

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*August 15, 2023*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 8, 2023

**Board of Supervisors  
Ranches at Lake McLeod  
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Ranches at Lake McLeod Community Development District** will be held on **Tuesday, August 15, 2023, at 9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

**Zoom Video Link:** <https://us06web.zoom.us/j/85860217129>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 858 6021 7129

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 13, 2023 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
    - i. Consideration of Resolution 2023-10 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2023-11 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2023-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
6. Consideration of Resolution 2023-13 Designating a Date, Time, and Location for a Landowners' Meeting and Election
7. Consideration of Resolution 2023-02 Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date (deferred from April 4, 2023 Board of Supervisors meeting)
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Presentation of Proposals for Landscaping Maintenance Services (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Presentation of Funding Requests #23 and #24
    - ii. Balance Sheet & Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

### **Audit Committee Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- 4. Adjournment

# MINUTES

**MINUTES OF MEETING  
RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District was held on Tuesday, **June 13, 2023** at 9:18 a.m. via Zoom and at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present and constituting a quorum were:

Adam Morgan	Chair
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary

Also present were:

Tricia Adams	GMS, District Manager
Mark Watts <i>by Zoom</i>	Cobb Cole, District Counsel
Rick Welch <i>by Zoom</i>	Connelly & Wicker, District Engineer
Allen Bailey	GMS, Field Services

*The following is a summary of the discussions and actions taken at the June 13, 2023 Ranches at Lake McLeod Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 9:18 a.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

There were no members of the audience present and no public comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 4, 2023 Meeting**

Ms. Adams indicated that the draft minutes were provided to the Board for input and comments and were reviewed by staff. There were no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the April 4, 2023 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Engineer's Report dated August 17, 2022**

Ms. Adams presented the Supplemental Engineer's Report dated August 12, 2022 that has been updated on Table 3. Mr. Welch reviewed the report and indicated the changes to reflect the appropriate heading. Mr. Morgan clarified this report was for all phases of the District.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Supplemental Engineer's Report dated August 17, 2022, was approved.
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**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Preliminary Supplemental Assessment Methodology for Assessment Area One dated May 18, 2023**

Ms. Adams presented the Supplemental Assessment Methodology for Assessment Area 1 dated May 18, 2023. She noted that this shows the intention to issue to the debt. She noted there is \$5,570,000 of tax-exempt bonds and reviewed the tables included in the report that reflects the portions. Mr. Morgan asked if Assessment Area 1 was located northeast. Ms. Adam replied that was correct. She noted it is reflected on page 3. She added there are three different product types to include the single family 40', the single family 50', and the single family 60'. The ERU methodology for assessment is the 50' at 1 ERU, the 40' is .8, and the 60' is 1.2.

She noted the total number of parcels in the north is 148 units, the east parcel total number of units is 259 for a total assessment area for Assessment Area 1 of 407. It was asked if the north tract includes the 10 by the lake. Mr. Welch replied he would check for sure.

Ms. Adams stated in Table 2 is the bond sizing and the capital improvement plan identifying the eligible improvements. She noted there will be \$4,938,834 in the construction fund and accounts for debt service reserve, interest reserve, underwriter's discount, and the cost of issuance. She added this is an assumption based on the anticipated conditions with the average coupon being 5.5 % with a 30-year amortization and includes the interest payment due November 1<sup>st</sup> and identifies the debt service reserve as 50% of the maximum annual debt service and the underwriters discount of 2%. She added the average coupon will be 5.4% and a final supplemental assessment methodology will be done based on actual numbers. The annual debt per unit 40' would be \$855, the 50' would be \$1,070, and the 60' will be \$1,283. This is if

homeowners take advantage of all discounts. The preliminary assessment roll is included for Assessment Area 1.

It was asked for clarification on location on the parcels and the lot count on 259 in the east counts the 2 conditional lots were added. Mr. Welch replied there was 2 added and noted he would check the north. He added this may need to be adjusted.

Ms. Adams noted this is the preliminary and is subject to revisions. She suggested approving in substantial form.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Preliminary Supplemental Assessment Methodology for Assessment Area One, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 15, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Adams presented the proposed Fiscal Year 2034/2034 budget. She noted this will approve the proposed budget which must be approved by June 15<sup>th</sup>. She noted this will be the first-time assessment for Assessment Area 1. She added the public hearing is set for Tuesday, August 15, 2023 at the Lake Alfred Public Library at 9:30 a.m.

She added this resolution authorizes staff to transmit the proposed budget to the local county government as well as Eagle Lake. Notices will be completed.

Ms. Adams reviewed the specifics of the revenue section and noted they are transitioning from a Developer contribution funded budget to assessments on the platted lots and this will be operation and maintenance assessments. She reviewed the expenses to include increases from a current budget in administration at \$94,823 to a proposed \$125,294, due to cost of fees associated with debt, arbitrage, dissemination agent fees, and other fees. Other increases and decreases were discussed. It was asked for clarification in difference of some landscaping and some maintenance line items. Stormwater and pond water treatment and other projects were



discussed. She added the gross per unit assessment is \$1,151.90 and this will be reflected on the tax bill. She noted they can come down from this number.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-06, Approving the Proposed Budget Fiscal Year 2023-2024, Declaring Special Assessments and Setting the Public Hearing for Tuesday, August 15, 2023 at 9:30 AM at the Lake Alfred Public Library on the Adoption of the Fiscal Year 2023-2024 Budget and the Imposition of Operations and Maintenance Assessment, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Letter from FMS Bonds for Underwriter Services for Series 2023 Bonds**

Ms. Adams presented the letter from FMS Bonds for underwriter services and asked for approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Letter from FMS Bonds for Underwriter Services for Series 2023 Bonds, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Authorizing Bank Account Signatories**

Ms. Adams presented the resolution which authorizes bank signatories. She explained who was included.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-07, Authorizing Bank Account Signatories, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08 Appointing an Assistant Treasurer**

Ms. Adams presented the resolution and noted this will add Darrin Mossing as an Assistant Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-08, Appointing an Assistant Treasurer, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09  
Authorizing the Use of Electronic  
Documents and Signatures**

Ms. Adams presented the resolution and noted this approves the use of electronic document and signatures. Mr. Watts recommended approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-09, Authorizing the Use of Electronic Documents and Signatures, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated they were working with the bond team to wrap up all bond documents and will be sent to the Board.

**B. Engineer**

Mr. Welch stated the Master Plan is showing 148 in North Ranch and 259 in East Ranch.

**C. District Manager**

**i. Presentation of Number of Registered Voters – 3**

Ms. Adams presented the number of voters in the District is now at 3 registered voters within the District boundaries as of April 15, 2023. It was noted there could be more since that date.

**ii. Reminder to Board to File Form 1’s with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or email)**

Ms. Adams reminded the Board to file the Form 1 by July 1, 2023.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience  
Comments**

Mr. Bonin made comments on ponds and landscaper for a quote in the north. There was discussion on conveyances and the Board stated they were ready to proceed.

Mr. Watts noted they had authorization to draft all conveyance documents. He noted they will draft the bill of sale and deeds and transfer them over. Further discussion ensued on locations, installs of several items, and conveyances. Ms. Adams asked if the one year of maintenance from Frank Pauli’s group been provided. She asked that those be sent to her so an agreement can be brought back to the next meeting.

It was noted that mowing around ponds should be done. Also noted the property would be ready in the next few weeks. Further discussion of specifics of estimates, services, mowing, pond mowing, landscaping, lift station process, assets process, bill of sale process, deed, start up, and documents from counsel and engineering, property insurance, monuments, masonry entry wall, hardscapes and lining up insurance.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, to Authorizing the Chairman to Execute Documents for Property Conveyances and Present at Future Meeting for Ratification, was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION IV

# SECTION A

# SECTION 1

## RESOLUTION 2023-10

### THE ANNUAL APPROPRIATION RESOLUTION OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Ranches at Lake McLeod Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Ranches at Lake McLeod Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF AUGUST 2023.**



ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 Budget

***Ranches at Lake McLeod***  
***Community Development District***

***Proposed Budget***  
***FY2024***



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**8-9** Series 2023 Amortization Schedule

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 358,744
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 81,950
Developer Contributions	\$ 544,143	\$ 55,243	\$ 8,845	\$ 64,088	\$ -
Miscellaneous Revenue	\$ -	\$ 300	\$ -	\$ 300	\$ -
<b>Total Revenues</b>	<b>\$ 544,143</b>	<b>\$ 55,543</b>	<b>\$ 8,845</b>	<b>\$ 64,388</b>	<b>\$ 440,694</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 5,383	\$ -	\$ 4,800	\$ 4,800	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 367	\$ 367	\$ 918
Engineering	\$ 2,000	\$ 4,475	\$ 2,000	\$ 6,475	\$ 15,000
Attorney	\$ 15,000	\$ 3,567	\$ 3,000	\$ 6,567	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 500	\$ -	\$ -	\$ -	\$ 500
Dissemination	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 48,000	\$ 20,344	\$ 10,000	\$ 30,344	\$ 40,000
Information Technology	\$ -	\$ 286	\$ 450	\$ 736	\$ 1,800
Website Maintenance	\$ 915	\$ 400	\$ 300	\$ 700	\$ 1,200
Postage & Delivery	\$ 500	\$ 47	\$ 150	\$ 197	\$ 1,000
Insurance	\$ 5,500	\$ 5,375	\$ -	\$ 5,375	\$ 6,181
Telephone	\$ 200	\$ 117	\$ -	\$ 117	\$ -
Copies	\$ 500	\$ 292	\$ 600	\$ 892	\$ 500
Legal Advertising	\$ 1,500	\$ 302	\$ 5,000	\$ 5,302	\$ 7,500
Other Current Charges	\$ 500	\$ 237	\$ 120	\$ 357	\$ 2,500
Meeting Room Rental	\$ 750	\$ 300	\$ -	\$ 300	\$ -
Office Supplies	\$ 2,400	\$ -	\$ 200	\$ 200	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 94,823</b>	<b>\$ 35,916</b>	<b>\$ 26,987</b>	<b>\$ 62,903</b>	<b>\$ 125,294</b>

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 18,000	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ 24,000	\$ -	\$ -	\$ -	\$ 7,500
O&M Accounting	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 108,000	\$ -	\$ -	\$ -	\$ 95,000
Landscape Replacement	\$ 27,000	\$ -	\$ -	\$ -	\$ 30,000
Mulch	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 28,800	\$ -	\$ -	\$ -	\$ 16,800
Drainage & Retention Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Stormwater System Maintenance	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 48,600	\$ -	\$ -	\$ -	\$ 48,600
Electric	\$ -	\$ 371	\$ 1,113	\$ 1,484	\$ 5,000
Water & Sewer	\$ 15,000	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ 12,000	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 18,000	\$ -	\$ -	\$ -	\$ 20,000
Holiday Decorations	\$ 500	\$ -	\$ -	\$ -	\$ 2,500
Signage	\$ 500	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 12,000	\$ -	\$ -	\$ -	\$ 15,000
<b>Subtotal Field Expenditures</b>	<b>\$ 353,900</b>	<b>\$ 371</b>	<b>\$ 1,113</b>	<b>\$ 1,484</b>	<b>\$ 265,400</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 6,300	\$ -	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 19,000	\$ -	\$ -	\$ -	\$ -
Security Services	\$ 48,000	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 13,560	\$ -	\$ -	\$ -	\$ -
Electrical Repairs	\$ 5,560	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 95,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 449,320</b>	<b>\$ 371</b>	<b>\$ 1,113</b>	<b>\$ 1,484</b>	<b>\$ 265,400</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 544,143</b>	<b>\$ 36,287</b>	<b>\$ 28,100</b>	<b>\$ 64,388</b>	<b>\$ 440,694</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19,256</b>	<b>\$ (19,256)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$358,744
Add: Discounts & Collections 7%	\$27,002
<b>Gross Assessments</b>	<b>\$385,747</b>
Assessable Units	407
Gross Per Unit Assessment	\$947.78
Net Per Unit Assessment	\$881.44

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bond series.

# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond series.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

##### **Field Expenditures**

#### Property Insurance

The District's estimated property insurance coverage.

#### Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Lake Maintenance

The District will contract for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents estimated electric charges of common areas throughout the District.



# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

#### Holiday Decorations

The District will incur costs related to the decoration of common areas during the Holidays.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Other Expenditures:**

#### Capital Reserve - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund - Series 2023**

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 140,260	\$ -	\$ 140,260	\$ 140,260	\$ 382,769
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 140,260
<b>Total Revenues</b>	<b>\$ 140,260</b>	<b>\$ -</b>	<b>\$ 140,260</b>	<b>\$ 140,260</b>	<b>\$ 523,028</b>
<b>Expenditures</b>					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 140,260
Prinicipal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 150,278
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 370,538</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 191,384	\$ 191,384	\$ -	\$ 191,384	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 191,384</b>	<b>\$ 191,384</b>	<b>\$ -</b>	<b>\$ 191,384</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 331,644</b>	<b>\$ 191,384</b>	<b>\$ 140,260</b>	<b>\$ 331,644</b>	<b>\$ 152,491</b>

Interest Expense 12/15/24	\$ 148,428
<b>Total</b>	<b>\$ 148,428</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 40	196	\$ 162,369	\$828	\$891
Single Family 50	203	\$ 210,455	\$1,037	\$1,115
Single Family 60	8	\$ 9,945	\$1,243	\$1,337
	407	\$ 382,769		

**Ranches at Lake McLeod**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/23	\$ 5,665,000.00	\$ -	\$ 140,259.58	\$ 140,259.58
06/15/24	\$ 5,665,000.00	\$ 80,000.00	\$ 150,278.13	\$ -
12/15/24	\$ 5,585,000.00	\$ -	\$ 148,428.13	\$ 378,706.25
06/15/25	\$ 5,585,000.00	\$ 85,000.00	\$ 148,428.13	\$ -
12/15/25	\$ 5,500,000.00	\$ -	\$ 146,462.50	\$ 379,890.63
06/15/26	\$ 5,500,000.00	\$ 90,000.00	\$ 146,462.50	\$ -
12/15/26	\$ 5,410,000.00	\$ -	\$ 144,381.25	\$ 380,843.75
06/15/27	\$ 5,410,000.00	\$ 95,000.00	\$ 144,381.25	\$ -
12/15/27	\$ 5,315,000.00	\$ -	\$ 142,184.38	\$ 381,565.63
06/15/28	\$ 5,315,000.00	\$ 100,000.00	\$ 142,184.38	\$ -
12/15/28	\$ 5,215,000.00	\$ -	\$ 139,871.88	\$ 382,056.25
06/15/29	\$ 5,215,000.00	\$ 105,000.00	\$ 139,871.88	\$ -
12/15/29	\$ 5,110,000.00	\$ -	\$ 137,443.75	\$ 382,315.63
06/15/30	\$ 5,110,000.00	\$ 110,000.00	\$ 137,443.75	\$ -
12/15/30	\$ 5,000,000.00	\$ -	\$ 134,900.00	\$ 382,343.75
06/15/31	\$ 5,000,000.00	\$ 115,000.00	\$ 134,900.00	\$ -
12/15/31	\$ 4,885,000.00	\$ -	\$ 131,881.25	\$ 381,781.25
06/15/32	\$ 4,885,000.00	\$ 120,000.00	\$ 131,881.25	\$ -
12/15/32	\$ 4,765,000.00	\$ -	\$ 128,731.25	\$ 380,612.50
06/15/33	\$ 4,765,000.00	\$ 125,000.00	\$ 128,731.25	\$ -
12/15/33	\$ 4,640,000.00	\$ -	\$ 125,450.00	\$ 379,181.25
06/15/34	\$ 4,640,000.00	\$ 135,000.00	\$ 125,450.00	\$ -
12/15/34	\$ 4,765,000.00	\$ -	\$ 121,906.25	\$ 382,356.25
06/15/35	\$ 4,640,000.00	\$ 140,000.00	\$ 121,906.25	\$ -
12/15/35	\$ 4,640,000.00	\$ -	\$ 118,231.25	\$ 380,137.50
06/15/36	\$ 4,505,000.00	\$ 150,000.00	\$ 118,231.25	\$ -
12/15/36	\$ 4,505,000.00	\$ -	\$ 114,293.75	\$ 382,525.00
06/15/37	\$ 4,365,000.00	\$ 155,000.00	\$ 114,293.75	\$ -
12/15/37	\$ 4,365,000.00	\$ -	\$ 110,225.00	\$ 379,518.75
06/15/38	\$ 4,215,000.00	\$ 165,000.00	\$ 110,225.00	\$ -
12/15/38	\$ 4,215,000.00	\$ -	\$ 105,893.75	\$ 381,118.75
06/15/39	\$ 4,060,000.00	\$ 175,000.00	\$ 105,893.75	\$ -
12/15/39	\$ 4,060,000.00	\$ -	\$ 101,300.00	\$ 382,193.75
06/15/40	\$ 3,895,000.00	\$ 185,000.00	\$ 101,300.00	\$ -
12/15/40	\$ 3,895,000.00	\$ -	\$ 96,443.75	\$ 382,743.75
06/15/41	\$ 3,720,000.00	\$ 195,000.00	\$ 96,443.75	\$ -
12/15/41	\$ 3,720,000.00	\$ -	\$ 91,325.00	\$ 382,768.75
06/15/42	\$ 2,920,000.00	\$ 205,000.00	\$ 91,325.00	\$ -
12/15/42	\$ 2,920,000.00	\$ -	\$ 85,943.75	\$ 382,268.75
06/15/43	\$ 2,920,000.00	\$ 215,000.00	\$ 85,943.75	\$ -
12/15/43	\$ 2,920,000.00	\$ -	\$ 80,300.00	\$ 381,243.75
06/15/44	\$ 2,920,000.00	\$ 225,000.00	\$ 80,300.00	\$ -
12/15/44	\$ 2,695,000.00	\$ -	\$ 74,112.50	\$ 379,412.50
06/15/45	\$ 2,695,000.00	\$ 240,000.00	\$ 74,112.50	\$ -
12/15/45	\$ 2,455,000.00	\$ -	\$ 67,512.50	\$ 381,625.00
06/15/46	\$ 2,455,000.00	\$ 250,000.00	\$ 67,512.50	\$ -
12/15/46	\$ 2,205,000.00	\$ -	\$ 60,637.50	\$ 378,150.00
06/15/47	\$ 2,205,000.00	\$ 265,000.00	\$ 60,637.50	\$ -

**Ranches at Lake McLeod**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/47	\$ 1,940,000.00	\$ -	\$ 53,350.00	\$ 378,987.50
06/15/48	\$ 1,940,000.00	\$ 280,000.00	\$ 53,350.00	\$ -
12/15/48	\$ 1,660,000.00	\$ -	\$ 45,650.00	\$ 379,000.00
06/15/49	\$ 1,660,000.00	\$ 295,000.00	\$ 45,650.00	\$ -
12/15/49	\$ 1,365,000.00	\$ -	\$ 37,537.50	\$ 378,187.50
06/15/50	\$ 1,365,000.00	\$ 315,000.00	\$ 37,537.50	\$ -
12/15/50	\$ 1,050,000.00	\$ -	\$ 28,875.00	\$ 381,412.50
06/15/51	\$ 1,050,000.00	\$ 330,000.00	\$ 28,875.00	\$ -
12/15/51	\$ 720,000.00	\$ -	\$ 19,800.00	\$ 378,675.00
06/15/52	\$ 720,000.00	\$ 350,000.00	\$ 19,800.00	\$ -
12/15/52	\$ 370,000.00	\$ -	\$ 10,175.00	\$ 379,975.00
06/15/53	\$ 370,000.00	\$ 370,000.00	\$ 10,175.00	\$ 380,175.00
		<b>\$ 5,665,000</b>	<b>\$ 5,897,031</b>	<b>\$ 11,562,031</b>

# SECTION B

# SECTION 1

## RESOLUTION 2023-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Ranches at Lake McLeod Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A;**” and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B;**” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform

Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure



proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF AUGUST 2023.**

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

***Ranches at Lake McLeod***  
***Community Development District***

***Proposed Budget***  
***FY2024***



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**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 358,744
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 81,950
Developer Contributions	\$ 544,143	\$ 55,243	\$ 8,845	\$ 64,088	\$ -
Miscellaneous Revenue	\$ -	\$ 300	\$ -	\$ 300	\$ -
<b>Total Revenues</b>	<b>\$ 544,143</b>	<b>\$ 55,543</b>	<b>\$ 8,845</b>	<b>\$ 64,388</b>	<b>\$ 440,694</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 5,383	\$ -	\$ 4,800	\$ 4,800	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 367	\$ 367	\$ 918
Engineering	\$ 2,000	\$ 4,475	\$ 2,000	\$ 6,475	\$ 15,000
Attorney	\$ 15,000	\$ 3,567	\$ 3,000	\$ 6,567	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 500	\$ -	\$ -	\$ -	\$ 500
Dissemination	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 48,000	\$ 20,344	\$ 10,000	\$ 30,344	\$ 40,000
Information Technology	\$ -	\$ 286	\$ 450	\$ 736	\$ 1,800
Website Maintenance	\$ 915	\$ 400	\$ 300	\$ 700	\$ 1,200
Postage & Delivery	\$ 500	\$ 47	\$ 150	\$ 197	\$ 1,000
Insurance	\$ 5,500	\$ 5,375	\$ -	\$ 5,375	\$ 6,181
Telephone	\$ 200	\$ 117	\$ -	\$ 117	\$ -
Copies	\$ 500	\$ 292	\$ 600	\$ 892	\$ 500
Legal Advertising	\$ 1,500	\$ 302	\$ 5,000	\$ 5,302	\$ 7,500
Other Current Charges	\$ 500	\$ 237	\$ 120	\$ 357	\$ 2,500
Meeting Room Rental	\$ 750	\$ 300	\$ -	\$ 300	\$ -
Office Supplies	\$ 2,400	\$ -	\$ 200	\$ 200	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 94,823</b>	<b>\$ 35,916</b>	<b>\$ 26,987</b>	<b>\$ 62,903</b>	<b>\$ 125,294</b>

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 18,000	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ 24,000	\$ -	\$ -	\$ -	\$ 7,500
O&M Accounting	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 108,000	\$ -	\$ -	\$ -	\$ 95,000
Landscape Replacement	\$ 27,000	\$ -	\$ -	\$ -	\$ 30,000
Mulch	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 28,800	\$ -	\$ -	\$ -	\$ 16,800
Drainage & Retention Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Stormwater System Maintenance	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 48,600	\$ -	\$ -	\$ -	\$ 48,600
Electric	\$ -	\$ 371	\$ 1,113	\$ 1,484	\$ 5,000
Water & Sewer	\$ 15,000	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ 12,000	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 18,000	\$ -	\$ -	\$ -	\$ 20,000
Holiday Decorations	\$ 500	\$ -	\$ -	\$ -	\$ 2,500
Signage	\$ 500	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 12,000	\$ -	\$ -	\$ -	\$ 15,000
<b>Subtotal Field Expenditures</b>	<b>\$ 353,900</b>	<b>\$ 371</b>	<b>\$ 1,113</b>	<b>\$ 1,484</b>	<b>\$ 265,400</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 6,300	\$ -	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 19,000	\$ -	\$ -	\$ -	\$ -
Security Services	\$ 48,000	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 13,560	\$ -	\$ -	\$ -	\$ -
Electrical Repairs	\$ 5,560	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 95,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 449,320</b>	<b>\$ 371</b>	<b>\$ 1,113</b>	<b>\$ 1,484</b>	<b>\$ 265,400</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 544,143</b>	<b>\$ 36,287</b>	<b>\$ 28,100</b>	<b>\$ 64,388</b>	<b>\$ 440,694</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19,256</b>	<b>\$ (19,256)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$358,744
Add: Discounts & Collections 7%	\$27,002
Gross Assessments	\$385,747
Assessable Units	407
Gross Per Unit Assessment	\$947.78
Net Per Unit Assessment	\$881.44

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bond series.

# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond series.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

##### **Field Expenditures**

#### Property Insurance

The District's estimated property insurance coverage.

#### Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Lake Maintenance

The District will contract for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents estimated electric charges of common areas throughout the District.



# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

#### Holiday Decorations

The District will incur costs related to the decoration of common areas during the Holidays.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Other Expenditures:**

#### Capital Reserve - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund - Series 2023**

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 140,260	\$ -	\$ 140,260	\$ 140,260	\$ 382,769
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 140,260
<b>Total Revenues</b>	<b>\$ 140,260</b>	<b>\$ -</b>	<b>\$ 140,260</b>	<b>\$ 140,260</b>	<b>\$ 523,028</b>
<b>Expenditures</b>					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 140,260
Prinicipal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 150,278
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 370,538</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 191,384	\$ 191,384	\$ -	\$ 191,384	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 191,384</b>	<b>\$ 191,384</b>	<b>\$ -</b>	<b>\$ 191,384</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 331,644</b>	<b>\$ 191,384</b>	<b>\$ 140,260</b>	<b>\$ 331,644</b>	<b>\$ 152,491</b>

Interest Expense 12/15/24	\$ 148,428
<b>Total</b>	<b>\$ 148,428</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 40	196	\$ 162,369	\$828	\$891
Single Family 50	203	\$ 210,455	\$1,037	\$1,115
Single Family 60	8	\$ 9,945	\$1,243	\$1,337
	407	\$ 382,769		

**Ranches at Lake McLeod**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/23	\$ 5,665,000.00	\$ -	\$ 140,259.58	\$ 140,259.58
06/15/24	\$ 5,665,000.00	\$ 80,000.00	\$ 150,278.13	\$ -
12/15/24	\$ 5,585,000.00	\$ -	\$ 148,428.13	\$ 378,706.25
06/15/25	\$ 5,585,000.00	\$ 85,000.00	\$ 148,428.13	\$ -
12/15/25	\$ 5,500,000.00	\$ -	\$ 146,462.50	\$ 379,890.63
06/15/26	\$ 5,500,000.00	\$ 90,000.00	\$ 146,462.50	\$ -
12/15/26	\$ 5,410,000.00	\$ -	\$ 144,381.25	\$ 380,843.75
06/15/27	\$ 5,410,000.00	\$ 95,000.00	\$ 144,381.25	\$ -
12/15/27	\$ 5,315,000.00	\$ -	\$ 142,184.38	\$ 381,565.63
06/15/28	\$ 5,315,000.00	\$ 100,000.00	\$ 142,184.38	\$ -
12/15/28	\$ 5,215,000.00	\$ -	\$ 139,871.88	\$ 382,056.25
06/15/29	\$ 5,215,000.00	\$ 105,000.00	\$ 139,871.88	\$ -
12/15/29	\$ 5,110,000.00	\$ -	\$ 137,443.75	\$ 382,315.63
06/15/30	\$ 5,110,000.00	\$ 110,000.00	\$ 137,443.75	\$ -
12/15/30	\$ 5,000,000.00	\$ -	\$ 134,900.00	\$ 382,343.75
06/15/31	\$ 5,000,000.00	\$ 115,000.00	\$ 134,900.00	\$ -
12/15/31	\$ 4,885,000.00	\$ -	\$ 131,881.25	\$ 381,781.25
06/15/32	\$ 4,885,000.00	\$ 120,000.00	\$ 131,881.25	\$ -
12/15/32	\$ 4,765,000.00	\$ -	\$ 128,731.25	\$ 380,612.50
06/15/33	\$ 4,765,000.00	\$ 125,000.00	\$ 128,731.25	\$ -
12/15/33	\$ 4,640,000.00	\$ -	\$ 125,450.00	\$ 379,181.25
06/15/34	\$ 4,640,000.00	\$ 135,000.00	\$ 125,450.00	\$ -
12/15/34	\$ 4,765,000.00	\$ -	\$ 121,906.25	\$ 382,356.25
06/15/35	\$ 4,640,000.00	\$ 140,000.00	\$ 121,906.25	\$ -
12/15/35	\$ 4,640,000.00	\$ -	\$ 118,231.25	\$ 380,137.50
06/15/36	\$ 4,505,000.00	\$ 150,000.00	\$ 118,231.25	\$ -
12/15/36	\$ 4,505,000.00	\$ -	\$ 114,293.75	\$ 382,525.00
06/15/37	\$ 4,365,000.00	\$ 155,000.00	\$ 114,293.75	\$ -
12/15/37	\$ 4,365,000.00	\$ -	\$ 110,225.00	\$ 379,518.75
06/15/38	\$ 4,215,000.00	\$ 165,000.00	\$ 110,225.00	\$ -
12/15/38	\$ 4,215,000.00	\$ -	\$ 105,893.75	\$ 381,118.75
06/15/39	\$ 4,060,000.00	\$ 175,000.00	\$ 105,893.75	\$ -
12/15/39	\$ 4,060,000.00	\$ -	\$ 101,300.00	\$ 382,193.75
06/15/40	\$ 3,895,000.00	\$ 185,000.00	\$ 101,300.00	\$ -
12/15/40	\$ 3,895,000.00	\$ -	\$ 96,443.75	\$ 382,743.75
06/15/41	\$ 3,720,000.00	\$ 195,000.00	\$ 96,443.75	\$ -
12/15/41	\$ 3,720,000.00	\$ -	\$ 91,325.00	\$ 382,768.75
06/15/42	\$ 2,920,000.00	\$ 205,000.00	\$ 91,325.00	\$ -
12/15/42	\$ 2,920,000.00	\$ -	\$ 85,943.75	\$ 382,268.75
06/15/43	\$ 2,920,000.00	\$ 215,000.00	\$ 85,943.75	\$ -
12/15/43	\$ 2,920,000.00	\$ -	\$ 80,300.00	\$ 381,243.75
06/15/44	\$ 2,920,000.00	\$ 225,000.00	\$ 80,300.00	\$ -
12/15/44	\$ 2,695,000.00	\$ -	\$ 74,112.50	\$ 379,412.50
06/15/45	\$ 2,695,000.00	\$ 240,000.00	\$ 74,112.50	\$ -
12/15/45	\$ 2,455,000.00	\$ -	\$ 67,512.50	\$ 381,625.00
06/15/46	\$ 2,455,000.00	\$ 250,000.00	\$ 67,512.50	\$ -
12/15/46	\$ 2,205,000.00	\$ -	\$ 60,637.50	\$ 378,150.00
06/15/47	\$ 2,205,000.00	\$ 265,000.00	\$ 60,637.50	\$ -

**Ranches at Lake McLeod**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/47	\$ 1,940,000.00	\$ -	\$ 53,350.00	\$ 378,987.50
06/15/48	\$ 1,940,000.00	\$ 280,000.00	\$ 53,350.00	\$ -
12/15/48	\$ 1,660,000.00	\$ -	\$ 45,650.00	\$ 379,000.00
06/15/49	\$ 1,660,000.00	\$ 295,000.00	\$ 45,650.00	\$ -
12/15/49	\$ 1,365,000.00	\$ -	\$ 37,537.50	\$ 378,187.50
06/15/50	\$ 1,365,000.00	\$ 315,000.00	\$ 37,537.50	\$ -
12/15/50	\$ 1,050,000.00	\$ -	\$ 28,875.00	\$ 381,412.50
06/15/51	\$ 1,050,000.00	\$ 330,000.00	\$ 28,875.00	\$ -
12/15/51	\$ 720,000.00	\$ -	\$ 19,800.00	\$ 378,675.00
06/15/52	\$ 720,000.00	\$ 350,000.00	\$ 19,800.00	\$ -
12/15/52	\$ 370,000.00	\$ -	\$ 10,175.00	\$ 379,975.00
06/15/53	\$ 370,000.00	\$ 370,000.00	\$ 10,175.00	\$ 380,175.00
		<b>\$ 5,665,000</b>	<b>\$ 5,897,031</b>	<b>\$ 11,562,031</b>

**Ranches At Lake Mcleod CDD  
FY 24 Assessment Roll**

PARCEL ID	Units	Type	O&M	Debt	Total
252913000000022000					
262918000000024020					
262918000000042010					
262918000000042020					
262918689953000010	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000020	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000030	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000040	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000050	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000060	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000070	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000080	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000090	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000110	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000120	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000130	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000140	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000150	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000160	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000170	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000180	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000190	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000200	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000210	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000220	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000230	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000240	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000250	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000260	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000270	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000280	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000290	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000300	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000320	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000330	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000350	1	40	\$947.78	\$890.77	\$1,838.55

PARCEL ID	Units	Type	O&M	Debt	Total
262918689953000360	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000370	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000380	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000390	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000400	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000410	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000420	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000430	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000440	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000450	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000460	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000470	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000480	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000490	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000500	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000510	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000520	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000530	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000540	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000550	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000560	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000570	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000580	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000590	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000600	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000610	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000620	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000650	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000660	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000670	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000680	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000690	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000700	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000710	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000720	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000730	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000740	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000750	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000760	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000770	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000780	1	40	\$947.78	\$890.77	\$1,838.55

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689953000790	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000800	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000810	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000820	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000830	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000840	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000850	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000860	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000870	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000880	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000890	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000900	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000910	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000920	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000930	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000940	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000970	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000980	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000990	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001000	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001010	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001020	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001030	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001040	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001050	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001080	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001090	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001110	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001120	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001130	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001140	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001150	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001160	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001170	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001180	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001190	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001200	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001210	1	40	\$947.78	\$890.77	\$1,838.55

PARCEL ID	Units	Type	O&M	Debt	Total
262918689953001220	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001230	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001240	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001250	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001260	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001270	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001280	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001290	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001300	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001320	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001330	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001350	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001360	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001370	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001380	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001390	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001400	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001410	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001420	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001430	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001440	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001450	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001460	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001470	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001480	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001490					
262918689953001500					
262918689953001510					
262918689953001520					
262918689953001530					
262918689953001540					
262918689953001550					
262918689954001490	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001500	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001510	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001520	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001530	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001540	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001550	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001560	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001570	1	50	\$947.78	\$1,114.76	\$2,062.54



<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689954001580	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001590	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001600	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001610	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001620	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001630	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001640	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001650	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001660	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001670	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001680	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001690	1	40	\$947.78	\$890.77	\$1,838.55
262918689954001700	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001710	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001720	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001730	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001740	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001750	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001760	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001770	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001780	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001790	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001800	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001810	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001820	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001830	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001840	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001850	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001860	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001870	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001880	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001890	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001900	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001910	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001920	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001930	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001940	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001970	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001980	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954001990	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002000	1	50	\$947.78	\$1,114.76	\$2,062.54

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689954002010	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002020	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002030	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002040	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002050	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002080	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002090	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002100	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002110	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002120	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002130	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002140	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002150	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002160	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002170	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002180	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002190	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002200	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002210	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002220	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002230	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002240	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002250	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002260	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002270	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002280	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002290	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002300	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002310	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002320	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002330	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002350	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002360	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002370	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002380	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002390	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002400	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002410	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002420	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002430	1	40	\$947.78	\$890.77	\$1,838.55

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689954002440	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002450	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002460	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002470	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002480	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002490	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002500	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002510	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002520	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002530	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002540	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002550	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002560	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002570	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002580	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002590	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002600	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002610	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002620	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002650	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002660	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002670	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002680	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002690	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002700	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002710	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002720	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002730	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002740	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002750	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002760	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002770	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002780	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002790	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002800	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002810	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002820	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002830	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002840	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002850	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002860	1	40	\$947.78	\$890.77	\$1,838.55

PARCEL ID	Units	Type	O&M	Debt	Total
262918689954002870	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002880	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002890	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002900	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002910	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002920	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002930	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002940	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002970	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002980	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002990	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003000	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003010	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003020	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003030	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003040	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003050	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003060	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003070	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003080	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003090	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003110	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003120	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003130	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003140	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003150	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003160	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003170	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003180	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003190	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003200	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003210	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003220	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003230	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003240	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003250	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003260	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003270	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003280	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003290	1	40	\$947.78	\$890.77	\$1,838.55

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689954003300	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003320	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003330	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003350	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003360	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003370	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003380	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003390	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003400	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003410	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003420	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003430	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003440	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003450	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003460	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003470	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003480	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003490	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003500	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003510	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003520	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003530	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003540	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003550	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003560	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003570	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003580	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003590	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003600	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003610	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003620	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003650	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003660	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003670	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003680	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003690	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003700	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003710	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003720	1	40	\$947.78	\$890.77	\$1,838.55

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689954003730	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003740	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003750	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003760	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003770	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003780	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003790	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003800	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003810	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003820	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003830	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003840	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003850	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003860	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003870	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003880	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003890	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003900	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003910	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003920	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003930	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003940	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003970	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003980	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003990	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004000	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004010	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004020	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004030	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004040	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004050	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954004070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954004080					
262918689954004090					
262918689954004100					
262918689954004110					
262918689954004120					
262918689954004130					
262918689954004140					
262918689954004150					

<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
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Total Gross Assessments	407		\$385,746.46	\$411,580.56	\$797,327.02
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Total Net Assessments			\$358,744.21	\$382,769.92	\$741,514.13
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**Direct Billing**

**Acres**

252913000000022000	33.48		\$15,027.14	\$0.00	\$15,027.14
262918000000024020	45.44		\$20,396.03	\$0.00	\$20,396.03
262918000000042010	6.77		\$3,036.78	\$0.00	\$3,036.78
262918000000042020	89.33		\$40,094.91	\$0.00	\$40,094.91
262918689954004090	11.58		\$5,198.64	\$0.00	\$5,198.64
262918689954004080	6.90		\$3,095.31	\$0.00	\$3,095.31
262918689954004140	2.83		\$1,269.24	\$0.00	\$1,269.24

Total Direct Gross	196.32		\$88,118.05	\$0.00	\$88,118.05
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Total Direct Net			\$81,949.79	\$0.00	\$81,949.79
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Total Gross Assessments			\$473,864.51	\$411,580.56	\$885,445.07
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Total Net Assessments			\$440,694.00	\$382,769.92	\$823,463.92
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# SECTION V



**RESOLUTION 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Ranches at Lake McLeod Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Eagle Lake, Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August 2023.

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Ranches at Lake McLeod Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, on the 2nd Tuesday of every month, at 10:00 a.m., unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

# SECTION VI

**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY 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**, Ranches at Lake McLeod Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Eagle Lake, Polk County, 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 of the month 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 RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:**

1. **EXISTING BOARD SUPERVISORS; SEATS 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	Pat Quaranta	11/2025
2	Brent Kewley	11/2025
3	Nicole Henley	11/2023
4	Adam Morgan	11/2023
5	Rob Bonin	11/2023

This year, Seat 3, currently held by Nicole Henley, Seat 4, currently held by Adam Morgan, and Seat 5, currently held by Rob Bonin, are subject to election by landowners in November 2023. 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 the 7th day of November 2023, at **9:40 AM** and located at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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 **August 15, 2023** 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 office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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 15TH DAY OF AUGUST 2023.**

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIRPERSON / VICE CHAIRPERSON**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Ranches at Lake McLeod Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 278.5 acres, generally located both north and south of Bomber Road, east of Ben Durrance Road, and west of Gerber Dairy Road, within the boundaries of the City of Eagle Lake, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people 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: Tuesday, November 7, 2023  
HOUR: 9:40 AM  
LOCATION: Holiday Inn Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, FL 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 (“**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  
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 7, 2023**

TIME: **9:40 AM**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**

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 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**

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – [NOVEMBER 7, 2023]**

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 Ranches at Lake McLeod Community Development District to be held at **the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880, on Tuesday, November 7, 2023, at 9:40 AM** 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* (2022), 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**  
**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 7, 2023**

**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 Ranches at Lake McLeod 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
3		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# SECTION VII

**RESOLUTION 2023-02**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Ranches at Lake McLeod Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Eagle Lake, Polk County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

**SECTION 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at: \_\_\_\_\_ within Polk County, Florida.

**SECTION 3.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 15th day of August 2023

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

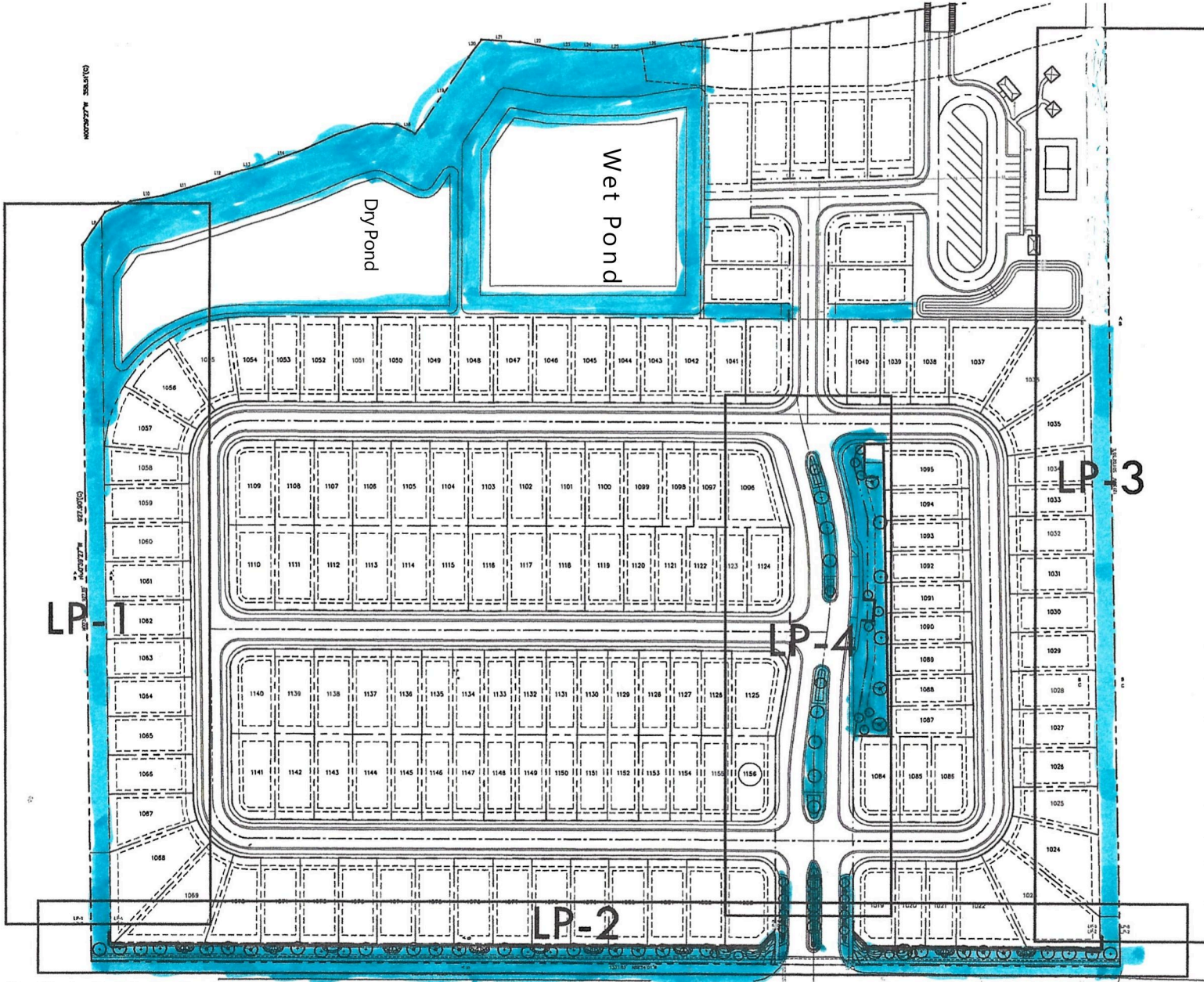
\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VIII

# SECTION C

# SECTION 1

# LANDSCAPE PLAN



Digitally signed  
 by Michael  
 Date: 2023.05.17  
 16:47:24 -04'00'

SHEET NORTH 0 60 120 240  
 LP-0

DATE: 07.05.2022  
 REV: 05.03.2023  
 SCALE: 1"=60'-0"

Lake McCleod  
 NORTH RANCH  
 LANDSCAPE PLAN

REDD+ ASSOCIATES  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 RESEARCH

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WWW.REDDPLAN.COM

## [Ranches at lake Mcleod CDD]

### LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.



Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

### **Detailing**

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12' is included in the scope of the work.* If pruning is required above the height of 12', contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8' of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

## **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

## Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

## Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program

### ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

### BAHIA – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

#### **Zoysia**

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

#### Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

### **Application Requirements: Fertilization**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

#### **Insect/Disease Control**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

#### **Weed Control**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

#### **Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.



Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

### **Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

### **Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

### **Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2” depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

**Ranches at Lake Mcleod**  
Community Development District

**Funding Request #23**  
**June 26,2023**

Bill to: Lennar

**General Fund**  
**FY2023**

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<b>1</b>	<b>GMS- Central Florida, LLC</b>		
	Invoice # 2 Management Fee- May 2023	\$	3,236.80
	Invoice # 3 Management Fee- June 2023	\$	3,583.33
<b>2</b>	<b>Cobb Cole, PA</b>		
	Invoice #35780- General Counsel- April 2023	\$	2,824.98
<b>3</b>	<b>Teco</b>		
	Invoice # Electric 887 Timberland Dr, LFTSTN - June 2023	\$	371.05
<b>4</b>	<b>Supervisor Fees - 06/13/23 Meeting</b>		
	Brent Kewley	\$	215.30
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30

---

**Total:** \$ **10,662.06**

Please make check payable to:

**Ranches at Lake Mcleod**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**GMS-Central Florida, LLC # 13**  
1001 Bradford Way  
Kingston, TN 37763

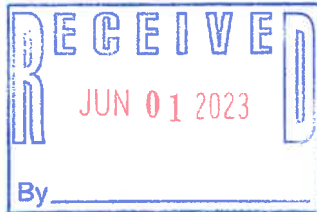
# Invoice

**Invoice #:** 2  
**Invoice Date:** 5/4/23  
**Due Date:** 5/4/23  
**Case:**  
**P.O. Number:**

**Bill To:**  
Ranches of Lake McLeod CDD  
219 E Livingston St.  
Orlando, FL 32801

310-513-

Description	Hours/Qty	Rate	Amount
Management Fees - Prorated ( May 4 - May 31, 2023 ) 340	28	107.53	3,010.84
Website Administration - Prorated ( May 4 - May 31, 2023 ) 352	28	3.23	90.44
Information Technology - Prorated ( May 4 - May 31, 2023 ) 351	28	4.84	135.52



<b>Total</b>	<b>\$3,236.80</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,236.80</b>



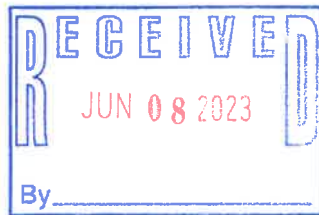
GMS-Central Florida, LLC #13  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 3  
Invoice Date: 6/1/23  
Due Date: 6/1/23  
Case:  
P.O. Number:

**Bill To:**  
Ranches of Lake McLeod CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023 340			
Website Administration - June 2023 352		3,333.33	3,333.33
Information Technology - June 2023 361		100.00	100.00
		150.00	150.00



<b>Total</b>	<b>\$3,583.33</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,583.33</b>

# Cobb Cole, P.A. #4

# INVOICE

Post Office Box 2491  
 Daytona Beach, FL 32115-2491  
 US  
 Invoices@cobbcole.com  
 www.cobbcole.com  
 O: 3862558171

315-513-315

Number	35780
Issue Date	5/16/2023
Due Date	6/15/2023
Matter	48159 - General Work in Progress
Email	RanchesatLakeMcLeodCDD@districtap.com

### Bill To:

48159 - Ranches at Lake McLeod CDD  
 c/o Wrathell, Hunt & Associates  
 2300 Glades Road, #410W  
 Boca Raton, FL 33431



### Time Entries

Time Entries	Billed By	Hours	Sub
Billable 4/3/2023 Received and reviewed agenda for 4/4/2023 Board of Supervisors CDD meeting; Prepared same for MAW.	Lynne G Figenschner	0.30	\$52.50
Billable 4/3/2023 Coordinated with internal team regarding board meeting.	Nika K Hosseini	0.20	\$51.00
Draft/revise A103 4/3/2023 Reviewed contracts and directed staff regarding termination letters for separate vendors.	Mark A Watts	1.00	\$390.00
Billable 4/4/2023 Prepared for, traveled to, and Attended Board of Supervisors meeting.	Mark A Watts	4.00	\$1,560.00
Billable 4/4/2023 Drafted letter of termination; Coordinated with MAW.	Nika K Hosseini	1.20	\$306.00
Communicate (other external) A108 4/5/2023 Coordinated with K. Suit and G. Flint regarding district management transition and related issues.	Mark A Watts	0.70	\$273.00
Billable 4/27/2023 Coordinated updated documents with MAW.	Nika K Hosseini	0.20	\$51.00
		<b>7.60</b>	<b>\$2,683.50</b>

### Expenses

Expense	Billed By	Price	Qty	Sub
Mileage 4/5/2023 Mileage to Bartow on 4/4/2023 for Board of Supervisors meeting. (216 miles x \$.655)	Regina R Epple	\$141.48	1.00	\$141.48

Expense	Billed By	Price	Qty	Sub
<b>Expenses Total:</b>			<b>1.00</b>	<b>\$141.48</b>

Total (USD) \$2,824.98

Paid \$0.00

Balance \$2,824.98

Total Outstanding \$2,824.98

### Terms & Conditions

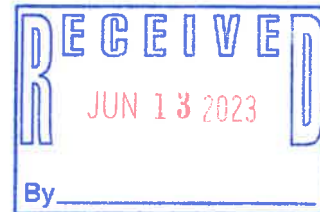
Your remaining prepaid credit: 0.00

### Timekeeper Totals

Name	Rate	Hours	Total
Lynne G Figenschel	\$175.00	0.30	\$52.50
Nika K Hosseini	\$255.00	1.60	\$408.00
Mark A Watts	\$390.00	5.70	\$2,223.00

### Trust Account Balance

Date	Item	Amount	Balance
5/17/2023	Current Balance		\$0.00



From: Katie Costa [kcosta@gmscfl.com](mailto:kcosta@gmscfl.com)  
Subject: Re: RANCHES AT LAKE MCLEOD - AP review  
Date: June 7, 2023 at 1:33 PM  
To: Emma Villa [evilla@gmscfl.com](mailto:evilla@gmscfl.com)



#4

Sent email [invoices@cobbcole.com](mailto:invoices@cobbcole.com)  
P# 386-255-8171 - Tried to call & there  
were drops after a few rings

Emma,

Approved. Please reach out to Cobb Cole for any outstanding invoices and ask them to update the bill to information to us.

Thank you,

Katie Costa  
Director of Accounting Services  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822  
Phone: (407) 841-5524  
Fax: (407) 839-1526  
Email: [kcosta@gmscfl.com](mailto:kcosta@gmscfl.com)

On Jun 6, 2023, at 5:00 PM, Emma Villa <[evilla@gmscfl.com](mailto:evilla@gmscfl.com)> wrote:

Hi Katie,

Please see attached invoice details for Ranches At Lake Mcleod.

I placed the invoice on hold pending further instruction. Since current balance in ASI is showing \$7616.92 and did not see a FR pending.

Also I created the gl code for Information Technology since we did not have one updated.

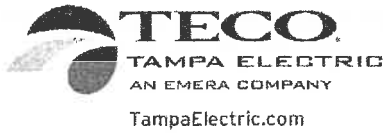
<SKM\_C25823060617070.pdf>

Please let me know if you have any questions.  
Thank you again.

Regards,

Emma Villa  
Governmental Management Services-CF, LLC  
6200 Lee Vista Blvd  
Suite 300  
Orlando, FL 32822  
Phone: (407) 841-5524 x 143  
Direct Phone: (407) 955-4283  
Email: [evilla@gmscfl.com](mailto:evilla@gmscfl.com)

on hold - Dbl  
CK w/ Katie.  
Balance in ASI  
\$7616.92



RANCHES AT LAKE MCLEOD CDD  
887 TIMBERLAND DR, LFTSTN  
EAGLE LAKE, FL 33839

Statement Date: June 09, 2023

Amount Due: \$371.05

Due Date: June 30, 2023

Account #: 221008994164

**Account Summary**

Current Service Period: May 23, 2023 - June 05, 2023

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$371.05</b>

**Amount Due by June 30, 2023 \$371.05**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

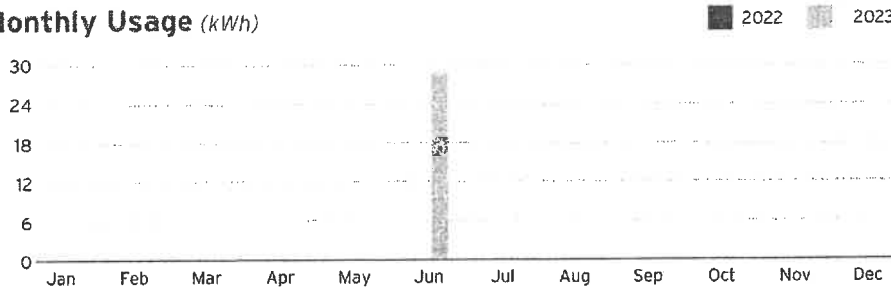
**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](http://TECOaccount.com)
  - Report and check status at [TampaElectric.com/OutageMap](http://TampaElectric.com/OutageMap)
  - Text OUT to 27079\*
  - Call 877-588-1010\*\*
- \* If we don't recognize your number, register at [TECOaccount.com](http://TECOaccount.com)
- \*\* 12-digit account number and zip code required.

00004290-0013906-Page 1 of 4

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008994164

Due Date: June 30, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$371.05

Payment Amount: \$ \_\_\_\_\_

646445687872

00004290 01 AB 0.50 32821 FTECO106092322391810 00000 04 01000000 009 04 20243 002

RANCHES AT LAKE MCLEOD CDD  
6675 WESTWOOD BLVD, 5TH FLOOR  
ORLANDO, FL 32821-8061

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6464456878722210089941640000000371051





**Service For:**  
887 TIMBERLAND DR  
LFTSTN, EAGLE LAKE, FL 33839

Account #: 221008994164  
Statement Date: June 09, 2023  
Charges Due: June 30, 2023

### Meter Read

Service Period: May 23, 2023 - Jun 05, 2023

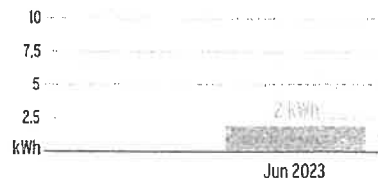
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812699	06/05/2023	29	0		29 kWh	1	14 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	14 days @ \$0.75000	\$10.50
Energy Charge	29 kWh @ \$0.07990/kWh	\$2.32
Fuel Charge	29 kWh @ \$0.05239/kWh	\$1.52
Storm Protection Charge	29 kWh @ \$0.00400/kWh	\$0.12
Clean Energy Transition Mechanism	29 kWh @ \$0.00427/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.01061/kWh	\$0.31
Florida Gross Receipt Tax		\$0.38
<b>Electric Service Cost</b>		<b>\$15.27</b>
Franchise Fee		\$1.00
Municipal Public Service Tax		\$1.49
State Tax		\$1.29
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$19.05</b>

### Avg kWh Used Per Day



### Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Other Fees and Charges	
Electric Security Deposit	\$240.00
Elec Connection Chrg Initial	\$112.00
<b>Total Other Fees and Charges</b>	<b>\$352.00</b>

**Total Current Month's Charges \$371.05**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

00004290-0013806-Page 2 of 4

**Ranches at Lake Mcleod**  
Community Development District

**Funding Request #24**  
**July 31, 2023**

Bill to: Lennar

**General Fund**  
**FY2023**

---

<b>1</b>	<b>CA Florida Holding, LLC</b> Invoice # 0005677963 Notice of remaining FY23 meeting -June 2023	\$	301.77
<b>2</b>	<b>GMS- Central Florida, LLC</b> Invoice # 4 Management Fee- July 2023	\$	4,004.03
<b>3</b>	<b>ReAlign Web Design</b> Invoice # 895 - Website rebuild-July 2023	\$	1,750.00
<b>4</b>	<b>Teco</b> Invoice # Electric 887 Timberland Dr, LFTSTN - June 2023 Invoice # Electric Ranches North, Lights - June 2023	\$ \$	72.04 619.54

---

**Total: \$ 6,747.38**

Please make check payable to:

**Ranches at Lake Mcleod**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

# LOCALiQ

## FLORIDA #7

310-513-490

<b>ACCOUNT NAME</b> Ranches At Lake McLeod CDD		<b>ACCOUNT #</b> 935747	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005677963	<b>BILLING PERIOD</b> Jun 1- Jun 30, 2023	<b>PAYMENT DUE DATE</b> July 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$301.77	

**BILLING ACCOUNT NAME AND ADDRESS**  
Ranches At Lake McLeod CDD  
Monica Virgen/Samantha Hoxie  
219 E Livingston ST  
Orlando, FL 32801-1508

**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983  
To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number:

Date	Description	Amount
6/1/23	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
6/6/23	8839577	Notice of Remaining FY 2023 Meeting Dates		\$301.77



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$301.77
Service Fee 3.99%	\$12.04
*Cash/Check/ACH Discount	-\$12.04
*Payment Amount by Cash/Check/ACH	\$301.77
Payment Amount by Credit Card	\$313.81

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Ranches At Lake McLeod CDD		<b>ACCOUNT NUMBER</b> 935747		<b>INVOICE NUMBER</b> 0005677963		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$301.77	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$301.77
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>  <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		<b>TOTAL CREDIT CARD AMT DUE</b> \$313.81

000093574700000000000056779630003017767175

FR 24



# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Samantha Hoxie  
Monica Virgen/Samantha Hoxie  
Ranches At Lake McLeod CDD  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

06/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/06/2023

Legal Clerk

Notary, State of WI. County of Brown

My commission expires

Publication Cost: \$301.77

Order No: 8839577

Customer No: 935747

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

### BOARD OF SUPERVISORS REMAINING MEETING DATES RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023

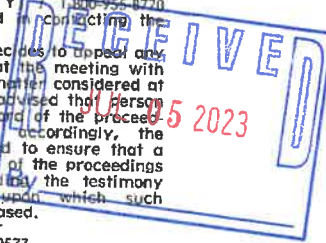
The Board of Supervisors of the Ranches at Lake McLeod Community Development District will hold their remaining regular meetings for Fiscal Year 2023 on the 2nd Tuesday of each month, at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850, at 9:15 a.m., unless otherwise indicated as follows:

June 13, 2023  
July 11, 2023  
August 15, 2023 (3rd Tuesday)  
September 12, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.  
District Manager  
June 6, 2023 #8839577



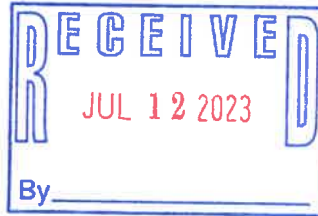
**GMS-Central Florida, LLC #13**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

**Invoice #:** 4  
**Invoice Date:** 7/1/23  
**Due Date:** 7/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**  
 Ranches of Lake McLeod CDD  
 219 E Livingston St.  
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023 340		3,333.33	3,333.33
Website Administration - July 2023 352		100.00	100.00
Information Technology - July 2023 351		150.00	150.00
Dissemination Agent Services - July 2023		416.67	416.67
Office Supplies 510		2.56	2.56
Postage 420		1.47	1.47



<b>Total</b>	<b>\$4,004.03</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,004.03</b>

PK24



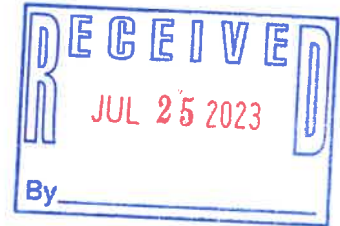
ReAlign Web Design #14  
 650 North Alafaya Trail,  
 Suite 101 #780334  
 Orlando FL, 32828  
 (321) 262-2823

# Invoice

Date	Invoice #
7/24/2023	895

310-352-513

<b>Bill To</b>
Ranches at Lake McLeod 219 E. Livingston Street Orlando, Florida 32801 Tel: (407) 841-5524



Description	Quantity	Rate	Amount
Website rebuild into WordPress, document migration, domain migration, deployed on GMS hosting server	1	1,750.00	1,750.00
<b>Total</b>			\$1,750.00

FR-21



RANCHES AT LAKE MCLEOD CDD  
887 TIMBERLAND DR, LFTSTN  
EAGLE LAKE, FL 33839

Statement Date: July 11, 2023

Amount Due: \$72.04

Due Date: August 01, 2023

Account #: 221008994164

### Account Summary

Current Service Period: June 06, 2023 - July 05, 2023

Previous Amount Due	\$371.05
Payment(s) Received Since Last Statement	-\$742.10
Payment Adjustment	\$371.05
<b>Current Month's Charges</b>	<b>\$72.04</b>

**Amount Due by August 01, 2023 \$72.04**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight

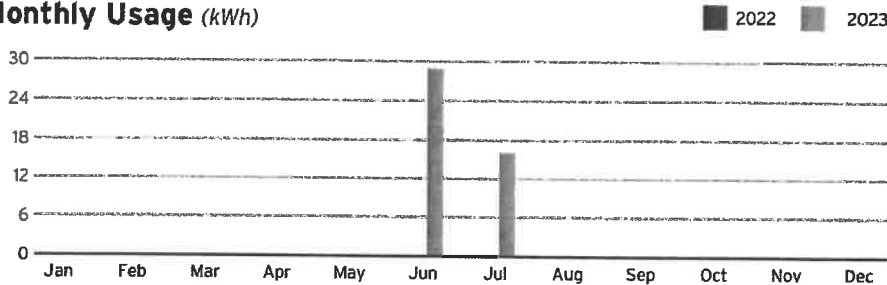


Your average daily kWh used was 75% lower than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting your equipment from harmful surges.  
[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

Zap Cap  
SYSTEMS



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008994164

Due Date: August 01, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$72.04

Payment Amount: \$ \_\_\_\_\_

666198666092

RANCHES AT LAKE MCLEOD CDD  
6675 WESTWOOD BLVD, 5TH FLOOR  
ORLANDO, FL 32821-8061

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

666198666092221008994164000000072048



**Service For:**  
887 TIMBERLAND DR  
LFTSTN, EAGLE LAKE, FL 33839

Account #: 221008994164  
Statement Date: July 11, 2023  
Charges Due: August 01, 2023

**Meter Read**

Service Period: Jun 06, 2023 - Jul 05, 2023

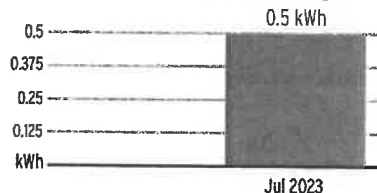
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812699	07/05/2023	45	29		16 kWh	1	30 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	16 kWh @ \$0.07990/kWh	\$1.28
Fuel Charge	16 kWh @ \$0.05239/kWh	\$0.84
Storm Protection Charge	16 kWh @ \$0.00400/kWh	\$0.06
Clean Energy Transition Mechanism	16 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.01061/kWh	\$0.17
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.56</b>
Franchise Fee		\$1.67
Municipal Public Service Tax		\$2.65
State Tax		\$2.16
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.04</b>

**Avg kWh Used Per Day**



<b>Other Fees and Charges</b>	
<b>Miscellaneous Charges</b>	
Returned Payment Fee	\$40.00
<b>Total Miscellaneous Charges</b>	<b>\$40.00</b>

**Important Messages**

**Total Current Month's Charges \$72.04**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)

**Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

**Contact Us**

**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Amount Due: \$619.54

Due Date: August 21, 2023

Account #: 221009051626

### Account Summary

Current Service Period: June 26, 2023 - July 05, 2023

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

<b>Current Month's Charges</b>	<b>\$619.54</b>
--------------------------------	-----------------

<b>Amount Due by August 21, 2023</b>	<b>\$619.54</b>
--------------------------------------	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting your equipment from harmful surges.

[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

Zap Cap |  **TECO.**  
SYSTEMS™ TAMPA ELECTRIC  
AN EMERA COMPANY

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009051626

Due Date: August 21, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$619.54

Payment Amount: \$ \_\_\_\_\_

600000564960

RANCHES AT LAKE MCLEOD CDD  
6675 WESTWOOD BLVD, 5TH FLOOR  
ORLANDO, FL 32821-8061

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

600000564960221009051626000000619545




**Service For:**  
RANCHES NORTH  
LIGHTS, EAGLE LAKE, FL 33839

Account #: 221009051626  
Statement Date: July 31, 2023  
Charges Due: August 21, 2023

**Service Period:** Jun 26, 2023 - Jul 05, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

 <b>Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 10 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$543.12
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$35.57
Municipal Public Service Tax	\$0.00
State Tax	\$40.85
<b>Lighting Charges</b>	<b>\$619.54</b>

**Total Current Month's Charges**

**\$619.54**






## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- 
**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 
**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- 
**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- 
**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- 
**Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

# SECTION 2



***Ranches at Lake McLeod***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2023***



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# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

June 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash	\$ 13,112	\$ -	\$ -	\$ 13,112
Due from Developer	\$ 10,662	\$ -	\$ -	\$ 10,662
<b>Investments:</b>				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 5,116,211	\$ 5,116,211
Cost of Issuance	\$ -	\$ -	\$ 100	\$ 100
Reserve	\$ -	\$ 191,384	\$ -	\$ 191,384
<b>Total Assets</b>	<b>\$ 23,774</b>	<b>\$ 191,384</b>	<b>\$ 5,116,311</b>	<b>\$ 5,331,470</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,947	\$ -	\$ -	\$ 9,947
Developer Advances	\$ 6,000	\$ -	\$ -	\$ 6,000
Due to Developer	\$ -	\$ -	\$ 17,046	\$ 17,046
FICA Payable	\$ 92	\$ -	\$ -	\$ 92
<b>Total Liabilities</b>	<b>\$ 16,039</b>	<b>\$ -</b>	<b>\$ 17,046</b>	<b>\$ 33,084</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 191,384	\$ -	\$ 191,384
Capital Projects	\$ -	\$ -	\$ 5,099,266	\$ 5,099,266
Unassigned	\$ 7,735	\$ -	\$ -	\$ 7,735
<b>Total Fund Balances</b>	<b>\$ 7,735</b>	<b>\$ 191,384</b>	<b>\$ 5,099,266</b>	<b>\$ 5,298,386</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 23,774</b>	<b>\$ 191,384</b>	<b>\$ 5,116,311</b>	<b>\$ 5,331,470</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 544,143	\$ 55,243	\$ 55,243	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 300	\$ 300
<b>Total Revenues</b>	<b>\$ 544,143</b>	<b>\$ 55,243</b>	<b>\$ 55,543</b>	<b>\$ 300</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 5,383	\$ 4,037	\$ -	\$ 4,037
Engineering	\$ 2,000	\$ 1,500	\$ 4,475	\$ (2,975)
Attorney	\$ 15,000	\$ 11,250	\$ 3,567	\$ 7,683
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 1,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 48,000	\$ 36,000	\$ 20,344	\$ 15,656
Information Technology	\$ -	\$ -	\$ 286	\$ (286)
Website Maintenance	\$ 915	\$ 686	\$ 400	\$ 286
Postage & Delivery	\$ 500	\$ 375	\$ 47	\$ 328
Insurance	\$ 5,500	\$ 5,500	\$ 5,375	\$ 125
Telephone	\$ 200	\$ 150	\$ 117	\$ 33
Copies	\$ 500	\$ 375	\$ 292	\$ 83
Legal Advertising	\$ 1,500	\$ 1,125	\$ 302	\$ 823
Other Current Charges	\$ 500	\$ 375	\$ 237	\$ 138
Meeting Room Rental	\$ 750	\$ 563	\$ 300	\$ 263
Office Supplies	\$ 2,400	\$ 1,800	\$ -	\$ 1,800
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 94,823</b>	<b>\$ 68,911</b>	<b>\$ 35,916</b>	<b>\$ 32,995</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 18,000	\$ -	\$ -	\$ -
Field Management	\$ 24,000	\$ -	\$ -	\$ -
O&M Accounting	\$ 5,000	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 108,000	\$ -	\$ -	\$ -
Landscape Replacement	\$ 27,000	\$ -	\$ -	\$ -
Mulch	\$ 15,000	\$ -	\$ -	\$ -
Lake Maintenance	\$ 28,800	\$ -	\$ -	\$ -
Drainage & Retention Maintenance	\$ 7,500	\$ -	\$ -	\$ -
Stormwater System Maintenance	\$ 14,000	\$ -	\$ -	\$ -
Streetlights	\$ 48,600	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ 371	\$ (371)
Water & Sewer	\$ 15,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 12,000	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 18,000	\$ -	\$ -	\$ -
Holiday Decorations	\$ 500	\$ -	\$ -	\$ -
Signage	\$ 500	\$ -	\$ -	\$ -
Contingency	\$ 12,000	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 353,900</b>	<b>\$ -</b>	<b>\$ 371</b>	<b>\$ (371)</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 6,300	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ -	\$ -	\$ -
Janitorial Services	\$ 19,000	\$ -	\$ -	\$ -
Security Services	\$ 48,000	\$ -	\$ -	\$ -
Pool Maintenance	\$ 13,560	\$ -	\$ -	\$ -
Electrical Repairs	\$ 5,560	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 95,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 449,320</b>	<b>\$ -</b>	<b>\$ 371</b>	<b>\$ (371)</b>
<b>Total Expenditures</b>	<b>\$ 544,143</b>	<b>\$ 68,911</b>	<b>\$ 36,287</b>	<b>\$ 32,624</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 19,256</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (11,520)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 7,735</b>	

# Ranches at Lake McLeod

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principial - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 191,384	\$ 191,384
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,384</b>	<b>\$ 191,384</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,384</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,384</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Projects Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ 357,304	\$ (357,304)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,304</b>	<b>\$ (357,304)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (357,304)</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 5,515,245	\$ 5,515,245
Original Issue Discount	\$ -	\$ -	\$ (41,629)	\$ (41,629)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,473,616</b>	<b>\$ 5,473,616</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,116,311</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (17,046)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,099,266</b>	

**Ranches at Lake McLeod**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 2,233	\$ -	\$ 8,592	\$ 9,695	\$ 18,195	\$ 2,109	\$ 3,757	\$ -	\$ 10,662	\$ -	\$ -	\$ -	\$ 55,243
Miscellaneous Revenue	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
<b>Total Revenues</b>	<b>\$ 2,533</b>	<b>\$ -</b>	<b>\$ 8,592</b>	<b>\$ 9,695</b>	<b>\$ 18,195</b>	<b>\$ 2,109</b>	<b>\$ 3,757</b>	<b>\$ -</b>	<b>\$ 10,662</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,543</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,475
Attorney	\$ -	\$ 96	\$ -	\$ 51	\$ 51	\$ 545	\$ 2,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,567
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,011	\$ 3,333	\$ -	\$ -	\$ -	\$ 20,344
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136	\$ 150	\$ -	\$ -	\$ -	\$ 286
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 210	\$ -	\$ -	\$ 90	\$ 100	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 47
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Telephone	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Copies	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302	\$ -	\$ -	\$ -	\$ 302
Other Current Charges	\$ 36	\$ 29	\$ 35	\$ 25	\$ 26	\$ 32	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 237
Meeting Room Rental	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 8,044</b>	<b>\$ 6,616</b>	<b>\$ 2,052</b>	<b>\$ 2,093</b>	<b>\$ 2,304</b>	<b>\$ 2,743</b>	<b>\$ 4,868</b>	<b>\$ 3,311</b>	<b>\$ 3,885</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,916</b>



**Ranches at Lake McLeod**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O&M Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage & Retention Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	371	\$ -	\$ -	\$ -	371
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>371</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>371</b>
<b>Total Expenditures</b>	<b>\$ 8,044</b>	<b>\$ 6,616</b>	<b>\$ 2,052</b>	<b>\$ 2,093</b>	<b>\$ 2,304</b>	<b>\$ 2,743</b>	<b>\$ 4,868</b>	<b>\$ 3,311</b>	<b>\$ 4,256</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,287</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (5,511)</b>	<b>\$ (6,616)</b>	<b>\$ 6,540</b>	<b>\$ 7,602</b>	<b>\$ 15,891</b>	<b>\$ (633)</b>	<b>\$ (1,112)</b>	<b>\$ (3,311)</b>	<b>\$ 6,406</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,256</b>

# Ranches at Lake McLeod

## Community Development District

### Long Term Debt Report

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.625%, 5.250%, 5.500%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$191,384	
Reserve Fund Balance	\$191,384	
Bonds Outstanding - 6/27/23		\$5,665,000
<b>Current Bonds Outstanding</b>		<b>\$5,665,000</b>

# Audit Committee Meeting

# SECTION III

# SECTION A

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2023  
Polk County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Wednesday, September 6, 2023 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Hoxie, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Ranches at Lake McLeod Community Development District**” on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2023, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT  
DISTRICT AUDITOR SELECTION EVALUATION CRITERIA**

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**5. *Price.* (20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**TOTAL (100 Points)**



# SECTION B

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Ranches at Lake McLeod Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Eagle Lake, Polk County, Florida. The District currently has an operating budget of approximately \$544,143. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 1, 2024.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Hoxie, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Ranches at Lake McLeod Community Development District.**"

Proposals must be received by **5:00 PM on Wednesday, September 6, 2023**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager  
Governmental Management Services – Central Florida, LLC