

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

December 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

December 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, December 12, 2023**, at **10:00 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850**.

Zoom Video Link: <https://us06web.zoom.us/j/83151741250>

Call-In Information: 1-646-876-9923

Meeting ID: 831 5174 1250

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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)
 - B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2024-03 Electing Officers
4. Approval of Minutes of the October 10, 2023 Board of Supervisors Meeting and the November 7, 2023 Landowners' Meeting
5. Presentation of Fiscal Year 2022 Audit Report
6. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Ratification of Conveyance Deeds of Dedication and Bill of Sale
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement

¹ Comments will be limited to three (3) minutes

- E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

SECTION III

SECTION B

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 7, 2023, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Nicole Henley	Seat 3	Votes	156
Adam Morgan	Seat 4	Votes	157
Rob Bonin	Seat 5	Votes	157

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

Adam Morgan	4 Year Term
Rob Bonin	4 Year Term
Nicole Henley	2 Year Term

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

[Signature page for Resolution 2024- 02]

PASSED AND ADOPTED this 12th day of December 2023.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

SECTION D

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	_____

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

PASSED AND ADOPTED this 12th day of December 2023.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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, **October 10, 2023** at 10:03 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 <i>via Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jill Burns	District Manager, GMS
Rick Welch <i>via Zoom</i>	District Engineer, Connelly & Wicker, Inc.
Allen Bailey	Field Manager, GMS
Mark Watts <i>via Zoom</i>	District Counsel, Cobb Cole

The following is a summary of the discussions and actions taken at the October 10, 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 10:03 a.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period on Agenda Items

There were no members of the public present in the audience and no members in attendance via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 12, 2023 Board of Supervisors

Ms. Adams presented the minutes from the September 12, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. Mr. Morgan stated they all look correct.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 12, 2023 Board of Supervisors Meeting, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Re-Designating Registered Agent for the District

Ms. Adams stated there is a copy of the agenda on page 10 of your PDF agenda file. She noted this is designating the office of Governmental Management Services in Orlando as the registered office and is designating Jill Burns from GMS as the registered agent. This is updating as a result of transferring District Management Services.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-01 Re-Designating Registered Agent for the District, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams stated Mark Watts is attending via zoom.

Mr. Watts stated the only thing to report is the deed to dedication for the various tracts that need to get transferred over to the District and the Bill of Sale for the lift station have been sent out. He noted the only thing missing from that is the cost so we can insert the final cost for the lift station improvement. Otherwise, we should have that back and ready to go and can coordinate with Adam getting everything signed. Mr. Morgan asked if the construction cost of the lift station could be pulled up and if Barry could get it to him. Ms. Adams stated just the cost for the North. She stated that can be filled in when they are executing. Mr. Watts stated it would be set up as an exhibit so when we get those costs and get them certified, we can get them attached to it. Mr. Morgan stated he would have them to Tricia shortly. Ms. Adams stated they

will coordinate to get Adams signature. Mr. Watts asked Ms. Adams to send the original package to him. Mr. Morgan stated this is for North Ranches. Ms. Adams stated there were two tracts that were not yet complete, apparently there is a hold up with sod for OS1 and OS2 so they are not included, everything else is included. Mr. Welch stated it was his understanding that the water and sewer facilities were being dedicated to the City of Eagle Lake, am I mistaken or should this pump station tract be going to the city as opposed to the CDD? Mr. Morgan stated it will go to the CDD first and then on to the city.

B. Engineer

Mr. Welch stated he doesn't have anything new. His only question would be if the Board has gotten everything to support the construction draw? Ms. Burns stated they have everything they need. She noted the last thing was the deeds which we now have and will be signed, and all go into the package for the requisition and then will be sent. Ms. Adams stated they just need to pull out OS1 and OS2 because they are not done.

C. Field Manager's Report

Mr. Bailey presented the field manager's report to the Board. He stated the entrance landscape is doing well. He noted they are continuing to monitor the palm trees. He has been in contact with Frank Polly who is still making sure they stay healthy as we are in fall heading towards winter. He noted with the aquatics, the wet pond looks good. The dry pond is churned up and does not have any more vegetation on it so doing well. He stated the only big item is the fence that was removed behind the homes on 696 and 708 Trotters Drive but that was an agreement between the buyer and when the home was being bought, it had to be removed but just to make the Board aware and have it on record that the fence was removed. It is on CDD property so we could put the fence back at any point if felt needed. Mr. Morgan asked why it was required to be removed. Mr. Bonin stated that was a Lennar decision with the buyer. They feel it is obstructing good views of the lake which one of them kind of is but the other one definitely is not. He stated that was a deal that we made, and we are aware of it and supporting of it. Mr. Morgan asked, so are we going to leave the fence out. Mr. Bonin stated yes. Mr. Bailey asked where the rest of the fence is at if at some point it could be put back up later on, in the future if it needed to be placed back up. Mr. Bonin stated he could find out. Mr. Bonin stated they have not memorialized the contract for the landscape. Mr. Adams stated her understanding is that the

Board has been given serious thought and ultimately because of the warranty that is in place with Frank Polly Sod it looks like it is in the best interest of the District to go ahead and move forward with a 12-month agreement for landscape services. Mr. Bonin stated yes that is his recommendation to go with Frank Polly on the North side. He noted in his opinion they will continue to monitor how that maintenance looks and goes down and then we can certainly entertain once we bid out and construct the southern side, we can relook at this again in the next six months or so but for now that is the recommendation. Ms. Adams stated she will send Mark the scope and landscape service area map to drop into that agreement.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Landscaping Proposal for Landscaping Contract with Frank Polly at North Ranch, was approved.

D. District Manager

i. Ratification of Funding Request #26 and #27

Ms. Adams presented funding requests #26 totaling \$7,677.54 which has been processed and funding request #27 totaling \$15,079 that has been processed to the Board and asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Requests #26-#27, was ratified.

ii. Balance Sheet and Income Statement

Ms. Adams presented the financial statements to the Board and stated that they could be found in the agenda package. There is no action necessary from the Board and she offered to answer any question. This is for informational purposes only. Mr. Morgan asked when to expect the construction fund requisition as soon as we get the lift station cost and finalized? Ms. Adams stated when we get that cost then we can execute all of the documents. She noted she will coordinate with Adam to get that done as it is a priority. Mr. Morgan asked if the funds will be transferred by the end of November for sure? Ms. Adams stated way before the end of November.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Adams stated that status of property conveyance has already been reviewed. She asked Mr. Welch for any updates on permit transfer issues. Mr. Welch stated not at this point. Mr. Morgan asked if the ERP for North has been transferred or is it all one. Mr. Welch stated they still need a Certificate of Completion.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Adams asked for Supervisor’s requests. There were no comments from the Board.

EIGHTH 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

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

The Landowners' meeting and Election of the Board of Supervisors of the Ranches at Lake McLeod Community Development District was held Tuesday, **November 7, 2023** at 9:40 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Tricia Adams
Jill Burns

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated that she had been provided with a proxy form authorizing Tricia Adams to cast votes on behalf of KL LHB3 AIV, LLC authorizing her to cast 157 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns stated we will go ahead and call to order the Landowner's meeting.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Ms. Burns was designated as the Chair for purposes of running the Landowner's meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Burns asked for nominations for the three seats up for election, Ms. Adams nominated Nicole Henley to Seat 3, Adam Morgan to Seat 4, and Rob Bonin to Seat 5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Adams casted 156 votes for Nicole Henley, 157 votes for Adam Morgan, and 157 votes for Rob Bonin.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated that Mr. Morgan and Mr. Bonin will serve four-year terms and Ms. Henley will serve a two-year term.

SEVENTH ORDER OF BUSINESS **Landowners Questions and Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Burns stated at this time we will adjourn the landowners' meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V



**Ranches at Lake McLeod Community
Development District**

FINANCIAL STATEMENTS

September 30, 2022



	Page
REPORT	
Independent Auditors' Report	1
FINANCIAL STATEMENTS	
Management's Discussion and Analysis (required supplemental information)	4
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements	
Balance Sheet – Governmental Funds.....	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities.....	12
Notes to Financial Statements	13
Required Supplemental Information (other than MD&A)	
Budget to Actual Comparison Schedule - General Fund	19
Independent Auditors' Report on Internal Control Over Financial Reporting and On Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	20
Management Letter	23
Independent Accountants' Report on Compliance with Section 218.415, Florida Statutes	26



Carr, Riggs & Ingram, LLC
Certified Public Accountants
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INDEPENDENT AUDITORS' REPORT

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To the Board of Supervisors
Ranches at Lake McLeod Community Development District
Polk County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Ranches at Lake McLeod Community Development District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 - 7 and 19 be presented to supplement the basic financial statements. Such information is the responsibility of

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 16, 2023, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

November 16, 2023

Management's Discussion and Analysis

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Ranches at Lake McLeod Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2022, the liabilities and deferred inflows of resources of the District exceed its assets by approximately \$23,000 (deficit net position).
- During the year ended September 30, 2022, the Developer contributed approximately \$53,000 to fund the general operations of the District.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 5. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 7. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2022	2021	Change
Assets			
Current and other assets	\$ 41,007	10,787	\$ 30,220
Total assets	41,007	10,787	30,220
Liabilities			
Current liabilities	\$ 46,296	\$ 31,618	\$ 14,678
Total liabilities	46,296	31,618	14,678
Deferred inflows of resources			
Deferred revenue	17,276	-	17,276
Total deferred inflows of resources	17,276	-	17,276
Net position			
Unrestricted	(22,565)	(20,831)	(1,734)
Total net position (deficit)	(22,565)	(20,831)	(1,734)
Total liabilities and net position (deficit)	\$ 41,007	\$ 10,787	\$ 30,220

For more detailed information, see the accompanying Statement of Net Position.

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

During the fiscal year ended September 30, 2022, total assets, liabilities and deferred inflows of resources increased by approximately \$30,000, respectively. The increase in assets, liabilities and deferred inflows of resources is due to an increase in District activity and timing of receipt of funding as the Developer is funding the general operations of the District.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>For the year ended September 30,</i>	2022	2021	Change
Revenue:			
Program revenue:			
Grants and contributions	\$ 53,170	\$ 38,453	\$ 14,717
Total revenue	53,170	38,453	14,717
Expenses:			
General government	53,504	43,639	9,865
Cost of issuance	1,400	15,645	(14,245)
Total expenses	54,904	59,284	(4,380)
Change in net position	(1,734)	(20,831)	19,097
Net position (deficit), beginning of year	(20,831)	-	(20,831)
Net position (deficit), end of year	\$ (22,565)	\$ (20,831)	\$ (1,734)

For more detailed information, see the accompanying Statement of Activities.

Revenue increased over the prior year by approximately \$14,700 while expenses decreased by approximately \$4,400. The increase in revenue is primarily due to an increase in general government activity following the first full year of District operations, while the decrease in expenses is due to certain cost of issuance related expenses incurred in the prior year to prepare for future bond issuance. The overall result was a decrease of \$1,734 in net position for fiscal year 2022.

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 12) reported a combined deficit fund balance of \$22,565, which is a decrease from last year's fund balance deficit that totaled \$28,267. Significant transactions are discussed below.

- During the year ended September 30, 2022, the Developer contributed approximately \$61,000 to fund the general operations of the District.

The overall increase in fund balance for the year ended September 30, 2022 totaled approximately \$5,700.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established in the current year by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 19.

The District experienced an unfavorable variance in revenue and a favorable variance in expenditures as compared to the budget in the amounts of \$26,684 and \$33,786, respectively. The variance in revenue and expenditures is due to lower professional fees incurred as bonds were not issued until subsequent to fiscal year end and the Developer is funding the general operations of the District.

FUTURE FINANCIAL FACTORS

Ranches at Lake McLeod Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2023 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Ranches at Lake McLeod Community Development District's management company at 6200 Lee Vista Boulevard, Suite 300, Orlando, FL, 32822.

Basic Financial Statements

**Ranches at Lake McLeod Community Development District
Statement of Net Position**

<i>September 30,</i>	2022
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 9,469
Due from developer	31,388
Prepaid expenses	150
Total assets	41,007
Liabilities	
Accounts payable	30,496
Due to developer	15,800
Total liabilities	46,296
Deferred inflows of resources	
Deferred revenue	17,276
Total deferred inflows of resources	17,276
Net position	
Unrestricted	(22,565)
Total net position (deficit)	\$ (22,565)

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Statement of Activities**

For the year ended September 30,

2022

Functions/Programs	Expenses	<u>Program Revenue</u>	<u>Charges for Services</u>	<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:					
Governmental activities:					
General government	\$ (53,504)	\$ 53,170	\$ -	\$ (334)	\$ (334)
Cost of issuance	(1,400)	-	-	-	(1,400)
Total governmental activities	\$ (54,904)	\$ 53,170	\$ -	\$ (1,734)	\$ (1,734)
					(20,831)
					\$ (22,565)

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Balance Sheet – Governmental Funds**

September 30,

2022

	General	Capital Projects	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 9,469	\$ -	\$ 9,469
Due from developer	31,388	-	31,388
Prepaid expenditures	150	-	150
Total assets	\$ 41,007	\$ -	\$ 41,007
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Accounts payable	\$ 29,251	\$ 1,245	\$ 30,496
Due to developer	-	15,800	15,800
Total liabilities	29,251	17,045	46,296
Deferred inflows of resources			
Deferred revenue	17,276	-	17,276
Total deferred inflows of resources	17,276	-	17,276
Fund balances			
Nonspendable	150	-	150
Unassigned	(5,670)	(17,045)	(22,715)
Total fund balance (deficit)	(5,520)	(17,045)	(22,565)
Total liabilities, deferred inflows of resources and fund balance (deficit)	\$ 41,007	\$ -	\$ 41,007

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances -
Governmental Funds**

For the year ended September 30,

2022

	General	Capital Projects	Total Governmental Funds
Revenue			
Developer contributions	\$ 60,606	\$ -	\$ 60,606
Total revenue	60,606	-	60,606
Expenditures			
Current:			
General government	53,504	-	53,504
Debt service:			
Bond issue costs	-	1,400	1,400
Total expenditures	53,504	1,400	54,904
Excess (deficit) of revenue over expenditures	7,102	(1,400)	5,702
Fund balance (deficit), beginning of year	(12,622)	(15,645)	(28,267)
Fund balance (deficit), end of year	\$ (5,520)	\$ (17,045)	\$ (22,565)

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

<i>For the year ended September 30,</i>	2022
Net change in fund balances - governmental fund	\$ 5,702
Certain revenue amounts that did not represent current financial resources in the prior year were deferred in the fund level financial statements but were recognized as revenue in the government-wide financial statements in the prior year.	(7,436)
Change in net position of governmental activities	\$ (1,734)

The accompanying notes are an integral part of these financial statements.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Ranches at Lake McLeod Community Development District (the “District”) was established on October 5, 2020 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Eagle Lake Ordinance O-21-01. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by a Board of Supervisors (“Board”), which is comprised of five members. The current Supervisors have been elected by the landowners. At September 30, 2022, all of the Supervisors are affiliated with the developer of the community, Ranches at Lake McLeod, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2022, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

Developer contributions associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For the year ended September 30, 2022, the District does not report any proprietary funds.

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

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and balance sheet – governmental funds will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2022.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In addition to liabilities, the statement of financial position and balance sheet – governmental funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District only has one item that qualifies for reporting in this category: deferred revenue, which is reported in the Statement of Net Position and Balance Sheet – Governmental Funds. Deferred revenue resulted from funding requested from the developer prior to September 30, 2022 for expenditures related to fiscal year 2023.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District’s bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, November 16, 2023, and determined there were no events that occurred that require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. As of the date of this report, the District has not filed any claims against this commercial coverage.

NOTE 4: MANAGEMENT COMPANY

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

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 5: RELATED PARTY TRANSACTIONS

The Developer has agreed to fund the general operations of the District. For the year ended September 30, 2022, Developer contributions totaled \$53,170. At September 30, 2022, the Developer owed the District \$31,388, which is reported as Due from developer on the accompanying Statement of Net position and Balance Sheet – Governmental Funds. The District owed the Developer \$15,800 for certain cost of issuance expenses which will be repaid upon issuance of bonds.

NOTE 6: SUBSEQUENT EVENTS

In June 2023, the District issued \$5,665,000 of Series 2023 Special Assessment bonds with interest rates ranging from 4.625% to 5.50%. The bonds were issued to finance the acquisition and construction of the Assessment Area One Master Infrastructure Project. Interest is due semiannually on June 15 and December 15. Principal payments on the Series 2023 Bonds are made serially commencing on December 15, 2024 through December 15, 2053.

**Required Supplemental Information
(Other than MD&A)**

**Ranches at Lake McLeod Community Development District
Budget to Actual Comparison Schedule – General Fund**

<i>For the year ended September 30,</i>	2022		
	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenue			
Developer contributions	\$ 87,290	\$ 60,606	\$ (26,684)
Total revenue	87,290	60,606	(26,684)
Expenditures			
General government	87,290	53,504	33,786
Total expenditures	87,290	53,504	33,786
 Excess of revenue over expenditures	 \$ -	 \$ 7,102	 \$ 7,102

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

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District (hereinafter referred to as the “District”), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated November 16, 2023.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a deficiency in internal control described below as IC2022-01 that we consider to be a material weakness.

IC 2022-01: Financial Statement Close

- Condition: The District did not accrue approximately \$12,000 in general government and cost of issuance expenditures as of prior year-end. In addition, the District did not record funding related to prior year expenses totaling approximately \$6,000.
- Criteria: Internal controls should be in place to provide reasonable assurance that payables and the related expenditures are appropriately accrued and that Developer contributions are recorded in the proper period.
- Cause: The accrual of payables and developer funding appear to have been overlooked when the District staff was preparing its annual financial report.
- Effect: Current year expenses were overstated by approximately \$12,000. In addition, developer advances were overstated by \$6,000.
- Recommendation: We recommend the District review the general vendor activity within a reasonable timeframe from year-end to ensure that all applicable liabilities are identified and recorded in the proper period. Further, we recommend the District compare invoices included with developer funding requests to ensure that developer contributions are recorded in the proper period.

The District's response to the finding identified in our audit is described below. The District's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

- Management response: The District has already taken further steps to ensure that this oversight is avoided in the future.

Report on Compliance and Other Matters

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

Purpose of this Report

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

November 16, 2023

MANAGEMENT LETTER

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

Report on the Financial Statements

We have audited the financial statements of the Ranches at Lake McLeod Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated November 16, 2023.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 16, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. This is the first year the District was required to have an annual financial audit performed.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Ranches at Lake McLeod Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 5.
- c. All compensation earned by or awarded to employees whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$4,737.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$0.
- f. The District did not amend its final adopted budget under Section 189.016(6).

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
November 16, 2023



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRLcpa.com

INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have examined Ranches at Lake McLeod Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2022. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and performed the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
November 16, 2023

SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Ranches at Lake McLeod CDD hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: [Handwritten Signature]
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: Ranches at Lake McLeod CDD
Signature:
Print:
Title:
Date:

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VII

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity, and claim whatsoever of the Dedicator, either in law or equity forever.

DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

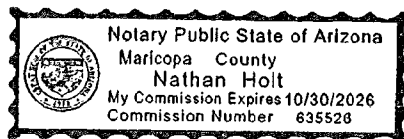
Steve Cunningham
Print Name: STEVE CUNNINGHAM

19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]



Nathan Holt
Signature of Notary Public

Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT D1N, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS RECORDED
IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 193
PAGES 32-33**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity, and claim whatsoever of the Dedicator, either in law or equity forever.

DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

Steve Cunningham
Print Name: STEVE CUNNINGHAM

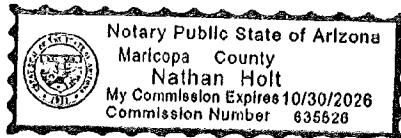
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT D2N, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS RECORDED
IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 193
PAGES 32-33**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of October, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

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IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company
Witnesses:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

Steve Cunningham
Print Name: STEVE CUNNINGHAM

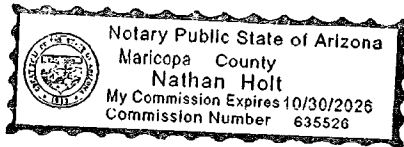
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT D3E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of October, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

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DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CUNNINGHAM

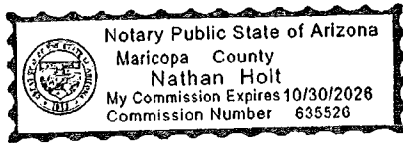
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT D4E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

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DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CROSTLUGHAM

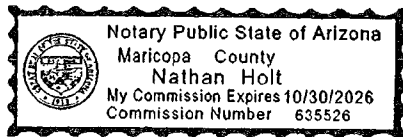
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT LS1E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

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DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company
Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CUMMINGS

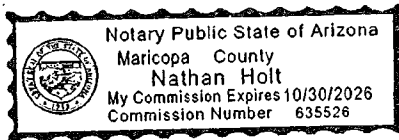
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT LSIN, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 193 PAGES 32-33**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19TH day of OCTOBER 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

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DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE LINDENGLIAM

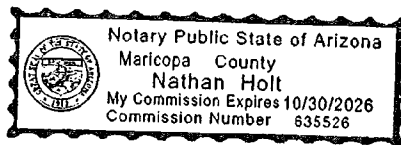
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence on online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT OS-3, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 193 PAGES 32-33**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19TH day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

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DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company
Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CONNORHAM

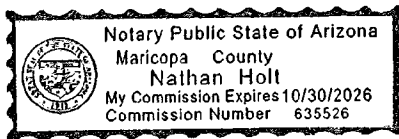
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT OS-4, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 193 PAGES 32-33**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of October, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

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IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CONNOLLY

19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT OS2E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

INSTR # 2023260107
BK 12896 Pgs 1938-1940 PG(s)3
11/02/2023 11:14:15 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19TH day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

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IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company
Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE LUNNEGAN

19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT OS3E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of October, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

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KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

Steve Cunningham
Print Name: STEVE CUNNINGHAM

19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT P4E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19TH day of OCTOBER, 2023, by **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

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IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company
Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CUNNINGHAM

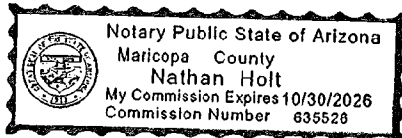
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of Oct, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT R1E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT
BOOK 198 PAGES 41-44**

INSTR # 2023260105
BK 12896 Pgs 1932-1934 PG(s)3
11/02/2023 11:14:15 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 N. Woodland Boulevard
DeLand, FL 32720

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 19th day of October 2023, **KL LHB3 AIV, LLC**, a Florida limited liability company (hereinafter referred to as "Dedicator"), to the **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "District").

WITNESSETH:

That the Dedicator, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby dedicate, unto the District, its successors, heirs and assigns forever, for the purposes of maintaining a public right of way and associated improvements, all that certain lands lying and being in the County of Polk, State of Florida, being more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity, and claim whatsoever of the Dedicator, either in law or equity forever.

DISTRICT, by accepting this Dedication, obligates itself to forever preserve and use the property dedicated herein for the purpose listed above.

IN WITNESS WHEREOF, the Dedicator has caused this DEED OF DEDICATION to be executed as of the day and year first above written.

KL LHB3 AIV, LLC a Florida limited liability company

Witnesses:

By:

Nathan Holt
Print Name: Nathan Holt

By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Print Name: STEVE CUNNINGHAM

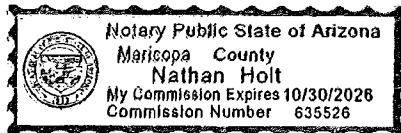
19 day of Oct, 2023

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, a Florida limited liability company, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]

Nathan Holt
Signature of Notary Public



Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**TRACT R1N, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS RECORDED
IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 193
PAGES 32-33**

INSTR # 2023260106
BK 12896 Pgs 1935-1937 PG(s)3
11/02/2023 11:14:15 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 North Woodland Boulevard
DeLand, FL 32720

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **KL LHB3 AIV, LLC** does hereby sell, convey, and transfer to **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the “District” or “Dedicatee”) all its right, title, and interest in and to the following public improvements, to have and to hold by Dedicatee, its successors, and its assigns forever (the “Public Improvements”):

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the District have a cost of at least \$358,082.00 and are being transferred to the District in accordance with the terms of the Acquisition Agreement between Dedicator and District.

[Remainder of page intentionally left blank. Signature and notary pages to follow.]

IN WITNESS WHEREOF, Dedicator has executed these presents this 19 day of October, 2023.

KL LHB3 AIV, LLC a Florida Limited Liability Company

Witnesses:

Nathan Holt
Witness Signature
Print Name: Nathan Holt

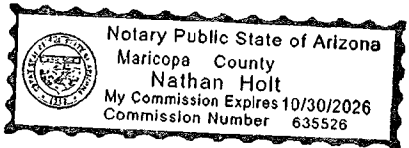
By: Tricia Patton
Name: Tricia Patton
Title: Authorized Signatory

[Signature]
Witness Signature
Print Name: STEVE CUNNINGHAM

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of October, 2023 by Tricia Patton as Authorized Signatory of KL LHB3 AIV, LLC, for and on behalf of said entity. He is personally known or produced _____ as identification.

[NOTARY SEAL]



Nathan Holt
Signature of Notary Public

Nathan Holt
Printed Name of Notary Public

EXHIBIT A

**LIFT STATION INFRASTRUCTURE LOCATED ON TRACT LS1N, PER THE PLAT
FOR RANCHES AT LAKE MCLEOD I, AS RECORDED IN THE OFFICIAL
RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK 193 PAGE 33**

LIFT STATION INFRASTRUCTURE IMPROVEMENT COSTS

Total Cost (lift station only)

\$358,082.00

SECTION VIII

SECTION C

Ranches at Lake McLeod CDD Field Management Report



December 12th, 2023
Allen Bailey – Field Manager
GMS

Completed

Tree Replacement



✚ The trees that were stolen/damaged have been replaced.

Sod Installation



✚ New sod has been installed along the east and west sides of the community. We will continue to monitor these areas until the sod fully establishes.

Contracted Services

Aquatics Review



Both ponds are being kept in a well-maintained state.



In Progress

Irrigation installation



✚ The irrigation at the front of the community is in the process of being installed.

Site Item

Tract OS2



✚ There is roughly a two-foot gap between the front wall on Bomber Rd and home owners property on Timberland Dr.

✚ Landscaper has expressed concern about access for maintenance.





● 28 FT

● 35 FT



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

Summary of Check Register

October 1, 2023 to December 5, 2023

Fund	Date	Check No.'s	Amount
General Fund	11/2/23	8-16	\$ 51,900.47
	11/8/23	17	\$ 175.00
Total Amount			\$ 52,075.47

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/02/23	00019	10/05/23 16679	202310 320-53800-47000		LAKE MAINTENANCE-OCT23	*	125.00	
					AQUATIC WEED MANAGEMENT, INC			125.00 000008
11/02/23	00005	8/25/23 22040009	202308 310-51300-31100		ENGINEERING SVCS-AUG23	*	785.00	
		9/29/23 22040009	202309 310-51300-31100		ENGINEERING SVCS-SEP23	*	1,262.50	
					CONNELLY & WICKER INC.			2,047.50 000009
11/02/23	00002	9/25/23 20201	202310 310-51300-45000		INSURANCE RENEWAL-FY24	*	5,590.00	
		9/25/23 20201	202310 310-51300-45000		PROPERTY INSURANCE-FY24	*	2,928.00	
					EGIS INSURANCE ADVISORS			8,518.00 000010
11/02/23	00017	9/15/23 18001	202308 320-53800-46200		LAKE MAINTENANCE-AUG23	*	2,750.00	
		9/15/23 18001-B	202309 320-53800-46200		LANDSCAPE MAINT-SEP23	*	2,950.00	
		9/29/23 18022	202310 320-53800-46200		LANDSCAPE MAINT-OCT23	*	2,950.00	
					FRANK POLLY SOD, INC			8,650.00 000011
11/02/23	00007	7/31/23 00057485	202307 310-51300-48000		NOT OF FY24 BUDGET	*	2,933.52	
		8/31/23 00058161	202308 310-51300-48000		NOT OF FY24 BUDGET	*	2,933.52	
		9/30/23 00059105	202309 310-51300-48000		NOTICE/MEETING FY2024	*	364.04	
					CA FLORIDA HOLDINGS LLC			6,231.08 000012
11/02/23	99999	11/02/23 VOID	202311 000-00000-00000		VOID CHECK	C	.00	
					*****INVALID VENDOR NUMBER*****			.00 000013
11/02/23	99999	11/02/23 VOID	202311 000-00000-00000		VOID CHECK	C	.00	
					*****INVALID VENDOR NUMBER*****			.00 000014
11/02/23	00013	7/01/23 4	202307 310-51300-34000		MANAGEMENT FEES-JUL23	*	3,333.33	
		7/01/23 4	202307 310-51300-35200		WEBSITE MANAGEMENT-JUL23	*	100.00	
		7/01/23 4	202307 310-51300-35100		INFORMATION TECH-JUL23	*	150.00	

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/23	4		202307 310-51300-31300	DISSEMINATION SVCS-JUL23	*	416.67	
7/01/23	4		202307 310-51300-51000	OFFICE SUPPLIES	*	2.56	
7/01/23	4		202307 310-51300-42000	POSTAGE	*	1.47	
8/01/23	5		202308 310-51300-34000	MANAGEMENT FEES-AUG23	*	3,333.33	
8/01/23	5		202308 310-51300-35200	WEBSITE MANAGEMENT-AUG23	*	100.00	
8/01/23	5		202308 310-51300-35100	INFORMATION TECH-AUG23	*	150.00	
8/01/23	5		202308 310-51300-31300	DISSEMINATION SVCS-AUG23	*	416.67	
8/01/23	5		202308 310-51300-42000	POSTAGE	*	117.62	
8/01/23	5		202308 310-51300-51000	POSTAGE-SIMPLE STAMPS 7/2	*	63.23	
8/01/23	6		202308 320-53800-12000	FIELD MANAGEMENT-AUG23	*	625.00	
9/01/23	7		202309 310-51300-34000	MANAGEMENT FEES-SEP23	*	3,333.33	
9/01/23	7		202309 310-51300-35200	WEBSITE MANAGEMENT-SEP23	*	100.00	
9/01/23	7		202309 310-51300-35100	INFORMATION TECH-SEP23	*	150.00	
9/01/23	7		202309 310-51300-31300	DISSEMINATION SVCS-SEP23	*	416.67	
9/01/23	7		202309 310-51300-51000	OFFICE SUPPLIES	*	2.68	
9/01/23	7		202309 310-51300-42000	POSTAGE	*	3.49	
9/01/23	8		202309 320-53800-12000	FIELD MANAGEMENT-SEP23	*	625.00	
9/30/23	11		202310 310-51300-31400	ASSESSMENT ROLL-FY24	*	6,500.00	
10/01/23	10		202310 320-53800-12000	FIELD MANAGEMENT-OCT23	*	625.00	
10/01/23	9		202310 310-51300-34000	MANAGEMENT FEES-OCT23	*	3,333.33	
10/01/23	9		202310 310-51300-35200	WEBSITE MANAGEMENT-OCT23	*	100.00	
10/01/23	9		202310 310-51300-35100	INFORMATION TECH-OCT23	*	150.00	
10/01/23	9		202310 310-51300-31300	DISSEMINATION SVCS-OCT23	*	416.67	

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/23	9			202310 310-51300-51000		*	2.53		
			OFFICE SUPPLIES						
10/01/23	9			202310 310-51300-42000		*	10.31		
			POSTAGE						
								24,578.89	000015

11/02/23	00014	7/24/23	895	202307 310-51300-35200		*	1,750.00		
			WEBSITE REBUILD						
								1,750.00	000016

11/08/23	00001	10/02/23	89408	202310 310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE-FY24						
								175.00	000017

							TOTAL FOR BANK A	52,075.47	
							TOTAL FOR REGISTER	52,075.47	

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
October 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2023</u>
5	<u>Capital Projects Fund - Series 2023</u>
6-7	<u>Month to Month</u>
8	<u>Assessment Receipt Schedule</u>
9	<u>Long Term Debt Report</u>

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

October 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Assessment Receivable	\$ -	\$ 140,260	\$ -	\$ 140,260
Cash	\$ 85,413	\$ -	\$ -	\$ 85,413
Investments:				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 5,164,372	\$ 5,164,372
Cost of Issuance	\$ -	\$ -	\$ 102	\$ 102
Reserve	\$ -	\$ 193,882	\$ -	\$ 193,882
Total Assets	\$ 85,413	\$ 334,142	\$ 5,164,474	\$ 5,584,029
Liabilities:				
Accounts Payable	\$ 52,355	\$ -	\$ -	\$ 52,355
Total Liabilities	\$ 52,355	\$ -	\$ -	\$ 52,355
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 334,142	\$ -	\$ 334,142
Capital Projects	\$ -	\$ -	\$ 5,164,474	\$ 5,164,474
Unassigned	\$ 33,058	\$ -	\$ -	\$ 33,058
Total Fund Balances	\$ 33,058	\$ 334,142	\$ 5,164,474	\$ 5,531,674
Total Liabilities & Fund Balance	\$ 85,413	\$ 334,142	\$ 5,164,474	\$ 5,584,029

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 358,744	\$ -	\$ -	\$ -
Assessments - Direct	\$ 81,950	\$ 40,975	\$ 40,975	\$ -
Developer Contributions	\$ -	\$ -	\$ 8,518	\$ 8,518
Total Revenues	\$ 440,694	\$ 40,975	\$ 49,493	\$ 8,518
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 15,000	\$ 1,250	\$ 280	\$ 970
Attorney	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 417	\$ 417	\$ (0)
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 3,333	\$ 3,333	\$ 0
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Postage & Delivery	\$ 1,000	\$ 83	\$ 10	\$ 73
Insurance	\$ 6,181	\$ 6,181	\$ 5,590	\$ 591
Copies	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 7,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 2,500	\$ 208	\$ 8	\$ 200
Office Supplies	\$ 500	\$ 42	\$ 3	\$ 39
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ (175)
Total General & Administrative	\$ 125,294	\$ 21,258	\$ 16,566	\$ 4,692

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 2,928	\$ 2,072
Field Management	\$ 7,500	\$ 625	\$ 625	\$ -
Landscape Maintenance	\$ 95,000	\$ 7,917	\$ 2,950	\$ 4,967
Landscape Replacement	\$ 30,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 16,800	\$ 1,400	\$ 125	\$ 1,275
Streetlights	\$ 48,600	\$ 4,050	\$ -	\$ 4,050
Electric	\$ 5,000	\$ 417	\$ -	\$ 417
Water & Sewer	\$ 5,000	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 10,000	\$ 833	\$ -	\$ 833
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
General Repairs & Maintenance	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Total Operations & Maintenance	\$ 265,400	\$ 26,492	\$ 6,628	\$ 19,864
<i>Other Expenditures</i>				
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 440,694	\$ 47,749	\$ 23,194	\$ 24,555
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 26,299	
Fund Balance - Beginning	\$ -		\$ 6,759	
Fund Balance - Ending	\$ -		\$ 33,058	

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 October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Assessments	\$ 382,769	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 848	\$ 848
Total Revenues	\$ 382,769	\$ -	\$ 848	\$ 848
Expenditures				
Interest - 12/15	\$ 140,260	\$ -	\$ -	\$ -
Principial - 6/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 150,278	\$ -	\$ -	\$ -
Total Expenditures	\$ 370,538	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,231		\$ 848	
Fund Balance - Beginning	\$ 140,260		\$ 333,294	
Fund Balance - Ending	\$ 152,491		\$ 334,142	

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 October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 22,671	\$ 22,671
Total Revenues	\$ -	\$ -	\$ 22,671	\$ 22,671
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 22,671	
Fund Balance - Beginning	\$ -		\$ 5,141,803	
Fund Balance - Ending	\$ -		\$ 5,164,474	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 40,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,975
Developer Contributions	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,518
Total Revenues	\$ 49,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,493
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Postage & Delivery	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Insurance	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Office Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 16,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,566

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	\$ 2,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,928
Field Management	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Landscape Maintenance	\$ 2,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 6,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,628
Total Expenditures	\$ 23,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,194
Excess (Deficiency) of Revenues over Expenditures	\$ 26,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,299

Ranches At Lake Mcleod

Community Development District
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$ 385,746.46	\$	411,580.56	\$	797,327.02
Net Assessments	\$ 358,744.21	\$	382,769.92	\$	741,514.13

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	48%		52%		100%
							General Fund	Debt Service	Debt Service	Total	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

	\$ -	Net Percentage Collected
	\$ 741,514.13	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC						
2024-01						
				Net Assessments	\$ 81,949.79	\$ 81,949.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
10/31/23	10/1/23	2118934	\$ 40,974.90	\$ 40,974.90	\$ 40,974.90	
			\$ 20,487.45			
			\$ 20,487.45			
			\$ 81,949.80	\$ 40,974.90	\$ 40,974.90	

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	\$193,882	
Bonds Outstanding - 6/27/23		\$5,665,000
Current Bonds Outstanding		\$5,665,000