



Rizzetta & Company

LTC Ranch West Residential Community Development District

**Board of Supervisors Meeting
May 14, 2024**

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

LTC RANCH WEST RESIDENTIAL DEVELOPMENT DISTRICT COMMUNITY

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

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 RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471

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

www.ltc ranchwestcdd.org

May 7, 2024

Board of Supervisors
**LTC Ranch West Residential
Community Development
District**

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District will be held on **May 14, 2024, at 11:30 a.m.** at the **Office of Greenpointe Communities, LLC** located at **864 S.E. Becker Road, Port St. Lucie Florida 34984**. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Meeting from the Board of Supervisors Meeting held on March 25, 2024 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for February and March 2024 Tab 2
 - C. Consideration of Resolution 2024-07, Setting a Landowner Election Date..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2024/2025 Proposed Budget..... Tab 4
 - B. Consideration of Resolution 2024-08, Approving FY 2024/2025 Proposed Budget & Setting Public Hearing Tab 5
 - C. Consideration of Bond Related Documents
 - 1. Consideration of Amended and Restated Disclosure Of Public Financing Tab 6
 - 2. Consideration of Resolution 2024-09, Special Assessments for 2024-AA2 Bonds Tab 7
 - 3. Consideration of Resolution 2024-10, Special Assessments for 2024-AA3 Bonds Tab 8
 - 4. Consideration of Resolution 2024-11, Ratifying Issuance Of Series 2024 Bonds..... Tab 9
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Website Audit Tab 10
 - 2. Registered Voter Count Tab 11
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. 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.

Very truly yours,
Brian Mendes
Brian Mendes
District Manager

cc: Johnthan Johnson, Kutak Rock
LLP

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 **March 25, 2024, at 11:35 a.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. 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.
Kinan Husainy	District Engineer, Kimley-Horn (via phone)

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 11:35 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Meeting
from Board of Supervisors' Meeting
held on February 27, 2024**

Mr. Mendes presented the minutes from the meeting held on February 27, 2024 and asked if any changes were requested. No changes were requested.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board approved the Minutes of the Regular Meeting held on February 27, 2024, for LTC Ranch West Residential Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Construction RFP
for Midway & EW 5 Road Utility
Expansion
(Under Separate Cover)**

Mr. Mendes turned the floor over to Mr. Burr to present the Construction Bids.

Mr. Burr presented the RFP bids to the board of supervisors.

On a motion by Mr. Burr, seconded by Mr. Rector, with all in favor, the Board awarded the RFP for Kimley 36 FM to Felix, for LTC Ranch West Residential Community Development District.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board awarded the RFP for Kimley 24 WM West FM to Southern Underground, for LTC Ranch West Residential Community Development District.

On a motion by Mr. Burr, seconded by Mr. Rector, with all in favor, the Board awarded the RFP for Captec 24 WM East to Southern Underground, for LTC Ranch West Residential Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

No Report.

C. District Manager

Mr. Mendes mentioned that he will be working on the proposed budget.

TENTH ORDER OF BUSINESS

**Audience Comments &
Supervisor Requests**

There were no comments from the Audience.

There were no Supervisor requests put forward.

85 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:42 a.m. for LTC Ranch West Residential Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

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 February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 14,138.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gannett Florida LocaliQ	100089	0006199861 01/24	Legal Advertising Account #1126841 01/24	\$ 595.84
Impact Landscaping & Irrigation, LLC	100090	INV-64209	Landscaping Maintenance 02/24	\$ 8,228.00
Kimley-Horn and Associates, Inc.	100091	27224303	Engineering Services 01/24	\$ 1,054.37
Rizzetta & Company, Inc.	100087	INV0000087104	District Management Fees 02/24	<u>\$ 4,260.00</u>
Total Report				<u>\$ 14,138.21</u>

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

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

Operation and Maintenance Expenditures March 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **14,843.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin Meyers	100092	BM022724	Board of Supervisors Meeting 02/27/24	\$ 200.00
Impact Landscaping & Irrigation, LLC	100096	INV-64737	Landscaping Maintenance 03/24	\$ 8,228.00
Innersync Studio, Ltd	100097	22049	CDD Website Services 03/24	\$ 384.38
Kutak Rock, LLP	100098	3355259	Legal Services 01/24	\$ 1,008.50
Luke Rector	100099	LR022724	Board of Supervisors Meeting 02/27/24	\$ 200.00
Rizzetta & Company, Inc.	100095	INV0000087927	District Management Fees 03/24	\$ 4,260.00
Robert A Burr	100093	RB022724	Board of Supervisors Meeting 02/27/24	\$ 200.00
Robert Nelson	100094	RN022724	Board of Supervisors Meeting 02/27/24	\$ 200.00
Veranda II CDD	100100	022924 Veranda II	Reimburse Veranda II for Ads invoice 02/24	\$ <u>162.45</u>
Total Report				\$ <u>14,843.33</u>

Tab 3

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEAT SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Luke Rector	11/2026
2	James Jahna	11/2024
3	Robert Nelson	11/2024
4	Ben Meyers	11/2024
5	Austin Burr	11/2026

This year, Seat 2, currently held by James Jahna, Seat 3, current held by Robert Nelson, and Seat 4, currently held by Ben Meyers, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 5, 2024, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting

and election have been announced by the Board at its May 14, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2024.

**LTC RANCH WEST RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within LTC Ranch West Residential Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,572.85 acres, located South of Midway Road, north and west of Glades Cut Off Road and east of I-95 within the City of Port St. Lucie, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: 813-933-5571 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the LTC Ranch West Residential Community Development District to be held at _____, on November 5, 2024, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the LTC Ranch West Residential Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
2		
3		
4		

Date: _____

Signed: _____

Printed Name: _____

Tab 4



Rizzetta & Company

LTC Ranch West Residential Community Development District

ltc ranchwestcdd.org

Proposed Budget for Fiscal Year 2024-2025

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LTC Ranch West Residential Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2021A	Series 2021B	PRELIMINARY Series 2024AA2	PRELIMINARY Series 2024AA3	Budget for 2024/2025
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$998,000.49	\$460,323.15	\$372,001.24	\$1,202,176.24	\$3,032,501.12
TOTAL REVENUES	\$998,000.49	\$460,323.15	\$372,001.24	\$1,202,176.24	\$3,032,501.12
EXPENDITURES					
Administrative					
Debt Service Obligation	\$998,000.49	\$460,323.15	\$372,001.24	\$1,202,176.24	\$3,032,501.12
Administrative Subtotal	\$998,000.49	\$460,323.15	\$372,001.24	\$1,202,176.24	\$3,032,501.12
TOTAL EXPENDITURES	\$998,000.49	\$460,323.15	\$372,001.24	\$1,202,176.24	\$3,032,501.12
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):

6%

GROSS ASSESSMENTS

\$3,195,779.88

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.

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$312,188.00	2023/2024 O&M Budget:	\$312,346.00
Collection Costs:	2%	\$6,642.30	2024/2025 O&M Budget:	\$312,188.00
Early Payment Discounts:	4%	\$13,284.60		
2024/2025 Total:		<u>\$332,114.89</u>	Total Difference:	<u>-\$158.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
PLATTED					
<i>Single Family 40' (Pod 1)</i>	Series 2021A Debt Service	\$1,274.96	\$1,274.96	\$0.00	0.00%
	Operations & Maintenance	\$437.28	\$328.82	-\$108.46	-24.80%
	Total	\$1,712.24	\$1,603.78	-\$108.46	-6.33%
<i>Single Family 50' (Pod 1)</i>	Series 2021A Debt Service	\$1,274.96	\$1,274.96	\$0.00	0.00%
	Operations & Maintenance	\$437.28	\$328.82	-\$108.46	-24.80%
	Total	\$1,712.24	\$1,603.78	-\$108.46	-6.33%
<i>Single Family 60' (Pod 1)</i>	Series 2021A Debt Service	\$1,274.96	\$1,274.96	\$0.00	0.00%
	Operations & Maintenance	\$437.28	\$328.82	-\$108.46	-24.80%
	Total	\$1,712.24	\$1,603.78	-\$108.46	-6.33%
<i>Townhome 35' (Pod 6A) ⁽¹⁾</i>	Series 2021A Debt Service	\$1,274.96	\$1,274.96	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$328.82	\$232.27	240.57%
	Total	\$1,371.51	\$1,603.78	\$232.27	16.94%
<i>Single Family 50'(Pod 6A) ⁽¹⁾</i>	Series 2021A Debt Service	\$1,700.10	\$1,700.10	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$328.82	\$232.27	240.57%
	Total	\$1,796.65	\$2,028.92	\$232.27	12.93%
<i>Single Family 60' (Pod 6A) ⁽¹⁾</i>	Series 2021A Debt Service	\$1,700.10	\$1,700.10	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$328.82	\$232.27	240.57%
	Total	\$1,796.65	\$2,028.92	\$232.27	12.93%
UNPLATTED					
<i>Townhome 35' (Pod 6A)</i>	Series 2021A Debt Service	\$1,274.96	\$1,274.96	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$1,371.51	\$1,342.71	-\$28.80	-2.10%
<i>Single Family 50'(Pod 6A)</i>	Series 2021A Debt Service	\$1,700.10	\$1,700.10	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$1,796.65	\$1,767.85	-\$28.80	-1.60%
<i>Single Family 60' (Pod 6A)</i>	Series 2021A Debt Service	\$1,700.10	\$1,700.10	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$1,796.65	\$1,767.85	-\$28.80	-1.60%
<i>Townhome/Villa 24' (Pod 7)</i>	Series 2021B Debt Service	\$408.45	\$408.45	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$505.00	\$476.20	-\$28.80	-5.70%

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$312,188.00	2023/2024 O&M Budget:	\$312,346.00
Collection Costs:	2%	\$6,642.30	2024/2025 O&M Budget:	\$312,188.00
Early Payment Discounts:	4%	\$13,284.60		
2024/2025 Total:		\$332,114.89	Total Difference:	-\$158.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
<i>Townhome/Villa 35' (Pod 6B)</i>	Series 2021B Debt Service	\$408.45	\$408.45	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$505.00	\$476.20	-\$28.80	-5.70%
<i>Single Family 40' (Pod 2)</i>	Series 2021B Debt Service	\$408.45	\$408.45	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$505.00	\$476.20	-\$28.80	-5.70%
<i>Single Family 50' (Pod 2&6B)</i>	Series 2021B Debt Service	\$408.45	\$408.45	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	0.00%
	Total	\$505.00	\$476.20	-\$28.80	-5.70%
<i>Single Family 60' (Pod 2&6B)</i>	Series 2021B Debt Service	\$408.45	\$408.45	\$0.00	0.00%
	Operations & Maintenance	\$96.55	\$67.75	-\$28.80	-29.83%
	Total	\$505.00	\$476.20	-\$28.80	-5.70%
<i>Townhome/Villa 20' (Pod 5)</i>	Series 2024AA2 Debt Service ⁽²⁾	\$0.00	\$1,276.60	\$1,276.60	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$1,344.35	\$1,344.35	N/A
<i>Townhome/Villa 24' (Pod 5)</i>	Series 2024AA2 Debt Service ⁽²⁾	\$0.00	\$1,276.60	\$1,276.60	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$1,344.35	\$1,344.35	N/A
<i>Townhome/Villa 35' (Pod 9)</i>	Series 2024AA3 Debt Service ⁽²⁾	\$0.00	\$2,902.85	\$2,902.85	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$2,970.60	\$2,970.60	N/A
<i>Single Family 40' (Pod 9)</i>	Series 2024AA3 Debt Service ⁽²⁾	\$0.00	\$3,317.54	\$3,317.54	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$3,385.29	\$3,385.29	N/A
<i>Single Family 50' (Pod 9)</i>	Series 2024AA3 Debt Service ⁽²⁾	\$0.00	\$4,146.92	\$4,146.92	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$4,214.67	\$4,214.67	N/A
<i>Single Family 60' (Pod 9)</i>	Series 2024AA3 Debt Service ⁽²⁾	\$0.00	\$4,976.31	\$4,976.31	N/A
	Operations & Maintenance ⁽³⁾	\$0.00	\$67.75	\$67.75	N/A
	Total	\$0.00	\$5,044.06	\$5,044.06	N/A
<i>Townhome/Villa 20' (Pod 4)</i>	Operations & Maintenance ⁽³⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%
<i>Single Family 50' (Pod 4)</i>	Operations & Maintenance ⁽³⁾	\$0.00	\$0.00	\$0.00	0.00%

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$312,188.00	2023/2024 O&M Budget:	\$312,346.00
Collection Costs:	2%	\$6,642.30	2024/2025 O&M Budget:	\$312,188.00
Early Payment Discounts:	4%	\$13,284.60		
2024/2025 Total:		<u>\$332,114.89</u>	Total Difference:	<u>-\$158.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
	<u>Total</u>	\$0.00	\$0.00	\$0.00	0.00%

⁽¹⁾ In FY 2023-2024, unplatted lots were assessed O&M fees based on administrative expenses only. Now that they are platted they are subject to field expenditures.

⁽²⁾ FY 2024-2025 will be the first year of Series 2024AA2 and Series 2024AA3 debt service assessments. Amounts are preliminary estimates and subject to change based on final bond sizing.

⁽³⁾ FY 2024-2025 will be the first year of levied O&M assessments for lots in Pods 5 and 9. The developer will enter into a funding agreement with the district in lieu of O&M assessments for Pod 4.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		\$160,039.00	TOTAL FIELD O&M BUDGET		\$152,149.00
COLLECTION COSTS @	2%	\$6,810.17	COLLECTION COSTS @	2%	\$3,237.21
EARLY PAYMENT DISCOUNT @	4%	\$3,405.09	EARLY PAYMENT DISCOUNT @	4%	\$6,474.43
TOTAL ADMIN O&M ASSESSMENT		<u>\$170,254.26</u>	TOTAL FIELD O&M ASSESSMENT		<u>\$161,860.64</u>

UNITS ASSESSED						ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT						
LOT SIZE	O&M	SERIES 2021A	SERIES 2021B	PRELIMINARY SERIES 2024AA2	PRELIMINARY SERIES 2024AA3	EAU FACTOR	TOTAL	% TOTAL	ADMIN	ADMIN	EAU FACTOR	TOTAL	% TOTAL	FIELD	FIELD	O&M	SERIES 2021A	SERIES 2021B	PRELIMINARY SERIES 2024AA2	PRELIMINARY SERIES 2024AA3	TOTAL ⁽⁶⁾	
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	PER PARCEL	PER LOT		EAU's	EAU's	PER PARCEL	PER LOT		DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾	DEBT SERVICE ⁽⁴⁾		
PLATTED																						
Single Family 40' (Pod 1)	122	122	0	0	0	1.00	122.00	4.85%	\$8,265.43	\$67.75	1.00	122.00	19.68%	\$31,850.00	\$261.07	\$328.82	\$1,274.96	\$0.00	\$0.00	\$0.00	\$1,603.78	
Single Family 50' (Pod 1)	262	262	0	0	0	1.00	262.00	10.43%	\$17,750.34	\$67.75	1.00	262.00	42.26%	\$68,399.17	\$261.07	\$328.82	\$1,274.96	\$0.00	\$0.00	\$0.00	\$1,603.78	
Single Family 60' (Pod 1)	82	82	0	0	0	1.00	82.00	3.26%	\$5,555.45	\$67.75	1.00	82.00	13.23%	\$21,407.37	\$261.07	\$328.82	\$1,274.96	\$0.00	\$0.00	\$0.00	\$1,603.78	
Townhome 35' (Pod 6A)	58	58	0	0	0	1.00	58.00	2.31%	\$3,929.47	\$67.75	1.00	58.00	9.35%	\$15,141.80	\$261.07	\$328.82	\$1,274.96	\$0.00	\$0.00	\$0.00	\$1,603.78	
Single Family 50' (Pod 6A)	35	35	0	0	0	1.00	35.00	1.39%	\$2,371.23	\$67.75	1.00	35.00	5.65%	\$9,137.29	\$261.07	\$328.82	\$1,700.10	\$0.00	\$0.00	\$0.00	\$2,028.92	
Single Family 60' (Pod 6A)	61	61	0	0	0	1.00	61.00	2.43%	\$4,132.71	\$67.75	1.00	61.00	9.84%	\$15,925.00	\$261.07	\$328.82	\$1,700.10	\$0.00	\$0.00	\$0.00	\$2,028.92	
UNPLATTED																						
Townhome 35' (Pod 6A)	20	20	0	0	0	1.00	20.00	0.80%	\$1,354.99	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$1,274.96	\$0.00	\$0.00	\$0.00	\$1,342.71	
Single Family 50' (Pod 6A)	94	94	0	0	0	1.00	94.00	3.74%	\$6,368.44	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$1,700.10	\$0.00	\$0.00	\$0.00	\$1,767.85	
Single Family 60' (Pod 6A)	26	26	0	0	0	1.00	26.00	1.03%	\$1,761.48	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$1,700.10	\$0.00	\$0.00	\$0.00	\$1,767.85	
Townhome/Villa 24' (Pod 7)	265	0	265	0	0	1.00	265.00	10.55%	\$17,953.59	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$408.45	\$0.00	\$0.00	\$476.20	
Townhome/Villa 35' (Pod 6B)	110	0	110	0	0	1.00	110.00	4.38%	\$7,452.43	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$408.45	\$0.00	\$0.00	\$476.20	
Single Family 40' (Pod 2)	172	0	172	0	0	1.00	172.00	6.84%	\$11,652.90	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$408.45	\$0.00	\$0.00	\$476.20	
Single Family 50' (Pod 2&6B)	394	0	394	0	0	1.00	394.00	15.68%	\$26,693.27	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$408.45	\$0.00	\$0.00	\$476.20	
Single Family 60' (Pod 2&6B)	186	0	186	0	0	1.00	186.00	7.40%	\$12,601.39	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$408.45	\$0.00	\$0.00	\$476.20	
Townhome/Villa 20' (Pod 5)	156	0	0	156	0	1.00	156.00	6.21%	\$10,568.91	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$1,276.60	\$0.00	\$1,344.35	
Townhome/Villa 24' (Pod 5)	154	0	0	154	0	1.00	154.00	6.13%	\$10,433.41	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$1,276.60	\$0.00	\$1,344.35	
Townhome/Villa 35' (Pod 9)	38	0	0	0	38	1.00	38.00	1.51%	\$2,574.48	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$0.00	\$2,902.85	\$2,970.60	
Single Family 40' (Pod 9)	42	0	0	0	42	1.00	42.00	1.67%	\$2,845.48	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$0.00	\$3,317.54	\$3,385.29	
Single Family 50' (Pod 9)	175	0	0	0	175	1.00	175.00	6.96%	\$11,856.15	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$0.00	\$4,146.92	\$4,214.67	
Single Family 60' (Pod 9)	61	0	0	0	61	1.00	61.00	2.43%	\$4,132.71	\$67.75	0.00	0.00	0.00%	\$0.00	\$0.00	\$67.75	\$0.00	\$0.00	\$0.00	\$4,976.31	\$5,044.06	
Townhome/Villa 20' (Pod 4) ⁽⁷⁾	144	0	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Single Family 50' (Pod 4) ⁽⁷⁾	200	0	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Community	2857	760	1127	310	316		2513.00	100%	\$170,254.26			620.00	100%	\$161,860.64								

LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):

(\$10,215.26)

(\$9,711.64)

Net Revenue to be Collected:

\$160,039.00

\$152,149.00

⁽¹⁾ Reflects the number of total lots with Series 2021A and 2021B debt outstanding. Series 2024AA2 and Series 2024AA3 numbers are preliminary and subject to change.
⁽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 assessments for the Series 2024AA2 and Series 2024AA3 bonds are preliminary and subject to change.
⁽⁵⁾ Annual assessment that will appear on November 2024 St. Lucie County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).
⁽⁷⁾ The developer will enter into a funding agreement with the District in lieu of levying O&M assessments on Pod 4.

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 5

RESOLUTION 2024-08

[FY 2025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), 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, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2024
TIME: _____
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2024.

ATTEST:

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tab 6

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

LTC Ranch West Residential Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

THIS AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT AMENDS, SUPERSEDES AND RESTATES IN ITS ENTIRETY THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ST. LUCIE COUNTY OFFICIAL RECORDS BOOK 4761, PAGE 2877.

Board of Supervisors¹

LTC Ranch West Residential Community Development District

Austin Burr
Chairman

James Jahna
Assistant Secretary

Ben Meyers
Vice Chairman

Robert Nelson
Assistant Secretary

Luke Rector
Assistant Secretary

Rizzetta & Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

¹ For informational purposes only, this list reflects the composition of the Board of Supervisors as of May 1, 2024. For a current list of Board Members, please contact the District Manager’s office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The LTC Ranch West Residential Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the LTC Ranch West Residential Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance 21-53 enacted by the City Council of Port St. Lucie, Florida, effective as of June 14, 2001, and amended by Ordinance 22-74, effective on August 22, 2022. The District encompasses approximately 1,572.85 acres located entirely within the boundaries of Port St. Lucie, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also

registered with the Supervisor of Elections to vote in St. Lucie County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 1,572.85 acres located entirely within the City of Port St. Lucie, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management, water, wastewater and reuse water improvements, roadway improvements, environmental improvements, and amenity tract improvements. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted its *Bond Validation Engineer's Report of Infrastructure Improvements* dated June 14, 2021, which details the improvements contemplated for the infrastructure of the District, which was updated by the *Engineer's Report of Infrastructure* dated September 21, 2021 and the *Supplemental Engineer's Report of Infrastructure Improvements, dated November 16, 2023*, as revised March 1, 2024 (the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On September 9, 2021, the Circuit Court of the State of Florida, in and for St. Lucie County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$425,000,000 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On October 14, 2021, the District issued two series of special assessment revenue bonds for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued its LTC Ranch West Residential Community Development District Special Assessment Revenue Bonds as follows: 1) \$17,870,000 Special Assessment Revenue Bonds, Series 2021A (Assessment Area One Project) (the "Series 2021A Bonds"), and 2) \$12,445,000 Special Assessment Revenue Bonds, Series 2021B (Series 2021B Project) (the "Series 2021B Bonds," together with the Series 2021A Bonds, the "Series 2021 Bonds").

On April 22, 2024, the District issued two series of special assessment revenue bonds for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued its LTC Ranch West Residential Community Development District Special Assessment Revenue Bonds as follows: 1) \$5,210,000 Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project – Pod 5) (the “Assessment Area Two Bonds”) and \$17,000,000 Special Assessment Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project – Pod 9) (the “Assessment Area Three 2024 Bonds,” together with the Assessment Area Two Bonds, the “Series 2024 Bonds”).

Stormwater Management System

The surface water management system will consist of inlets, manholes, storm pipes, wetland control structures and water control structures that direct runoff to the on-site lake system for retention. This system will include the discharge canals that lead to the City’s maintained canals. The surface water management system will be located in tracts or easements areas granted to the District, the City, or St. Lucie County. The lake excavation for the development will consist of the mobilization, clearing and grubbing, demolition, dewatering, lake excavation to a minimum of 12 feet and a maximum of 40 feet below design water level, and stockpiling the material adjacent to the lake for construction of the infrastructure. These activities will also include stormwater pollution prevention measures. The excavated material will be used on-site to construct the roads and used to backfill utility trenches.

Roadways Improvements

Roadway improvements include Arterial A, also known as Wylder Parkway, which will be a four-lane urban roadway section, and E/W 5, which will be a two-lane urban roadway section constructed with concrete curb and gutter, as well as concrete valley gutter which will be integral parts of the surface water management system for District funding roadways within the District. The following offsite roadways are also included: 1) widening of Midway Road from I-95 to Arterial A, 2) signalization of Midway Road and Arterial A intersection, 3) widening of Glades Cut Off Road from I-95 to Arterial A, 4) signalization of Glades Cut Off Road and Arterial A intersection, 5) construction of Arterial A from Midway Road to Glades Cut Off Road, and 6) construction of E/W 5 from Glades Cut Off Road to Arterial A.

Water Distribution System

The on-site potable water distribution system will consist of 8” diameter and 12” diameter C-900 PVC mains, fire hydrants, and water services to all the lots for potable service and fire protection. All proposed water main runs will tie into the proposed 16” diameter C-900 PVC water main to the construction along the Arterial A and E/W5 roadways. The proposed water main will tie into the existing public water main in three locations throughout the development. It is anticipated that there will be two watermain extensions and three watermain connection points consisting of: 1) an extension to the existing 24” water main along Midway Road, east of I-95 and Arterial A; 2) an extension of the existing 36” water main along Glades Cut Off, west of I-95; 3) a connection to the proposed 24” water main at the intersection of Midway Road and Arterial A; 4) a connection to the proposed 36” water main at the intersection

of Glades Cut Off Road and E/W5; and 5) a connection to the proposed 36” water main at the intersection of Glades Cut Off Road and Arterial A.

Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system will consist of numerous lift stations, 8” on-site force main, 8” PVC gravity pipe, manholes, and 6” service laterals. The proposed Arterial A Roadway contains 12” PVC force main and will tie into the existing 36” force main to the south along Glades Cut Off Road. A 36” force main will be construction along E/W 5 within the right of way.

Reuse Water Distribution System (Irrigation)

The reclaim water distribution system will be supplied by PSLUSD via the Glades Cutoff Wastewater Treatment Plant and will be comprised onsite of 8” diameter main C-900 main, reclaim metering stations and reclaim pump stations. All proposed irrigation main run will tie into the proposed 12” irrigation main to be constructed along Arterial A Roadway and the 12” reclaim main to be constructed within the E/W 5 right of way.

Environmental Improvements

The environmental improvements will consist of wetland mitigation and permitting, wetland protection, gopher tortoise relocation and permitting, and additional environmental reports and permitting.

Amenity Tract Improvements

The amenity tract improvements will consist of the parking lots, drainage, earthwork, utilities, lighting, irrigation, landscaping, buildings and amenities which may include pools and sports courts.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2021 Bonds and Series 2024 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for the Series 2021 Bonds and the Series 2024 Bonds (the “Debt Service Assessments”). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review at the District’s office.

The annual Debt Service Assessments per product type for the Series 2021A Bonds are as follows:

Product Type	Series 2021A Bonds Annual Assessment Level Per Unit
Single Family 40'	\$1,301.52
Single Family 50'	\$1,301.52
Single Family 60'	\$1,301.52
Townhome/Villa 35'	\$1,301.52
Single Family 50'	\$1,735.52
Single Family 60'	\$1,735.52

Note: Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

The annual Debt Service Assessments per product type for the Series 2021B Bonds are as follows:

Product Type	Series 2021B Bonds Annual Assessment Level Per Unit
Single Family 40'	\$408.45
Single Family 50'	\$408.45
Single Family 60'	\$408.45
Townhome/Villa 24'	\$408.45
Townhome/Villa 35'	\$408.45
Single Family 50'	\$408.45
Single Family 60'	\$408.45

Note: Does not include estimated St. Lucie County collection costs/payment discounts, as the District intends to directly collect these assessments.

The annual Debt Service Assessments per product type for the Series 2024 Bonds are as follows:

Product Type	Assessment Area Two Bonds Annual Assessment Level Per Unit
Townhome 20''	\$1,275.91
Townhome 24'	\$1,275.91

Product Type	Assessment Area Three 2024 Bonds Annual Assessment Level Per Unit
Townhome/Villa 35'	\$2,930.52
Single Family 40'	\$3,349.16
Single Family 50'	\$4,186.45
Single Family 60'	\$5,023.74

Note: Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

The Debt Service Assessments exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the St. Lucie County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: LTC Ranch West Residential Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813) 933-5571.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 14th day of May 2024, and recorded in the Official Records of St. Lucie County, Florida.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT**

Witnesses:

By: Austin Burr, Chairman

Name: _____

Address: _____

Name: _____

Address: _____

**STATE OF FLORIDA
COUNTY OF ST. LUICE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May 2024, by Austin Burr, as Chairman of the Board of Supervisors of LTC Ranch West Residential Community Development District, for and on behalf of the District. He [] is personally known to me or [] produced _____ as identification.

Print Name: _____

Notary Public, State of Florida

EXHIBIT A

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE S00° 07' 56"E FOR 1019.33 FEET; THENCE N89° 52' 27"E FOR 1453.64 FEET; THENCE S36° 14' 14"W FOR 139.97 FEET; THENCE S63° 23' 24"W FOR 35.34 FEET; THENCE S01° 50' 18"W FOR 77.18 FEET; THENCE S89° 15' 16"W FOR 122.84 FEET; THENCE S80° 42' 00"W FOR 24.80 FEET; THENCE S55° 01' 47"W FOR 98.22 FEET; THENCE S25° 28' 45"W FOR 175.10 FEET; THENCE N85° 28' 54"W FOR 336.07 FEET; THENCE S28° 55' 06"W FOR 73.41 FEET; THENCE S44° 36' 16"W FOR 154.76 FEET; THENCE S87° 03' 33"W FOR 76.96 FEET; THENCE S59° 22' 10"W FOR 56.07 FEET; THENCE S30° 30' 07"W FOR 67.36 FEET; THENCE S25° 20' 16"W FOR 72.70 FEET; THENCE S16° 25' 14"W FOR 33.63 FEET; THENCE S31° 17' 22"E FOR 63.00 FEET; THENCE S37° 15' 09"W FOR 89.76 FEET; THENCE S44° 59' 28"W FOR 185.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 674.78' AND A CENTRAL ANGLE OF 48° 36' 45" FOR AN ARC LENGTH OF 572.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S29° 43' 23"E FOR 555.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1234.45' AND A CENTRAL ANGLE OF 38° 05' 30" FOR AN ARC LENGTH OF 820.70 FEET, SAID CURVE HAVING A CHORD BEARING OF S23° 09' 41"E FOR 805.66 FEET; THENCE S44° 14' 15"E FOR 153.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.48' AND A CENTRAL ANGLE OF 52° 59' 25" FOR AN ARC LENGTH OF 254.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S21° 04' 26"E FOR 245.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.48' AND A CENTRAL ANGLE OF 21° 55' 39" FOR AN ARC LENGTH OF 259.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S05° 32' 33"E FOR 258.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1031.52' AND A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC LENGTH OF 302.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S24° 54' 23"E FOR 301.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 582.36' AND A CENTRAL ANGLE OF 31° 01' 37" FOR AN ARC LENGTH OF 315.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S17° 48' 04"E FOR 311.52 FEET; THENCE S41° 03' 57"E FOR 257.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 501.39' AND A CENTRAL ANGLE OF 19° 15' 08" FOR AN ARC LENGTH OF 168.48 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 41' 31"E FOR 167.68 FEET; THENCE S59° 35' 14"E FOR 201.66 FEET; THENCE TO THE SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S51° 18' 25"E FOR 159.86 FEET; THENCE ALONG SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, S44° 45' 15"W FOR 1264.07 FEET; THENCE DEPARTING SAID SOUTHEAST LINE OF SAID TRACT "D" LTC RANCH WEST, N45° 13' 59"W FOR 87.01 FEET; THENCE S44° 45' 15"W FOR 76.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 209.69' AND A CENTRAL ANGLE OF 105° 06' 55" FOR AN ARC LENGTH OF 384.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 50' 47"W FOR 332.97 FEET; THENCE N45° 36' 11"W FOR 84.22 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 217.85' AND A CENTRAL ANGLE OF 58° 14' 27" FOR AN ARC LENGTH OF 221.45 FEET, SAID CURVE HAVING A CHORD BEARING OF S40° 40' 57"W FOR 212.03 FEET

TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 108° 21' 42" FOR AN ARC LENGTH OF 47.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S65° 44' 35"W FOR 40.54 FEET; THENCE N60° 04' 34"W FOR 152.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 89° 31' 11" FOR AN ARC LENGTH OF 46.87 FEET, SAID CURVE HAVING A CHORD BEARING OF S75° 09' 51"W FOR 42.25 FEET; THENCE S30° 24' 15"W FOR 139.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1281.14' AND A CENTRAL ANGLE OF 08° 32' 58" FOR AN ARC LENGTH OF 191.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N73° 22' 25"W FOR 191.04 FEET; THENCE N0° 01' 06"W FOR 112.08 FEET; THENCE N39° 07' 34"E FOR 67.17 FEET; THENCE N74° 25' 35"E FOR 32.04 FEET; THENCE N42° 02' 09"E FOR 46.74 FEET; THENCE N19° 45' 27"E FOR 33.57 FEET; THENCE N23° 47' 39"E FOR 47.51 FEET; THENCE N29° 52' 09"E FOR 69.30 FEET; THENCE N39° 22' 15"E FOR 65.40 FEET; THENCE N80° 33' 00"E FOR 69.63 FEET; THENCE S48° 44' 56"E FOR 10.14 FEET; THENCE N13° 19' 10"E FOR 39.61 FEET; THENCE S48° 44' 56"E FOR 5.11 FEET; THENCE N26° 23' 29"E FOR 66.16 FEET; THENCE N58° 57' 16"E FOR 55.48 FEET; THENCE N69° 29' 29"E FOR 12.25 FEET; THENCE N14° 41' 53"E FOR 28.56 FEET; THENCE N12° 45' 13"E FOR 31.51 FEET; THENCE N10° 47' 41"E FOR 39.36 FEET; THENCE N78° 32' 30"W FOR 16.31 FEET; THENCE N02° 47' 10"W FOR 12.44 FEET; THENCE N90° 00' 00"E FOR 38.97 FEET; THENCE N00° 00' 00"E FOR 265.00 FEET; THENCE N89° 48' 07"E FOR 261.76 FEET; THENCE S67° 29' 22"E FOR 44.34 FEET; THENCE S88° 32' 34"E FOR 124.01 FEET ; THENCE N88° 46' 59"E FOR 173.96 FEET; THENCE N00° 12' 03"E FOR 369.24 FEET; THENCE N57° 31' 19"W FOR 142.71 FEET; THENCE N89° 53' 25"W FOR 554.72 FEET; THENCE N00° 02' 41"W FOR 60.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CENTRAL ANGLE OF 81° 34' 32" FOR AN ARC LENGTH OF 42.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N40° 49' 57"W FOR 39.20 FEET; THENCE N81° 37' 14"W FOR 243.48 FEET; THENCE N58° 47' 43"W FOR 120.92 FEET; THENCE S80° 43' 32"W FOR 135.35 FEET; THENCE S86° 31' 18"W FOR 80.02 FEET; THENCE S76° 08' 06"W FOR 14.03 FEET; THENCE S27° 59' 28"E FOR 48.73 FEET; THENCE S25° 46' 17"W FOR 137.61 FEET; THENCE S51° 57' 59"W FOR 72.82 FEET; THENCE S62° 50' 08"W FOR 189.36 FEET; THENCE N86° 34' 13"W FOR 68.43 FEET; THENCE N58° 11' 03"W FOR 78.33 FEET; THENCE N89° 51' 03"W FOR 216.11 FEET; THENCE S07° 25' 51"W FOR 1090.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 53° 48' 53" FOR AN ARC LENGTH OF 1132.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 58' 53"W FOR 1091.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 705.81 FEET; THENCE N90° 00' 00"W FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N58° 32' 14"W FOR 1133.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF N51° 58' 01"W FOR 1015.25 FEET TO THE WEST LINE OF SAID TRACT 'D'; THENCE ALONG SAID WEST LINE N00° 21' 14"W FOR 3909.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 777.267 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54° 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 68° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE N00° 07' 56"W FOR 2211.54 FEET; THENCE S89° 48' 49"W FOR 157.61 FEET; THENCE N54° 09' 50"W FOR 35.07 FEET; THENCE S87° 55' 58"W FOR 87.96 FEET THENCE S76° 32' 04"W FOR 44.47 FEET; THENCE S88° 05' 45"W FOR 35.92 FEET; THENCE N81° 47' 28"W FOR 50.78 FEET; THENCE S58° 18' 21"W FOR 59.09 FEET; THENCE S62° 31' 56"W FOR 23.47 FEET; THENCE S62° 28' 24"W FOR 38.11 FEET; THENCE S53° 51' 17"W FOR 72.13 FEET; THENCE S87° 21' 39"W FOR 57.70 FEET; THENCE S20° 10' 11"W FOR 91.22 FEET; THENCE S00° 12' 34"W FOR 148.99 FEET; THENCE S89° 59' 59"W FOR 235.94 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2425.00' AND A CENTRAL ANGLE OF 15° 11' 38" FOR AN ARC LENGTH OF 643.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N07° 35' 49"E FOR 641.19 FEET; THENCE N00° 00' 00"E FOR 172.31 FEET; THENCE N49° 05' 06"E FOR 118.60 FEET; THENCE S89° 39' 06"W FOR 89.63 FEET; THENCE N00° 00' 00"E FOR 94.86 FEET; THENCE S89° 36' 23"W FOR 250.01 FEET; THENCE S00° 00' 00"E FOR 94.66 FEET; THENCE S89° 39' 07"W FOR 90.03 FEET; THENCE S49° 34' 01"E FOR 118.27 FEET; THENCE S00° 00' 00"E FOR 170.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2175.00' AND A CENTRAL ANGLE OF 16° 59' 32" FOR AN ARC LENGTH OF 645.04 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 29' 46"W FOR 642.68 FEET; THENCE S89° 38' 27"W FOR 2040.65 FEET; THENCE N00° 02' 13"E FOR 966.03 FEET; THENCE N89° 59' 14"W FOR 284.39 FEET; THENCE S00° 11' 16"E FOR 2621.26 FEET; THENCE S88° 17' 25"W FOR 1984.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.438 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 'D' THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT 'D' A DISTANCE OF 1208.95 FEET; THENCE N89°45'05"E, ALONG THE WEST BOUNDARY OF SAID TRACT 'D' A DISTANCE OF 44.50 FEET; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT 'D' A DISTANCE OF 3986.92 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT 'D'; N89° 39' 17" E FOR 2611.76 FEET; THENCE N00° 21' 14" W FOR 26.77 FEET; THENCE DEPARTING SAID BOUNDARY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF S51° 58' 01"E FOR 1015.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S58° 32' 14"E FOR 1133.66 FEET; THENCE N90° 00' 00" E FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 02' 13"E FOR 705.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 65° 02' 13" FOR AN ARC LENGTH OF 1368.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 35' 33"E FOR 1296.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 552.74 FEET, SAID CURVE HAVING A CHORD BEARING OF S77° 28' 12"E FOR 546.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 46° 57' 33" FOR AN ARC LENGTH OF 988.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 34' 17"E FOR 960.99 FEET; THENCE S45° 14' 45" E FOR 20.63 FEET TO THE SOUTHEAST LINE OF SAID TRACT 'D'; THENCE ALONG SAID SOUTHEAST LINE OF TRACT 'D' S44° 45' 15" W FOR 120.00 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, N45° 14' 45" W FOR 20.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 46° 58' 03" FOR AN ARC LENGTH OF 890.23 FEET, SAID CURVE HAVING A CHORD BEARING OF N68° 34' 02"W FOR 865.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 613.82 FEET, SAID CURVE HAVING A CHORD BEARING OF N77° 28' 12"W FOR 607.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 65° 02' 13" FOR AN ARC LENGTH OF 1232.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S84° 35' 33"W FOR 1167.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 798.29 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 783.80 FEET; THENCE, N90° 00' 00" W FOR 94.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1507.38' AND A CENTRAL ANGLE OF 28° 10' 57" FOR AN ARC LENGTH OF 741.44 FEET, SAID CURVE HAVING A CHORD BEARING OF S13° 25' 38"E FOR 733.99 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4934.28' AND A CENTRAL ANGLE OF 13° 20' 01" FOR AN ARC LENGTH OF 1148.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S36° 35' 00"E FOR 1145.69 FEET; THENCE, S44° 06' 51" E FOR 142.23 FEET; THENCE, S44° 07' 13" E FOR 593.37 FEET TO THE SOUTHEAST LINE OF TRACT 'D'; THENCE ALONG SAID SOUTHEAST LINE OF TRACT 'D' S44° 45' 15" W FOR 707.13 FEET; THENCE ALONG THE SOUTH LINE OF TRACT 'D' N89° 33' 57" W FOR 639.87 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT 'D' S89° 35' 34" W FOR 607.28 FEET; THENCE S00° 02' 24" E FOR 1210.00 FEET TO THE SOUTH LINE OF SAID TRACT 'D'; THENCE ALONG SAID SOUTH LINE OF TRACT 'D' S89° 21' 07" W FOR 2007.99 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT 'D' S89° 54' 03" W FOR 2610.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 592.145 ACRES, MORE OR LESS.

CONTAINING OVERALL 1,572.85 ACRES, MORE OR LESS.

Tab 7

RESOLUTION 2024-09

[ASSESSMENT AREA TWO PROJECT – POD 5]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT’S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024AA-2 (ASSESSMENT AREA TWO PROJECT – POD 5); CONFIRMING THE DISTRICT’S PROVISION OF IMPROVEMENTS AND ADOPTING A SUPPLEMENTAL ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE ASSESSMENT AREA TWO BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024AA-2 SPECIAL ASSESSMENTS (ASSESSMENT AREA TWO PROJECT – POD 5); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the LTC Ranch West Residential Community Development District (“District”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“Board”) has previously adopted, after notice and public hearing, Resolution 2024-05 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-05, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on April 9, 2024, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$5,210,000 of its Special Assessment Revenue Bonds, Series 2024AA-2 (Assessment Area Two Project – Pod 5) (the “Assessment Area Two Bonds”); and

WHEREAS, pursuant to and consistent with Resolution 2024-05, the District desires to set forth the particular terms of the sale of the Assessment Area Two Bonds and confirm the lien of the special assessments securing the Assessment Area Two Bonds (the “Series 2024-AA2 Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2024-05.

SECTION 2. FINDINGS. The Board of Supervisors of the LTC Ranch West Residential Community Development District hereby finds and determines as follows:

(a) On January 4, 2024, the District, after due notice and public hearing, adopted Resolution 2024-05, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Supplemental Engineer's Report of Infrastructure Improvements*, dated November 16, 2023, as revised March 1, 2024, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements for the Assessment Area Two Project to be financed all or in part with the Assessment Area Two Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Two Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report*, dated April 9, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Allocation Report (Expansion Area)*, dated November 16, 2023 (the "Master Assessment Report" collectively, the "Assessment Report") to the Assessment Area Two Project and the actual terms of the Assessment Area Two Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Two Bonds.

(d) The Assessment Area Two Project will specially benefit certain property within the District known as Assessment Area Two, a legal description of which is attached hereto as **Exhibit C** (the "Assessment Area Two Lands"). It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project financed with the Assessment Area Two Bonds to the specially benefited properties within the District as set forth in Resolution 2024-05 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA TWO BONDS. As provided in Resolution 2024-05, this Resolution is intended to set forth the terms of the Assessment Area Two Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Assessment Area Two Bonds, in a par amount of \$5,210,000, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Assessment Area Two Bonds shall be due on May 1, 2054. The estimated sources and uses of funds of the Assessment Area Two Bonds shall be as set forth in **Exhibit E**. The debt service due on the Assessment Area Two Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Assessment Area Two Bonds on the Assessment Area Two Lands shall be the principal amount due on the Assessment Area Two Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area Two Bonds are secured solely by the lien against the Assessment Area Two Lands.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE ASSESSMENT AREA TWO BONDS.

(a) The special assessments for the Assessment Area Two Bonds shall be allocated in accordance with Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Assessment Area Two Bonds. The estimated costs of collection of the special assessments for the Assessment Area Two Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Assessment Area Two Bonds includes all property within the Assessment Area Two Lands, and as such land is ultimately defined and set forth in any plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Assessment Area Two Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Third Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Assessment Area Two Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on Exhibit F. The Assessment Area Two Bonds include an amount for capitalized interest through November 1, 2024.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Lucie County Tax Collector and St. Lucie County Property Appraiser, to collect the Series 2024AA-2 Assessments on platted lands using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2024AA-2 Assessments on unplatted lands unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2024-05, there may be required from time to time certain True-Up payments. As parcels of land are platted or approved for development, the special assessments securing the Assessment Area Two Bonds shall be allocated as set forth in Resolution 2024-05, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2024-05.

(b) Based on the final par amount of \$5,210,000 in Assessment Area Two Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Assessment Area Two Bonds only to the credit of the Assessment Area Two Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Third Supplemental Trust Indenture, dated as of April 1, 2024, governing the Assessment Area Two Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2024-05, which remains in full force and effect. This Resolution and Resolution 2024-05 shall be construed to the maximum extent possible to give full force and

effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a Notice of Series 2024-AA2 Special Assessments securing the Assessment Area Two Bonds in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

{Signatures Set Forth on the Following Page}

APPROVED AND ADOPTED this 14th day of May, 2024.

ATTEST:

**LTC RANCH WEST RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice Chairman, Board of Supervisors

- Exhibit A: *Supplemental Engineer's Report of Infrastructure Improvements*, dated November 16, 2023, as revised March 1, 2024
- Exhibit B: *Final Supplemental Special Assessment Allocation Report*, dated April 9, 2024
- Exhibit C: Legal Description of Assessment Area Two Lands
- Exhibit D: Maturities and Coupons of Assessment Area Two Bonds
- Exhibit E: Sources and Uses of Funds for Assessment Area Two Bonds
- Exhibit F: Annual Debt Service Payment Due on Assessment Area Two Bonds

Exhibit A

Supplemental Engineer's Report of Infrastructure Improvements, dated November 16, 2023, as revised March 1, 2024

Exhibit B

Final Supplemental Special Assessment Allocation Report, dated April 9, 2024

EXHIBIT C
ASSESSMENT AREA TWO LANDS

A PORTION OF TRACT D, LTC RANCH WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B, LTC RANCH ; THENCE, SOUTH 89°58'28" WEST, A DISTANCE OF 201.25 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89°59'59" EAST, A DISTANCE OF 286.97 FEET; THENCE, SOUTH 01°48'02" EAST, A DISTANCE OF 120.64 FEET; THENCE, SOUTH 24°45'41" EAST, A DISTANCE OF 66.50 FEET; THENCE, SOUTH 52°17'51" EAST, A DISTANCE OF 121.26 FEET; THENCE, SOUTH 72°16'52" EAST, A DISTANCE OF 110.93 FEET; THENCE, SOUTH 67°43'40" EAST, A DISTANCE OF 69.38 FEET; THENCE, SOUTH 73°44'33" EAST, A DISTANCE OF 105.09 FEET; THENCE, NORTH 88°35'46" EAST, A DISTANCE OF 78.15 FEET; THENCE, NORTH 69°13'40" EAST, A DISTANCE OF 85.44 FEET; THENCE, NORTH 63°53'01" EAST, A DISTANCE OF 102.79 FEET; THENCE, NORTH 30°29'43" EAST, A DISTANCE OF 12.58 FEET; THENCE, NORTH 80°58'21" EAST, A DISTANCE OF 10.47 FEET; THENCE, SOUTH 00°07'56" EAST, A DISTANCE OF 1,036.51 FEET; THENCE, SOUTH 89°52'04" WEST, A DISTANCE OF 15.04 FEET; THENCE, SOUTH 72°21'41" WEST, A DISTANCE OF 41.46 FEET; THENCE, SOUTH 76°31'30" WEST, A DISTANCE OF 48.94 FEET; THENCE, SOUTH 83°59'50" WEST, A DISTANCE OF 28.38 FEET; THENCE, SOUTH 84°12'29" WEST, A DISTANCE OF 99.80 FEET; THENCE, SOUTH 74°20'29" WEST, A DISTANCE OF 69.86 FEET; THENCE, SOUTH 68°17'56" WEST, A DISTANCE OF 87.21 FEET; THENCE, SOUTH 78°36'50" WEST, A DISTANCE OF 59.86 FEET; THENCE, SOUTH 35°51'54" WEST, A DISTANCE OF 61.78 FEET; THENCE, SOUTH 05°21'36" WEST, A DISTANCE OF 37.98 FEET; THENCE, SOUTH 56°43'14" WEST, A DISTANCE OF 36.41 FEET; THENCE, SOUTH 85°56'36" WEST, A DISTANCE OF 134.13 FEET; THENCE, NORTH 75°57'35" WEST, A DISTANCE OF 19.70 FEET; THENCE, NORTH 56°33'57" WEST, A DISTANCE OF 6.31 FEET; THENCE, NORTH 01°32'32" EAST, A DISTANCE OF 72.46 FEET; THENCE, SOUTH 70°29'16" WEST, A DISTANCE OF 95.83 FEET; THENCE, NORTH 66°21'43" WEST, A DISTANCE OF 40.49 FEET; THENCE, SOUTH 61°57'19" WEST, A DISTANCE OF 47.69 FEET; THENCE, NORTH 85°24'48" WEST, A DISTANCE OF 21.72 FEET; THENCE, NORTH 75°47'51" WEST, A DISTANCE OF 34.11 FEET; THENCE, SOUTH 83°36'58" WEST, A DISTANCE OF 43.21 FEET; THENCE, NORTH 87°58'50" WEST, A DISTANCE OF 53.57 FEET; THENCE, SOUTH 80°55'54" WEST, A DISTANCE OF 74.33 FEET; THENCE, NORTH 82°56'05" WEST, A DISTANCE OF 58.31 FEET; THENCE, SOUTH 62°14'27" WEST, A DISTANCE OF 42.49 FEET; THENCE, SOUTH 77°11'46" WEST, A DISTANCE OF 49.08 FEET; THENCE, SOUTH 47°49'15" WEST, A DISTANCE OF 83.16 FEET; THENCE, SOUTH 38°32'46" WEST, A DISTANCE OF 21.86 FEET; THENCE, SOUTH 61°03'08" WEST, A DISTANCE OF 33.95 FEET; THENCE, SOUTH 28°37'54" WEST, A DISTANCE OF 72.85 FEET; THENCE, SOUTH 21°02'13" WEST, A DISTANCE OF 49.50 FEET; THENCE, SOUTH 89°09'41" WEST, A DISTANCE OF 5.56 FEET; THENCE, NORTH 01°04'40" WEST, A DISTANCE OF 287.57 FEET; THENCE, SOUTH 88°55'20" WEST, A DISTANCE OF 224.03 FEET; THENCE, NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,158.04 FEET, AN ARC LENGTH OF 764.15 FEET, A CENTRAL ANGLE OF 20°17'17", A CHORD BEARING OF NORTH 29°33'46" EAST AND A CHORD A DISTANCE OF 760.16 FEET; THENCE, NORTH 19°25'08" EAST, A DISTANCE OF 736.71 FEET; THENCE NORTHERLY ALONG A RADIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,158.00 FEET, AND ARC LENGTH OF 57.27 FEET, A CENTRAL ANGLE OF 01°31'14", A CHORD BEARING OF NORTH 18°39'31" EAST AND A CHORD DISTANCE OF 57.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,572,792 SQUARE FEET OR 36.106 ACRES, MORE OR LESS.

EXHIBIT D

Maturities and Coupons of Assessment Area Two Bonds

**LTC Ranch West Residential Community Development District
Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project - Pod 5)**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
AA2 - Term 1:	05/01/2031	575,000	4.850%	4.850%	100.000
AA2 - Term 2:	05/01/2044	1,855,000	5.700%	5.700%	100.000
AA2 - Term 3:	05/01/2054	2,780,000	6.000%	6.000%	100.000
		5,210,000			

EXHIBIT E

Sources and Uses of Funds for Assessment Area Two Bonds

LTC Ranch West Residential Community Development District
Special Assessment Revenue Bonds, Series 2024

Sources:	Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project - Pod 5)	Special Assessment Revenue Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project - Pod 9)	Total
Bond Proceeds:			
Par Amount	5,210,000.00	17,000,000.00	22,210,000.00
	5,210,000.00	17,000,000.00	22,210,000.00
<hr/>			
Uses:	Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project - Pod 5)	Special Assessment Revenue Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project - Pod 9)	Total
Other Fund Deposits:			
Debt Service Reserve Fund	185,900.00	1,213,636.26	1,399,536.26
Capitalized Interest Fund (thru 11/1/24)	157,721.81	518,952.00	676,673.81
	343,621.81	1,732,588.26	2,076,210.07
Delivery Date Expenses:			
Cost of Issuance	57,765.10	188,484.90	246,250.00
Underwriter's Discount	104,200.00	340,000.00	444,200.00
	161,965.10	528,484.90	690,450.00
Other Uses of Funds:			
Construction Fund	4,704,413.09	14,738,926.84	19,443,339.93
	5,210,000.00	17,000,000.00	22,210,000.00

EXHIBIT F

Annual Debt Service Payment Due on Assessment Area Two Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024			157,721.81	157,721.81	157,721.81
05/01/2025	70,000	4.850%	150,211.25	220,211.25	
11/01/2025			148,513.75	148,513.75	368,725.00
05/01/2026	75,000	4.850%	148,513.75	223,513.75	
11/01/2026			146,695.00	146,695.00	370,208.75
05/01/2027	80,000	4.850%	146,695.00	226,695.00	
11/01/2027			144,755.00	144,755.00	371,450.00
05/01/2028	80,000	4.850%	144,755.00	224,755.00	
11/01/2028			142,815.00	142,815.00	367,570.00
05/01/2029	85,000	4.850%	142,815.00	227,815.00	
11/01/2029			140,753.75	140,753.75	368,568.75
05/01/2030	90,000	4.850%	140,753.75	230,753.75	
11/01/2030			138,571.25	138,571.25	369,325.00
05/01/2031	95,000	4.850%	138,571.25	233,571.25	
11/01/2031			136,267.50	136,267.50	369,838.75
05/01/2032	100,000	5.700%	136,267.50	236,267.50	
11/01/2032			133,417.50	133,417.50	369,685.00
05/01/2033	105,000	5.700%	133,417.50	238,417.50	
11/01/2033			130,425.00	130,425.00	368,842.50
05/01/2034	110,000	5.700%	130,425.00	240,425.00	
11/01/2034			127,290.00	127,290.00	367,715.00
05/01/2035	120,000	5.700%	127,290.00	247,290.00	
11/01/2035			123,870.00	123,870.00	371,160.00
05/01/2036	125,000	5.700%	123,870.00	248,870.00	
11/01/2036			120,307.50	120,307.50	369,177.50
05/01/2037	130,000	5.700%	120,307.50	250,307.50	
11/01/2037			116,602.50	116,602.50	366,910.00
05/01/2038	140,000	5.700%	116,602.50	256,602.50	
11/01/2038			112,612.50	112,612.50	369,215.00
05/01/2039	150,000	5.700%	112,612.50	262,612.50	
11/01/2039			108,337.50	108,337.50	370,950.00
05/01/2040	155,000	5.700%	108,337.50	263,337.50	
11/01/2040			103,920.00	103,920.00	367,257.50
05/01/2041	165,000	5.700%	103,920.00	268,920.00	
11/01/2041			99,217.50	99,217.50	368,137.50
05/01/2042	175,000	5.700%	99,217.50	274,217.50	
11/01/2042			94,230.00	94,230.00	368,447.50
05/01/2043	185,000	5.700%	94,230.00	279,230.00	
11/01/2043			88,957.50	88,957.50	368,187.50
05/01/2044	195,000	5.700%	88,957.50	283,957.50	
11/01/2044			83,400.00	83,400.00	367,357.50
05/01/2045	210,000	6.000%	83,400.00	293,400.00	
11/01/2045			77,100.00	77,100.00	370,500.00
05/01/2046	220,000	6.000%	77,100.00	297,100.00	
11/01/2046			70,500.00	70,500.00	367,600.00
05/01/2047	235,000	6.000%	70,500.00	305,500.00	
11/01/2047			63,450.00	63,450.00	368,950.00
05/01/2048	250,000	6.000%	63,450.00	313,450.00	
11/01/2048			55,950.00	55,950.00	369,400.00
05/01/2049	265,000	6.000%	55,950.00	320,950.00	
11/01/2049			48,000.00	48,000.00	368,950.00
05/01/2050	280,000	6.000%	48,000.00	328,000.00	
11/01/2050			39,600.00	39,600.00	367,600.00
05/01/2051	300,000	6.000%	39,600.00	339,600.00	
11/01/2051			30,600.00	30,600.00	370,200.00

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2052	320,000	6.000%	30,600.00	350,600.00	
11/01/2052			21,000.00	21,000.00	371,600.00
05/01/2053	340,000	6.000%	21,000.00	361,000.00	
11/01/2053			10,800.00	10,800.00	371,800.00
05/01/2054	360,000	6.000%	10,800.00	370,800.00	
11/01/2054					370,800.00
	5,210,000		6,023,850.56	11,233,850.56	11,233,850.56

Tab 8

RESOLUTION 2024-10

[ASSESSMENT AREA THREE 2024 PROJECT – POD 9]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT’S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024AA-3 (ASSESSMENT AREA THREE 2024 PROJECT – POD 9); CONFIRMING THE DISTRICT’S PROVISION OF IMPROVEMENTS AND ADOPTING A SUPPLEMENTAL ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE ASSESSMENT AREA THREE 2024 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024AA-3 SPECIAL ASSESSMENTS (ASSESSMENT AREA THREE 2024 PROJECT – POD 9); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the LTC Ranch West Residential Community Development District (“District”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“Board”) has previously adopted, after notice and public hearing, Resolution 2024-05 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-05, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on April 9, 2024, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$17,000,000 of its Special Assessment Revenue Bonds, Series 2024AA-3 (Assessment Area Three 2024 Project – Pod 9) (the “Assessment Area Three 2024 Bonds”); and

WHEREAS, pursuant to and consistent with Resolution 2024-05, the District desires to set forth the particular terms of the sale of the Assessment Area Three 2024 Bonds and confirm the lien of the special assessments securing the Assessment Area Three 2024 Bonds (the “Series 2024-AA3 Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2024-05.

SECTION 2. FINDINGS. The Board of Supervisors of the LTC Ranch West Residential Community Development District hereby finds and determines as follows:

(a) On January 4, 2024, the District, after due notice and public hearing, adopted Resolution 2024-05, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Supplemental Engineer's Report of Infrastructure Improvements*, dated November 16, 2023, as revised March 1, 2024, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements for the Assessment Area Three 2024 Project to be financed all or in part with the Assessment Area Three 2024 Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Three 2024 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report*, dated April 9, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Allocation Report (Expansion Area)*, dated November 16, 2023 (the "Master Assessment Report" collectively, the "Assessment Report") to the Assessment Area Three 2024 Project and the actual terms of the Assessment Area Three 2024 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Three 2024 Bonds.

(d) The Assessment Area Three 2024 Project will specially benefit certain property within the District known as Assessment Area Three, a legal description of which is attached hereto as **Exhibit C** (the "Assessment Area Three Lands"). It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three 2024 Project financed with the Assessment Area Three 2024 Bonds to the specially benefited properties within the District as set forth in Resolution 2024-05 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA THREE 2024 BONDS. As provided in Resolution 2024-05, this Resolution is intended to set forth the terms of the Assessment Area Three 2024 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Assessment Area Three 2024 Bonds, in a par amount of \$17,000,000, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Assessment Area Three 2024 Bonds shall be due on May 1, 2054. The estimated sources and uses of funds of the Assessment Area Three 2024 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Assessment Area Three 2024 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Assessment Area Three 2024 Bonds on the Assessment Area Three Lands shall be the principal amount due on the Assessment Area Three 2024 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area Three 2024 Bonds are secured solely by the lien against the Assessment Area Three Lands.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE ASSESSMENT AREA THREE 2024 BONDS.

(a) The special assessments for the Assessment Area Three 2024 Bonds shall be allocated in accordance with Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Assessment Area Three 2024 Bonds. The estimated costs of collection of the special assessments for the Assessment Area Three 2024 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Assessment Area Three 2024 Bonds includes all property within the Assessment Area Three Lands, and as such land is ultimately defined and set forth in any plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Assessment Area Three 2024 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Fourth Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Assessment Area Three 2024 Bonds debt service payments using the methods available to it by law. Debt service payments

and semi-annual installments of interest are reflected on Exhibit F. The Assessment Area Three 2024 Bonds include an amount for capitalized interest through November 1, 2024.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Lucie County Tax Collector and St. Lucie County Property Appraiser, to collect the Series 2024AA-3 Assessments on platted lands using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2024AA-3 Assessments on unplatted lands unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2024-05, there may be required from time to time certain True-Up payments. As parcels of land are platted or approved for development, the special assessments securing the Assessment Area Three 2024 Bonds shall be allocated as set forth in Resolution 2024-05, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2024-05.

(b) Based on the final par amount of \$17,000,000 in Assessment Area Three 2024 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Assessment Area Three 2024 Bonds only to the credit of the Assessment Area Three 2024 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Fourth Supplemental Trust Indenture, dated as of April 1, 2024, governing the Assessment Area Three 2024 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2024-05, which remains in full force and effect. This Resolution and Resolution 2024-05 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a Notice of Series 2024-AA3 Special Assessments securing the Assessment Area Three 2024 Bonds in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

{Signatures Set Forth on the Following Page}

APPROVED AND ADOPTED this 14th day of May, 2024.

ATTEST:

**LTC RANCH WEST RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice Chairman, Board of Supervisors

- Exhibit A: *Supplemental Engineer's Report of Infrastructure Improvements*, dated November 16, 2023, as revised March 1, 2024
- Exhibit B: *Final Supplemental Special Assessment Allocation Report*, dated April 9, 2024
- Exhibit C: Legal Description of Assessment Area Three Lands
- Exhibit D: Maturities and Coupons of Assessment Area Three 2024 Bonds
- Exhibit E: Sources and Uses of Funds for Assessment Area Three 2024 Bonds
- Exhibit F: Annual Debt Service Payment Due on Assessment Area Three 2024 Bonds

Exhibit A

Supplemental Engineer's Report of Infrastructure Improvements, dated November 16, 2023, as revised March 1, 2024

Exhibit B

Final Supplemental Special Assessment Allocation Report, dated April 9, 2024

EXHIBIT C
ASSESSMENT AREA THREE LANDS

TRACT "B" TOGETHER WITH TRACT ENTRY FEATURE OF THE PLAT OF LTC RANCH WEST PHASE 1, AS IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND CONTAIN 572.299 ACRES, MORE OR LESS.

EXHIBIT D

Maturities and Coupons of Assessment Area Three 2024 Bonds

LTC Ranch West Residential Community Development District
Special Assessment Revenue Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project - Pod 9)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
AA3 - Term 1:	05/01/2031	1,860,000	4.875%	4.875%	100.000
AA3 - Term 2:	05/01/2044	6,055,000	5.750%	5.750%	100.000
AA3 - Term 3:	05/01/2054	9,085,000	6.050%	6.050%	100.000
		17,000,000			

EXHIBIT E

Sources and Uses of Funds for Assessment Area Three 2024 Bonds

LTC Ranch West Residential Community Development District
Special Assessment Revenue Bonds, Series 2024

Sources:	Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project - Pod 5)	Special Assessment Revenue Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project - Pod 9)	Total
Bond Proceeds:			
Par Amount	5,210,000.00	17,000,000.00	22,210,000.00
	5,210,000.00	17,000,000.00	22,210,000.00
Uses:			
Other Fund Deposits:			
Debt Service Reserve Fund	185,900.00	1,213,636.26	1,399,536.26
Capitalized Interest Fund (thru 11/1/24)	157,721.81	518,952.00	676,673.81
	343,621.81	1,732,588.26	2,076,210.07
Delivery Date Expenses:			
Cost of Issuance	57,765.10	188,484.90	246,250.00
Underwriter's Discount	104,200.00	340,000.00	444,200.00
	161,965.10	528,484.90	690,450.00
Other Uses of Funds:			
Construction Fund	4,704,413.09	14,738,926.84	19,443,339.93
	5,210,000.00	17,000,000.00	22,210,000.00

EXHIBIT F

Annual Debt Service Payment Due on Assessment Area Three 2024 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024			518,952.00	518,952.00	518,952.00
05/01/2025	230,000	4.875%	494,240.00	724,240.00	
11/01/2025			488,633.75	488,633.75	1,212,873.75
05/01/2026	240,000	4.875%	488,633.75	728,633.75	
11/01/2026			482,783.75	482,783.75	1,211,417.50
05/01/2027	250,000	4.875%	482,783.75	732,783.75	
11/01/2027			476,690.00	476,690.00	1,209,473.75
05/01/2028	265,000	4.875%	476,690.00	741,690.00	
11/01/2028			470,230.63	470,230.63	1,211,920.63
05/01/2029	280,000	4.875%	470,230.63	750,230.63	
11/01/2029			463,405.63	463,405.63	1,213,636.26
05/01/2030	290,000	4.875%	463,405.63	753,405.63	
11/01/2030			456,336.88	456,336.88	1,209,742.51
05/01/2031	305,000	4.875%	456,336.88	761,336.88	
11/01/2031			448,902.50	448,902.50	1,210,239.38
05/01/2032	325,000	5.750%	448,902.50	773,902.50	
11/01/2032			439,558.75	439,558.75	1,213,461.25
05/01/2033	340,000	5.750%	439,558.75	779,558.75	
11/01/2033			429,783.75	429,783.75	1,209,342.50
05/01/2034	360,000	5.750%	429,783.75	789,783.75	
11/01/2034			419,433.75	419,433.75	1,209,217.50
05/01/2035	385,000	5.750%	419,433.75	804,433.75	
11/01/2035			408,365.00	408,365.00	1,212,798.75
05/01/2036	405,000	5.750%	408,365.00	813,365.00	
11/01/2036			396,721.25	396,721.25	1,210,086.25
05/01/2037	430,000	5.750%	396,721.25	826,721.25	
11/01/2037			384,358.75	384,358.75	1,211,080.00
05/01/2038	455,000	5.750%	384,358.75	839,358.75	
11/01/2038			371,277.50	371,277.50	1,210,636.25
05/01/2039	480,000	5.750%	371,277.50	851,277.50	
11/01/2039			357,477.50	357,477.50	1,208,755.00
05/01/2040	510,000	5.750%	357,477.50	867,477.50	
11/01/2040			342,815.00	342,815.00	1,210,292.50
05/01/2041	540,000	5.750%	342,815.00	882,815.00	
11/01/2041			327,290.00	327,290.00	1,210,105.00
05/01/2042	575,000	5.750%	327,290.00	902,290.00	
11/01/2042			310,758.75	310,758.75	1,213,048.75
05/01/2043	605,000	5.750%	310,758.75	915,758.75	
11/01/2043			293,365.00	293,365.00	1,209,123.75
05/01/2044	645,000	5.750%	293,365.00	938,365.00	
11/01/2044			274,821.25	274,821.25	1,213,186.25
05/01/2045	680,000	6.050%	274,821.25	954,821.25	
11/01/2045			254,251.25	254,251.25	1,209,072.50
05/01/2046	725,000	6.050%	254,251.25	979,251.25	
11/01/2046			232,320.00	232,320.00	1,211,571.25
05/01/2047	770,000	6.050%	232,320.00	1,002,320.00	
11/01/2047			209,027.50	209,027.50	1,211,347.50
05/01/2048	815,000	6.050%	209,027.50	1,024,027.50	
11/01/2048			184,373.75	184,373.75	1,208,401.25
05/01/2049	870,000	6.050%	184,373.75	1,054,373.75	
11/01/2049			158,056.25	158,056.25	1,212,430.00
05/01/2050	925,000	6.050%	158,056.25	1,083,056.25	
11/01/2050			130,075.00	130,075.00	1,213,131.25
05/01/2051	980,000	6.050%	130,075.00	1,110,075.00	
11/01/2051			100,430.00	100,430.00	1,210,505.00

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2052	1,040,000	6.050%	100,430.00	1,140,430.00	
11/01/2052			68,970.00	68,970.00	1,209,400.00
05/01/2053	1,105,000	6.050%	68,970.00	1,173,970.00	
11/01/2053			35,543.75	35,543.75	1,209,513.75
05/01/2054	1,175,000	6.050%	35,543.75	1,210,543.75	
11/01/2054					1,210,543.75
	17,000,000		19,845,305.78	36,845,305.78	36,845,305.78

Tab 9

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE SALE OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024; RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; 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 District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its \$5,210,000 LTC Ranch West Residential Community Development District Special Assessment Revenue Bonds, Series 2024-AA2 (Assessment Area Two Project – Pod 5) and \$17,000,000 LTC Ranch West Residential Community Development District Special Assessment Bonds, Series 2024-AA3 (Assessment Area Three 2024 Project – Pod 9) (together the "Series 2024 Bonds"); and

WHEREAS, the District has closed on the sale of the Series 2024 Bonds; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Financial Advisor, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the "Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2024 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2024 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are

hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of May, 2024.

ATTEST:

**LTC RANCH WEST RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 10



Quarterly Compliance Audit Report

LTC Ranch West Residential

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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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**

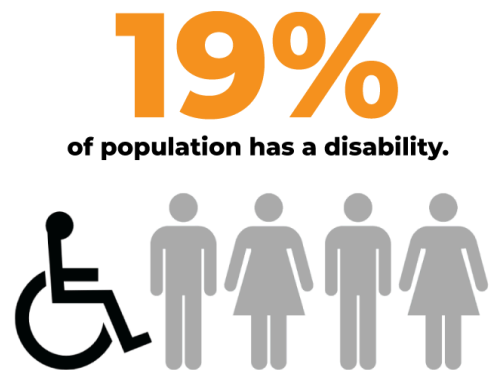
Compliance Criteria

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
X	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.



Sight, hearing, physical, cognitive.

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

Tab 11

[EXTERNAL]Community Development District Registered Voters



Barcomb, Kris <kbarcomb@slcelections.com>

To Giovanni Massimino

Cc Amber McCants; Gabriele Hengel; Peter Lomonaco



Tue 4/16/2024 10:12 AM

You replied to this message on 4/16/2024 11:10 AM.

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Mr. Massimo:

In reference to the number of registered voters as of April 15, 2024 in your Community Development District(s) listed below based on the previous mapping forwarded by your organization. If any of your mapping information has changed, please forward the applicable documentation as soon as possible.

CDD NAME	REGISTERED VOTERS
Veranda II	973
LTC Ranch West	105

Thank you and have a great day.

Kris M. Barcomb

Candidate Coordinator for

Gertrude Walker, Supervisor of Elections

4132 Okeechobee Road

Fort Pierce, FL 34947

Phone: (772) 462-1508

Fax: (772) 462-1439

Email: kbarcomb@slcelections.com