

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

September 12, 2023

AGENDA

Ranches at Lake McLeod

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 5, 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, September 12, 2023**, at **9:15 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850**.

Zoom Video Link: <https://us06web.zoom.us/j/84365161336>

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

Meeting ID: 843 6516 1336

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers 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 August 15, 2023 Board of Supervisors and Audit Committee Meetings
4. Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2023 Assessment Area 1 Bonds
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Ratification of Funding Request #25
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

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, **August 15, 2023** at 9:31 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
Nicole Henley	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the August 15, 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 9:31 a.m. and called the roll. Four Board members were present constituting a quorum.

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 June 13, 2023 Meeting

Ms. Adams indicated that the draft minutes of the June 13, 2023 meeting were provided to the Board for input and comments. She noted the minutes were reviewed by staff. There were no changes to the minutes.

Mr. Morgan commented there are no amenities expenditures in this budget and Ms. Adams noted that column has a zero. It is noted on the budget, but there is no expenditure line item. There is no plan to have the CDD construct or maintain any amenities.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-10 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

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

Ms. Adams presented the resolution and noted this will fund the budget with the assessments as reviewed.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 203-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSI2NESS

Consideration of Resolution 2023-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024

Ms. Adams stated this resolution proposed the meeting schedule for the next fiscal year which starts in October and ends in September. She proposed the District continue to meet monthly on the second Tuesday of each month at 10:00 a.m. in the same location. She added the Chairperson always has the discretion to cancel meeting if there is a lack of agenda items.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Resolution 2023-12 Designation of a Regular Monthly Meeting on the 2nd Tuesday of the Month at 10:00 a.m. in the Same Location for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-13 Designating a Date, Time and Location for a Landowners’ Meeting and Election

Ms. Adams presented Resolution 2023-13 for the Landowners’ meeting and election. She noted this is a required meeting and she proposed November 7, 2023 at the Holiday Inn in

Winter Haven. Ms. Burns noted that only one representative from the Board is needed for this meeting.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-13 Designating a Date, Time and Location for a Landowners' Meeting and Election for Tuesday, November 7, 2023 at the Holiday Inn in Winter Haven, was approved.

SEVENTH ORDER OF BUSINESS

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)

Ms. Adams stated this item deferred from the April 4, 2023 Board meeting. This item was deferred again to a future meeting agenda.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated there was nothing further to report.

Mr. Morgan asked if they were on track with conveyances. Mr. Watts stated they were on track.

Mr. Bonin asked if they were ready to convey permit transfers from Lennar to the CDD. He replied they are ready to do that and will include in the documentation. It was also asked if they had prepared the certification for the District for improvements on the north. Mr. Watts replied there was some flood compensation to be done with 10 lots that just started construction.

B. Engineer

Mr. Welch stated he had nothing further to report.

C. Field Manager's Report

Mr. Smith noted Mr. Allen Bailey will be the on-site guy for overseeing field services, including site visits, coordination of vendors, and overseeing the contracts. He reviewed the latest progress for mowing and maintaining property. Discussion ensued on landscaping installation and buffers.

i. Presentation of Proposals for Landscaping Maintenance Services *(to be provided under separate cover)*

Mr. Smith presented the landscaping maintenance services proposals. He noted this is for Landscape and aquatic vendor. He noted the reference sheet for three landscape vendors to include Frank Polly, Weber, and Prince & Sons.

Mr. Smith stated the scopes are very similar and the lowest vendor was Prince by \$20,000. Frank Polly came in at \$80,880, Weber at \$76,321, and Prince at \$59,544. This included disking in the pricing. Discussion ensued on each company and installation and maintenance. Mr. Bonin stated he would like to interview the three vendors and go in detail with each. Ms. Adams explained the process and options for the interview and decision making.

After discussion the Board decide that Mr. Bonin would interview and make the decision as to who will be selected and have the authorize Counsel to draft an agreement.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, to Delegate Authority to Supervisor Bonin to Interview and Select a Landscaper and to Authorize Counsel to Draft an Agreement, was approved.

ii. Aquatics

Mr. Smith stated there were three vendors to include Sitex X, Lake Doctors, and Aquatic Weed Management. He gave them the opportunity to bid on disking if they had that capability. He recommended for maintaining the wet pond area to go with Aquatic Weed Management. He had worked with them and do provide disking. They will leave disking with landscaping. Mr. Morgan asked about the cleaning of the entranceway. Discussion ensued on cleaning, dirt, sodding, and maintenance of the area.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Selecting Aquatic Weed Management, was approved.

D. District Manager

i. Presentation of Funding Requests #23 and #24

Ms. Adams presented funding requests #23 and #24. She noted these are for professional services and utilities and advertising for the District.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Request #23 and #24, were ratified.

ii. Appointing the Board as the Audit Committee

Ms. Adams stated the Audit Committee meeting will be held immediately following the Board Meeting for the audit for the fiscal year ending September 2023. She noted the Board needed to appoint a committee and typically the Board will appoint themselves. The Board was elected to serve as the Audit Committee.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, To Appoint the Board as the Audit Committee, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams stated the balance sheet and income statement provided. No Board action is required.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Adams asked for Supervisors requests. There were no comments from the Board.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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

The Audit Committee meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District was held on Tuesday, **August 15, 2023** at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present for the Audit Committee were:

Adam Morgan
Rob Bonin
Brent Kewley
Nicole Henley

Also present were:

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

The following is a summary of the discussions and actions taken at the August 15, 2023 Ranches at Lake McLeod Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Audit Services

- A. Approval of Request for Proposals and Selection of Criteria**
- B. Approval of Notice of Request for Proposals for Audit Services**
- C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Adams stated included in the agenda packet is an RFP for the 2023 Audit Services. The audit committee will review the proposals at a future time, making a selection, and providing a recommendation to the Board. She noted these are due by June 30th of each year.

Mr. Morgan asked if it was not required last year. Ms. Adams stated no, but it is required going forward. This approves the form of the notice, the request for proposals, and making the public announcement for the opportunity to provide audit services. Ms. Adams asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the RFP Selection Criteria and to Authorize Staff to Issue the RFP, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

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

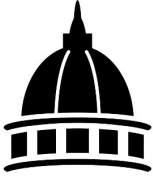
Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

**Arbitrage Rebate Computation
Proposal For
Ranches at Lake Mcleod
Community Development District
(Polk County, Florida)
\$5,665,000 Special Assessment Bonds, Series 2023
(Assessment Area One)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

September 1, 2023

Ranches at Lake Mcleod Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Ranches at Lake Mcleod Community Development District (Polk County, Florida),
\$5,665,000 Special Assessment Bonds, Series 2023 (Assessment Area One)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Ranches at Lake Mcleod Community Development District (the “District”) Series 2023 (Assessment Area One) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,300 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of June 27th, based upon the anniversary of the closing date in June 2023.

Proposal

We are proposing rebate computation services based on the following:

- \$5,665,000 Special Assessment Bonds, Series 2023 (Assessment Area One)
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from the date of the closing through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC Professional Fee – \$5,665,000 Special Assessment Bonds, Series 2023 (AA One)

Report Date	Type of Report	Period Covered	Fee
June 30, 2024	Rebate and Opinion	Closing – June 30, 2024	\$ 450
June 30, 2025	Rebate and Opinion	Closing – June 30, 2025	\$ 450
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 30, 2027	Rebate and Opinion	Closing – June 30, 2027	\$ 450
June 27, 2028	Rebate and Opinion	Closing – June 27, 2028	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from each closing date through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Ranches at Lake Mcleod
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION V

SECTION C



Ranches at lake Mcleod CDD Field Management Report



September 12th, 2023

Allen Bailey – Field Manager

GMS

Site Review

Entrance landscape



- ✚ The landscaper has been managing the plant beds at the monument to a satisfactory degree.
- ✚ The landscape at the entrance medians have been installed.
- ✚ Landscaper reported staking a few trees back up after the hurricane.

Site Review

Aquatics Review



✚ The dry pond has some issues with grass seed that was placed in the pond bottom. The landscaper is currently working to eliminate vegetation growth.

Site Review

Mailbox Landscape



- ✚ The community mailboxes have sod and landscape placed around the area.
- ✚ The landscape is in a satisfactory state.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Ranches at Lake Mcleod
Community Development District

Funding Request #25
August 18,2023

Bill to: Lennar

General Fund
FY2023

1	GMS- Central Florida, LLC		
	Invoice # 5 Management Fee- August 2023	\$	4,180.85
	Invoice # 6 Field Management Fee- August 2023	\$	625.00
2	Teco		
	Invoice # Electric Ranches North, Lights - July 2023	\$	1,858.62
	Invoice # Electric 887 Timberland Dr, LFTSTN - July 2023	\$	31.26

Total: \$ **6,695.73**

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

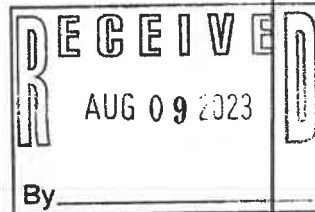
Invoice

Invoice #: 5
Invoice Date: 8/1/23
Due Date: 8/1/23
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 - August 2023 340		3,333.33	3,333.33
Website Administration - August 2023 352		100.00	100.00
Information Technology - August 2023 351		150.00	150.00
Dissemination Agent Services - August 2023 213		416.67	416.67
Postage 420		117.62	117.62
American Express Statement Closing 7/2/23 - Simply Stamps 420		63.23	63.23



Total	\$4,180.85
Payments/Credits	\$0.00
Balance Due	\$4,180.85

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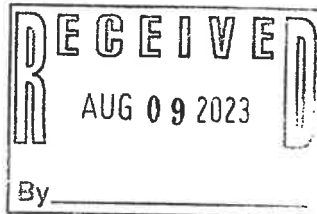
GMS-Central Florida, LLC #13
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 6
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - August 2023 320 - 538 - 120		625.00	625.00
Total			\$625.00
Payments/Credits			\$0.00
Balance Due			\$625.00





RANCHES AT LAKE MCLEOD CDD
RANCHES NORTH, LIGHTS
EAGLE LAKE, FL 33839

Statement Date: August 10, 2023

Amount Due: \$1,858.62

Due Date: August 31, 2023

Account #: 221009051626

320-538-431

Account Summary

Current Service Period: July 06, 2023 - August 03, 2023

Previous Amount Due \$619.54
Payment(s) Received Since Last Statement -\$619.54

Current Month's Charges \$1,858.62

Amount Due by August 31, 2023 \$1,858.62

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



Scan here to view your account online.

One Less

Go paperless and get payment reminders so you never lose track of your bill.



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Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

RECEIVED
AUG 15 2023

Account #: 221009051626

Due Date: August 31, 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 to enroll now.

Amount Due: \$1,858.62

Payment Amount: \$ _____

600000567851



00001210 FTECO108102322532410 00000 01 01000000 1210 002

RANCHES AT LAKE MCLEOD CDD
6200 LEE VISTA BLVD, STE 300
ORLANDO, FL 32822-5149

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.

6000005678512210090516260000001858629

00001210-0002785-Page 1 of 4



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

Account #: 221009051626
 Statement Date: August 10, 2023
 Charges Due: August 31, 2023

Service Period: Jul 06, 2023 - Aug 03, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 29 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$1629.36
	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	\$106.72
	Municipal Public Service Tax	\$0.00
	State Tax	\$122.54
	Lighting Charges	\$1,858.62

More clean energy to you
 Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges \$1,858.62

00001210-0002783-Page 2 of 4

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at 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. 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
- 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.



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

Statement Date: August 09, 2023

Amount Due: \$31.26

Due Date: August 30, 2023

Account #: 221008994164

320-538-430

Account Summary

Current Service Period: July 06, 2023 - August 03, 2023	
Previous Amount Due	\$72.04
Payment(s) Received Since Last Statement	-\$72.04
Current Month's Charges	\$31.26
Amount Due by August 30, 2023	\$31.26

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

Your Energy Insight

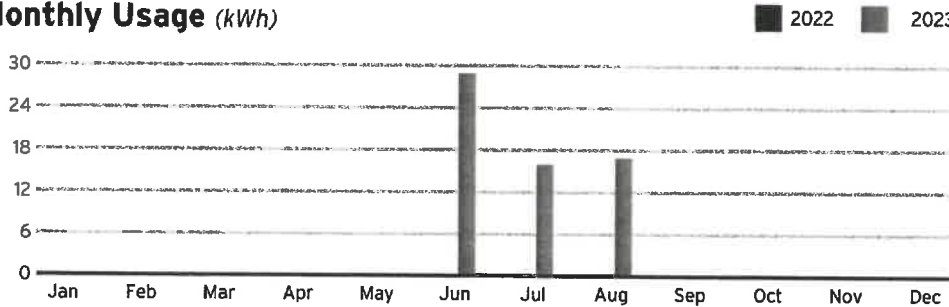


Your average daily kWh used was **20% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Account #: 221008994164

Due Date: August 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 to enroll now.

Amount Due: \$31.26

Payment Amount: \$ _____

653853095886

RANCHES AT LAKE MCLEOD CDD
6200 LEE VISTA BLVD, STE 300
ORLANDO, FL 32822-5149

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.

653853095886221008994164000000031268



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

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

Meter Read

Service Period: Jul 06, 2023 - Aug 03, 2023

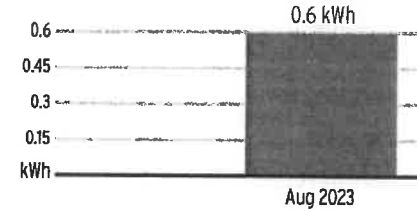
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812699	08/03/2023	62		45		17 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.94
Franchise Fee		\$1.63
Municipal Public Service Tax		\$2.58
State Tax		\$2.11
Total Electric Cost, Local Fees and Taxes		\$31.26

Avg kWh Used Per Day



Important Messages

More clean energy to you
 Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges \$31.26

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
 Find list of Payment Agents at 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. 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
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
July 31, 2023



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Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

July 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 13,112	\$ -	\$ -	\$ 13,112
Due from Developer	\$ 17,409	\$ -	\$ -	\$ 17,409
Investments:				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 5,118,342	\$ 5,118,342
Cost of Issuance	\$ -	\$ -	\$ 101	\$ 101
Reserve	\$ -	\$ 191,464	\$ -	\$ 191,464
Total Assets	\$ 30,521	\$ 191,464	\$ 5,118,443	\$ 5,340,428
Liabilities:				
Accounts Payable	\$ 17,591	\$ -	\$ -	\$ 17,591
Developer Advances	\$ 6,000	\$ -	\$ -	\$ 6,000
Due to Developer	\$ -	\$ -	\$ 17,046	\$ 17,046
FICA Payable	\$ 92	\$ -	\$ -	\$ 92
Total Liabilities	\$ 23,683	\$ -	\$ 17,046	\$ 40,728
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 191,464	\$ -	\$ 191,464
Capital Projects	\$ -	\$ -	\$ 5,101,397	\$ 5,101,397
Unassigned	\$ 6,839	\$ -	\$ -	\$ 6,839
Total Fund Balances	\$ 6,839	\$ 191,464	\$ 5,101,397	\$ 5,299,700
Total Liabilities & Fund Balance	\$ 30,521	\$ 191,464	\$ 5,118,443	\$ 5,340,428

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Developer Contributions	\$ 544,143	\$ 61,990	\$ 61,990	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 300	\$ 300
Total Revenues	\$ 544,143	\$ 61,990	\$ 62,290	\$ 300
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 5,383	\$ 4,486	\$ -	\$ 4,486
Engineering	\$ 2,000	\$ 1,667	\$ 4,475	\$ (2,808)
Attorney	\$ 15,000	\$ 12,500	\$ 3,567	\$ 8,933
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 1,000	\$ 417	\$ 417	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 48,000	\$ 40,000	\$ 23,678	\$ 16,323
Information Technology	\$ -	\$ -	\$ 436	\$ (436)
Website Maintenance	\$ 915	\$ 763	\$ 2,250	\$ (1,488)
Postage & Delivery	\$ 500	\$ 417	\$ 48	\$ 369
Insurance	\$ 5,500	\$ 5,500	\$ 5,375	\$ 125
Telephone	\$ 200	\$ 167	\$ 117	\$ 50
Copies	\$ 500	\$ 417	\$ 292	\$ 125
Legal Advertising	\$ 1,500	\$ 1,250	\$ 302	\$ 948
Other Current Charges	\$ 500	\$ 417	\$ 237	\$ 180
Meeting Room Rental	\$ 750	\$ 625	\$ 300	\$ 325
Office Supplies	\$ 2,400	\$ 2,000	\$ 3	\$ 1,997
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 94,823	\$ 70,798	\$ 41,670	\$ 29,128

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
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	\$ 40,500	\$ 1,859	\$ 38,641
Electric	\$ -	\$ -	\$ 402	\$ (402)
Water & Sewer	\$ 15,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 12,000	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 18,000	\$ -	\$ -	\$ -
Holiday Decorations	\$ 500	\$ -	\$ -	\$ -
Signage	\$ 500	\$ -	\$ -	\$ -
Contingency	\$ 12,000	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 353,900	\$ 40,500	\$ 2,261	\$ 38,239
Amenity Expenditures				
Amenity - Electric	\$ 6,300	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ -	\$ -	\$ -
Janitorial Services	\$ 19,000	\$ -	\$ -	\$ -
Security Services	\$ 48,000	\$ -	\$ -	\$ -
Pool Maintenance	\$ 13,560	\$ -	\$ -	\$ -
Electrical Repairs	\$ 5,560	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 95,420	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 449,320	\$ 40,500	\$ 2,261	\$ 38,239
Total Expenditures	\$ 544,143	\$ 111,298	\$ 43,931	\$ 67,367
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 18,359	
Fund Balance - Beginning	\$ -		\$ (11,520)	
Fund Balance - Ending	\$ -		\$ 6,839	

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 July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 80	\$ 80
Total Revenues	\$ -	\$ -	\$ 80	\$ 80
Expenditures				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Prinicipal - 6/15	\$ -	\$ -	\$ -	\$ -
Interest - 6/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 80	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 191,384	\$ 191,384
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 191,384	\$ 191,384
Net Change in Fund Balance	\$ -	\$ -	\$ 191,464	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 191,464	

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 July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,131	\$ 2,131
Total Revenues	\$ -	\$ -	\$ 2,131	\$ 2,131
Expenditures				
Cost of Issuance	\$ -	\$ -	\$ 357,304	\$ (357,304)
Total Expenditures	\$ -	\$ -	\$ 357,304	\$ (357,304)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (355,173)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 5,515,245	\$ 5,515,245
Original Issue Discount	\$ -	\$ -	\$ (41,629)	\$ (41,629)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,473,616	\$ 5,473,616
Net Change in Fund Balance	\$ -	\$ -	\$ 5,118,443	
Fund Balance - Beginning	\$ -	\$ -	\$ (17,046)	
Fund Balance - Ending	\$ -	\$ -	\$ 5,101,397	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 2,233	\$ -	\$ 8,592	\$ 9,695	\$ 18,195	\$ 2,109	\$ 3,757	\$ -	\$ 10,662	\$ 6,747	\$ -	\$ -	\$ 61,990
Miscellaneous Revenue	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Total Revenues	\$ 2,533	\$ -	\$ 8,592	\$ 9,695	\$ 18,195	\$ 2,109	\$ 3,757	\$ -	\$ 10,662	\$ 6,747	\$ -	\$ -	\$ 62,290
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,475
Attorney	\$ -	\$ 96	\$ -	\$ 51	\$ 51	\$ 545	\$ 2,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,567
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ -	\$ -	\$ 417
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,011	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 23,678
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136	\$ 150	\$ 150	\$ -	\$ -	\$ 436
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 210	\$ -	\$ -	\$ 90	\$ 100	\$ 1,850	\$ -	\$ -	\$ 2,250
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47	\$ -	\$ 1	\$ -	\$ -	\$ 48
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 8,044	\$ 6,616	\$ 2,052	\$ 2,093	\$ 2,304	\$ 2,743	\$ 4,868	\$ 3,311	\$ 3,885	\$ 5,754	\$ -	\$ -	\$ 41,670

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O&M Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage & Retention Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,859	\$ -	\$ -	\$ 1,859
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371	\$ 31	\$ -	\$ -	\$ 402
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371	\$ 1,890	\$ -	\$ -	\$ 2,261
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371	\$ 1,890	\$ -	\$ -	\$ 2,261
Total Expenditures	\$ 8,044	\$ 6,616	\$ 2,052	\$ 2,093	\$ 2,304	\$ 2,743	\$ 4,868	\$ 3,311	\$ 4,256	\$ 7,644	\$ -	\$ -	\$ 43,931
Excess (Deficiency) of Revenues over Expenditures	\$ (5,511)	\$ (6,616)	\$ 6,540	\$ 7,602	\$ 15,891	\$ (633)	\$ (1,112)	\$ (3,311)	\$ 6,406	\$ (897)	\$ -	\$ -	\$ 18,359

Ranches at Lake McLeod

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds		
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	\$191,464	
Bonds Outstanding - 6/27/23		\$5,665,000
Current Bonds Outstanding		\$5,665,000