024AA3 Debt Service	$4,186.45	$4,186.45	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$4,625.49**	**$4,614.82**	**-$10.67**	**-0.23%**
Single Family 50' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,659.57	$2,659.57	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,098.61**	**$3,087.94**	**-$10.67**	**-0.34%**
Single Family 60' (Pod 9)	Series 2024AA3 Debt Service	$5,023.74	$5,023.74	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$5,462.78**	**$5,452.11**	**-$10.67**	**-0.20%**
Single Family 60' (Pod 9) Partial	Series 2024AA3 Debt Service	$2,659.57	$2,659.57	$0.00	0.00%
	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$3,098.61**	**$3,087.94**	**-$10.67**	**-0.34%**
Townhome/Villa 20' (Pod 9)	Operations & Maintenance	$439.04	$428.37	-$10.67	-2.43%
	Total	**$439.04**	**$428.37**	**-$10.67**	**N/A**
UNPLATTED					
Townhome/Villa 20' (Pod 4)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 50' (Pod 4)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Townhome/Villa 35' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Single Family 50' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Single Family 60' (Pod 6B)	Series 2021B Debt Service	$408.45	$408.45	$0.00	0.00%
	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$408.45**	**$505.91**	**$97.46**	**23.86%**
Multi-Family (Pod 8A)	Operations & Maintenance	$0.00	$30.21	$30.21	(1)
	Total	**$0.00**	**$30.21**	**$30.21**	**(1)**
Multi-Family (Pod 8B)	Operations & Maintenance	$0.00	$30.21	$30.21	(1)
	Total	**$0.00**	**$30.21**	**$30.21**	**(1)**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$986,135.00	**2025/2026 O&M Budget:**	$663,803.00
Collection Costs:	**2%**	$20,981.60	**2026/2027 O&M Budget:**	$986,135.00
Early Payment Discounts:	**4%**	$41,963.19		
2026/2027 Total:		**$1,049,079.79**	**Total Difference:**	**$322,332.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	***2026/2027***	***$***	***%***
Condo 20' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 40' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 50' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**
Single Family 60' (Pod 9)	Operations & Maintenance	$0.00	$97.46	$97.46	(1)
	Total	**$0.00**	**$97.46**	**$97.46**	**(1)**

[1] **Unplatted lots O&M assessments were develper funded for FY 2025-2026**

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		$315,455.00
COLLECTION COSTS @	2%	$13,423.62
EARLY PAYMENT DISCOUNT @	4%	$6,711.81
TOTAL ADMIN O&M ASSESSMENT		$335,590.43

TOTAL FIELD O&M BUDGET		$670,680.00
COLLECTION COSTS @	2%	$14,269.79
EARLY PAYMENT DISCOUNT @	4%	$28,539.57
TOTAL FIELD O&M ASSESSMENT		$713,489.36

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2021A DEBT SERVICE [1]	SERIES 2021B DEBT SERVICE [1]	SERIES 2024AA2 DEBT SERVICE [1]	SERIES 2024AA3 DEBT SERVICE [1]	SERIES 2024AA4 DEBT SERVICE [1]
PLATTED						
Single Family 40' (Pod 1)	121	121	0	0	0	0
Single Family 50' (Pod 1)	263	263	0	0	0	0
Single Family 60' (Pod 1)	82	82	0	0	0	0
Townhome 35' (Pod 6A)	78	78	0	0	0	0
Single Family 50' (Pod 6A)	129	129	0	0	0	0
Single Family 60' (Pod 6A)	87	87	0	0	0	0
Townhome/Villa 20' (Pod 5)	156	0	0	156	0	0
Townhome/Villa 24' (Pod 5)	154	0	0	154	0	0
Single Family 40' (Pod 2)	93	0	0	0	0	83
Single Family 40' (Pod 2) Partial	79	0	0	0	0	89
Single Family 50' (Pod 2)	139	0	0	0	0	123
Single Family 50' (Pod 2) Partial	103	0	0	0	0	119
Single Family 60' (Pod 2)	59	0	0	0	0	59
Single Family 60' (Pod 2) Partial	47	0	0	0	0	47
Cottage (Pod 7) [6]	264	0	0	0	0	0
Multi-Family (Pod 8C) [7]	312	0	0	0	0	0
Townhome/Villa 35' (Pod 9) Partial	38	0	0	0	38	0
Single Family 40' (Pod 9) Partial	42	0	0	0	42	0
Single Family 50' (Pod 9)	55	0	0	0	49	0
Single Family 50' (Pod 9) Partial	120	0	0	0	126	0
Single Family 60' (Pod 9)	1	0	0	0	1	0
Single Family 60' (Pod 9) Partial	60	0	0	0	60	0
Townhome/Villa 20' (Pod 9)	32	0	0	0	0	0
Total Platted	**2514**	**760**	**0**	**310**	**316**	**520**
UNPLATTED						
Townhome/Villa 20' (Pod 4)	140	0	0	0	0	0
Single Family 50' (Pod 4)	200	0	0	0	0	0
Townhome/Villa 35' (Pod 6B)	108	0	108	0	0	0
Single Family 50' (Pod 6B)	126	0	126	0	0	0
Single Family 60' (Pod 6B)	110	0	110	0	0	0
Multi-Family (Pod 8A)	150	0	0	0	0	0
Multi-Family (Pod 8B)	138	0	0	0	0	0
Condo 20' (Pod 9)	84	0	0	0	0	0
Single Family 40' (Pod 9)	8	0	0	0	0	0
Single Family 50' (Pod 9)	246	0	0	0	0	0
Single Family 60' (Pod 9)	176	0	0	0	0	0
Total Unplatted	**1486**	**0**	**344**	**0**	**0**	**0**
Total Community	**4000**	**760**	**344**	**310**	**316**	**520**

ALLOCATION OF ADMIN O&M ASSESSMENT / ALLOCATION OF FIELD O&M ASSESSMENT

LOT SIZE	ADMIN: EAU FACTOR	ADMIN: TOTAL EAU's	ADMIN: % TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	FIELD: EAU FACTOR	FIELD: TOTAL EAU's	FIELD: % TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT
PLATTED										
Single Family 40' (Pod 1)	1.00	121.00	3.51%	$11,792.41	$97.46	1.00	121.00	5.61%	$40,039.80	$330.91
Single Family 50' (Pod 1)	1.00	263.00	7.64%	$25,631.43	$97.46	1.00	263.00	12.20%	$87,028.65	$330.91
Single Family 60' (Pod 1)	1.00	82.00	2.38%	$7,991.55	$97.46	1.00	82.00	3.80%	$27,134.41	$330.91
Townhome 35' (Pod 6A)	1.00	78.00	2.27%	$7,601.72	$97.46	1.00	78.00	3.62%	$25,810.78	$330.91
Single Family 50' (Pod 6A)	1.00	129.00	3.75%	$12,572.07	$97.46	1.00	129.00	5.98%	$42,687.06	$330.91
Single Family 60' (Pod 6A)	1.00	87.00	2.53%	$8,478.84	$97.46	1.00	87.00	4.03%	$28,788.95	$330.91
Townhome/Villa 20' (Pod 5)	1.00	156.00	4.53%	$15,203.43	$97.46	1.00	156.00	7.24%	$51,621.56	$330.91
Townhome/Villa 24' (Pod 5)	1.00	154.00	4.47%	$15,008.52	$97.46	1.00	154.00	7.14%	$50,959.74	$330.91
Single Family 40' (Pod 2)	1.00	93.00	2.70%	$9,063.58	$97.46	1.00	93.00	4.31%	$30,774.39	$330.91
Single Family 40' (Pod 2) Partial	1.00	79.00	2.29%	$7,699.17	$97.46	1.00	79.00	3.66%	$26,141.69	$330.91
Single Family 50' (Pod 2)	1.00	139.00	4.04%	$13,546.65	$97.46	1.00	139.00	6.45%	$45,996.13	$330.91
Single Family 50' (Pod 2) Partial	1.00	103.00	2.99%	$10,038.16	$97.46	1.00	103.00	4.78%	$34,083.47	$330.91
Single Family 60' (Pod 2)	1.00	59.00	1.71%	$5,750.02	$97.46	1.00	59.00	2.74%	$19,523.54	$330.91
Single Family 60' (Pod 2) Partial	1.00	47.00	1.36%	$4,580.52	$97.46	1.00	47.00	2.18%	$15,552.65	$330.91
Cottage (Pod 7) [6]	0.46	121.44	3.53%	$11,835.29	$44.83	0.46	121.44	5.63%	$40,185.40	$152.22
Multi-Family (Pod 8C) [7]	0.31	96.72	2.81%	$9,426.13	$30.21	0.31	96.72	4.49%	$32,005.37	$102.58
Townhome/Villa 35' (Pod 9) Partial	1.00	38.00	1.10%	$3,703.40	$97.46	1.00	38.00	1.76%	$12,574.48	$330.91
Single Family 40' (Pod 9) Partial	1.00	42.00	1.22%	$4,093.23	$97.46	1.00	42.00	1.95%	$13,898.11	$330.91
Single Family 50' (Pod 9)	1.00	55.00	1.60%	$5,360.18	$97.46	1.00	55.00	2.55%	$18,199.91	$330.91
Single Family 50' (Pod 9) Partial	1.00	120.00	3.48%	$11,694.95	$97.46	1.00	120.00	5.57%	$39,708.89	$330.91
Single Family 60' (Pod 9)	1.00	1.00	0.03%	$97.46	$97.46	1.00	1.00	0.05%	$330.91	$330.91
Single Family 60' (Pod 9) Partial	1.00	60.00	1.74%	$5,847.47	$97.46	1.00	60.00	2.78%	$19,854.45	$330.91
Townhome/Villa 20' (Pod 9)	1.00	32.00	0.93%	$3,118.65	$97.46	1.00	32.00	1.48%	$10,589.04	$330.91
Total Platted		**2156.16**	**62.62%**	**$210,134.82**			**2156.16**	**100.00%**	**$713,489.36**	
UNPLATTED										
Townhome/Villa 20' (Pod 4)	1.00	140.00	4.07%	$13,644.11	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 4)	1.00	200.00	5.81%	$19,491.58	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Townhome/Villa 35' (Pod 6B)	1.00	108.00	3.14%	$10,525.45	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 6B)	1.00	126.00	3.66%	$12,279.70	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 60' (Pod 6B)	1.00	110.00	3.19%	$10,720.37	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Multi-Family (Pod 8A)	0.31	46.50	1.35%	$4,531.79	$30.21	0.00	0.00	0.00%	$0.00	$0.00
Multi-Family (Pod 8B)	0.31	42.78	1.24%	$4,169.25	$30.21	0.00	0.00	0.00%	$0.00	$0.00
Condo 20' (Pod 9)	1.00	84.00	2.44%	$8,186.46	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 40' (Pod 9)	1.00	8.00	0.23%	$779.66	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 50' (Pod 9)	1.00	246.00	7.14%	$23,974.64	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Single Family 60' (Pod 9)	1.00	176.00	5.11%	$17,152.59	$97.46	0.00	0.00	0.00%	$0.00	$0.00
Total Unplatted		**1287.28**	**37.38%**	**$125,455.60**			**0.00**	**0.00%**	**$0.00**	
Total Community		**3443.44**	**100.00%**	**$335,590.43**			**2156.16**	**100.00%**	**$713,489.36**	
LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):				**($20,135.43)**					**($42,809.36)**	
Net Revenue to be Collected:				**$315,455.00**					**$670,680.00**	

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2021A DEBT SERVICE [2]	SERIES 2021B DEBT SERVICE [3]	SERIES 2024AA2 DEBT SERVICE [4]	SERIES 2024AA3 DEBT SERVICE [4]	SERIES 2024AA4 DEBT SERVICE [4]	TOTAL [5]
PLATTED							
Single Family 40' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 50' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 60' (Pod 1)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Townhome 35' (Pod 6A)	$428.37	$1,274.96	$0.00	$0.00	$0.00	$0.00	$1,703.33
Single Family 50' (Pod 6A)	$428.37	$1,700.10	$0.00	$0.00	$0.00	$0.00	$2,128.47
Single Family 60' (Pod 6A)	$428.37	$1,700.10	$0.00	$0.00	$0.00	$0.00	$2,128.47
Townhome/Villa 20' (Pod 5)	$428.37	$0.00	$0.00	$1,275.91	$0.00	$0.00	$1,704.28
Townhome/Villa 24' (Pod 5)	$428.37	$0.00	$0.00	$1,275.91	$0.00	$0.00	$1,704.28
Single Family 40' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$2,098.41	$2,526.78
Single Family 40' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Single Family 50' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$2,623.01	$3,051.38
Single Family 50' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Single Family 60' (Pod 2)	$428.37	$0.00	$0.00	$0.00	$0.00	$3,147.62	$3,575.99
Single Family 60' (Pod 2) Partial	$428.37	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,343.26
Cottage (Pod 7) [6]	$197.05	$0.00	$0.00	$0.00	$0.00	$0.00	$197.05
Multi-Family (Pod 8C) [7]	$132.79	$0.00	$0.00	$0.00	$0.00	$0.00	$132.79
Townhome/Villa 35' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$1,861.70	$1.00	$2,291.07
Single Family 40' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,127.66	$3.00	$2,559.03
Single Family 50' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$4,186.45	$4.00	$4,618.82
Single Family 50' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,659.57	$0.00	$3,087.94
Single Family 60' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$5,023.74	$0.00	$5,452.11
Single Family 60' (Pod 9) Partial	$428.37	$0.00	$0.00	$0.00	$2,659.57	$0.00	$3,087.94
Townhome/Villa 20' (Pod 9)	$428.37	$0.00	$0.00	$0.00	$0.00	$0.00	$428.37
UNPLATTED							
Townhome/Villa 20' (Pod 4)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 50' (Pod 4)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Townhome/Villa 35' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Single Family 50' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Single Family 60' (Pod 6B)	$97.46	$0.00	$408.45	$0.00	$0.00	$0.00	$505.91
Multi-Family (Pod 8A)	$30.21	$0.00	$0.00	$0.00	$0.00	$0.00	$30.21
Multi-Family (Pod 8B)	$30.21	$0.00	$0.00	$0.00	$0.00	$0.00	$30.21
Condo 20' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 40' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 50' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46
Single Family 60' (Pod 9)	$97.46	$0.00	$0.00	$0.00	$0.00	$0.00	$97.46

(1) **Reflects the number of total lots with Series 2021A , 2021B, 2024AA2, 2024AA3 and 2024AA4 debt outstanding.**

(2) **Annual debt service assessment per lot adopted in connection with the Series 2021A bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

(3) **Annual debt service assessment per lot adopted in connection with the Series 2021B bond issuance. Series 2021B assessments will not be included on the tax roll, and therefore are net of county collection costs and discounts.**

(4) **Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuances. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

(5) **Annual assessment that will appear on November 2026 St. Lucie County property tax bill for platted lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).**

(6) **Per the agreement between LTC Ranch West Residential CDD and TLV RE SFR II Port St. Lucie dated June 28th, 2024 Cottage Lots in POD 7 will be assigned an EAU Factor of 0.46 beginning FY 2024-2025**

(7) **Per the agreement between LTC Ranch West Residential CDD and Kittle Property Group, INC dated September 25th, 2025 Multifamily Lots in POD 8 will be assigned an EAU Factor of 0.31 beginning FY 2026-2027**

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 10

Quarterly Compliance Audit Report

LTC Ranch West Residential

Date: June 2026 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

DISTRICT COMPLIANCE

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

campus suite

Table of Contents

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.

ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.

Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

> * **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

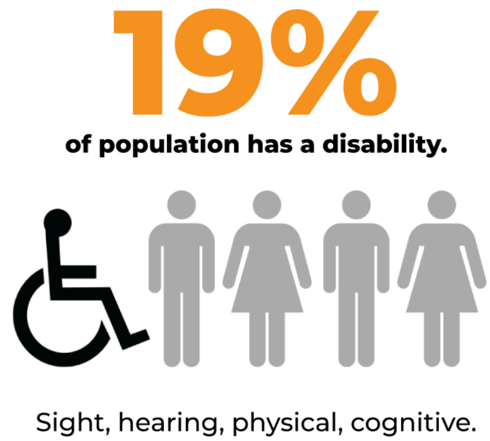
Result: PASSED

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.



With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.

Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*

Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.

Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*

Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*

Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*

Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.

Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web