

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*February 13, 2024*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

February 6, 2024

**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, February 13, 2024**, 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/85318090007>

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

**Meeting ID:** 853 1809 0007

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Acceptance of Letter of Resignation from Pat Quaranta (*to be provided under separate cover*)
  - B. Appointment to Fill Board Seat #1
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2024-04 Appointing an Assistant Secretary
4. Approval of Minutes of the December 12, 2023 Board of Supervisors Meeting
5. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
6. 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
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

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

# SECTION III

# SECTION A

*Item will be  
provided under  
separate cover.*

# SECTION D

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, 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 desires to appoint an Assistant Secretary.

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

**SECTION 1.** \_\_\_\_\_ is appointed as an Assistant Secretary.

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

**PASSED AND ADOPTED** this 13th day of February 2024.

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, **December 12, 2023** at 10:00 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>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Rick Welch	District Engineer, Connelly & Wicker, Inc.
Mark Watts	District Counsel, Cobb Cole
Allen Bailey	Field Services, GMS

*The following is a summary of the discussions and actions taken at the December 12, 2023 Ranches at Lake McLeod Community Development District's Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:03 a.m. and called the roll. Three Board members were present and one joining via Zoom 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**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, Seat #5)**

Ms. Burns stated the three Supervisors elected to seats #3, #4, and #5 were Nicole Henley, Adam Morgan and Rob Bonin. Ms. Burns stated she would swear in Adam and Rob now and Nicole at a later date.

**B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated the number of casted votes for each of the three Supervisors are outlined.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2024-03 Electing Officers**

Ms. Burns stated previously before the landowner's election, Adam was Chair, Rob was Vice Chair and the other three Supervisors were Assistant Secretary's along with George Flint in our office and herself were Secretaries. She asked if the Board wanted to keep that the same. Mr. Morgan stated yes, make it a go.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-03 Electing Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 10, 2023 Board of Supervisors Meeting and the November 7, 2023 Landowners' Meeting.**

Ms. Burns presented the minutes from the October 10, 2023 Board of Supervisors meeting November 7, 2023 Landowners' meeting and asked for any comments, questions, or corrections.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the October 10, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2022 Audit Report**

Ms. Burns stated this came in late. That report is included in the agenda package for review. She noted it has been submitted to the state and is considered a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the renewal of that agreement.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Conveyance Deeds of Dedication and Bill of Sale**

Ms. Burns stated these were all signed and approved so just looking for a motion to ratify. Mr. Morgan stated make a motion to ratify all at once.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Conveyance Deeds of Dedication and Bill of Sale, were ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated that she had nothing to report.

**B. Engineer**

Mr. Welch stated that there was nothing new from engineering.

**C. Field Manager's Report**

Mr. Bailey stated damaged trees were replaced, sod has been laid along the east and west sides and will be monitored until it establishes, the ponds look good, and irrigation is being installed in the front. He noted there is a 2ft. gap between the front wall and a homeowner's property that the landscaper expressed concern about access for maintenance. Mr. Bonin stated on all of their lots, CDD and HOA has drainage and access easement on the side of yards to get to the backs. He stated the landscaper has permission to walk down side property line of two houses to get to the back, the easement is a 5 ft. side and a 5 ft. rear. Double confirm that the Ranches plat has that 5 ft. drainage access easement. Mr. Bonin asked if the 2-inch meter at the front has been connected yet. Mr. Bailey stated he didn't think so. He stated the parts were overnighted last week and the concrete had to be busted out and the assembly built adding the part but doesn't know if it is done.

**D. District Manager****i. Approval of Check Register**

Ms. Burns presented the check register which is included in the agenda package for review. The total is \$52,075.47 from October 1<sup>st</sup> through December 5<sup>th</sup>.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register totaling \$52,075.47, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financial statements are included in the agenda package for review. There is no action necessary. She stated she would be happy to answer any questions. Mr. Morgan asked for the actual construction fund balance. Ms. Burns stated debt service fund 2023 on page 4, it looks like \$140,000.

**E. Project Development Update****i. Status of Property Conveyance****ii. Status of Permit Transfers**

Ms. Burns stated that has all been done. Mr. Morgan asked about Ranches East and anything needing to be conveyed there. Mr. Bonin stated two ponds there are sodded and need to

start being maintained at least once per month right now. Mr. Morgan stated they will have to start working on conveying those to the CDD. Mr. Bonin stated the plats are recorded. He noted each has its own lift station. Mr. Bonin questioned if a green tag has been obtained on the electrical.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

# SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Ranches at Lake McLeod Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Ranches at Lake McLeod Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

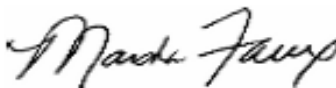
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser



# SECTION VI

# SECTION C

# Ranches at lake Mcleod CDD Field Management Report



February 13<sup>th</sup>, 2023  
Allen Bailey – Field Manager  
GMS

# Complete

## Median Landscape



✚ The landscape for Ranches South has been installed in the median.

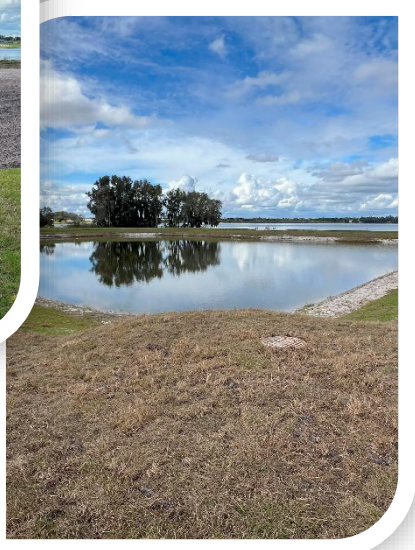
## Irrigation Installation

✚ The irrigation has been installed along the front of the fence line in Ranches North



# Site Review

## Aquatics Review



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

## Landscape Review



The landscape is looking healthy for the Winter months, and we expect to see new growth as we head into Spring.



# Site Review

## Ranches South Storm Water Ponds



✚ The stormwater ponds on tracts D3 and D4E in Ranches South have seen heavy erosion.

# In Progress

## Amenity Center



✚ The boat ramp has seen progress with the roads paved and groundwork started.

✚ We will continue to monitor the progress.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey



# SECTION D

# SECTION 1

# Ranches at Lake McLeod Community Development District

## Summary of Check Register

December 6, 2023 to January 31, 2024

Fund	Date	Check No.'s		Amount
General Fund	12/6/23	18-23	\$	15,889.89
	12/19/23	24-26	\$	10,261.12
	12/22/23	27	\$	7,973.27
	1/25/24	28-33	\$	12,651.21
<b>Total Amount</b>			<b>\$</b>	<b>46,775.49</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/23	00019	10/30/23 16703	202310 320-53800-47000	LAKE MAINTENANCE-OCT23	*	125.00	
				AQUATIC WEED MANAGEMENT, INC			125.00 000018
12/06/23	00021	9/30/23 17790283	202309 310-51300-32200	AUDIT FEES-FINANCIAL FY22	*	2,000.00	
		10/30/23 17806867	202310 310-51300-32200	AUDIT FEES-FINANCIAL FY22	*	1,000.00	
		11/30/23 17832222	202311 310-51300-32200	AUDIT FEES-FINANCIAL FY22	*	1,000.00	
				CARR, RIGGS & INGRAM, LLC			4,000.00 000019
12/06/23	00005	10/27/23 22040009	202310 310-51300-31100	ENGINEERING SVCS-OCT23	*	280.00	
		11/24/23 22040009	202311 310-51300-31100	ENGINEERING SVCS-NOV23	*	280.00	
				CONNELLY & WICKER INC.			560.00 000020
12/06/23	00017	11/06/23 18059	202311 320-53800-46200	LANDSCAPE MAINT-NOV23	*	5,500.00	
				FRANK POLLY SOD, INC			5,500.00 000021
12/06/23	00020	10/31/23 00059856	202310 310-51300-48000	NOT OF LANDOWNER MEETING	*	1,015.48	
				GANNETT MEDIA CORP DBA			1,015.48 000022
12/06/23	00013	11/01/23 12	202311 310-51300-34000	MANAGEMENT FEES-NOV23	*	3,333.33	
		11/01/23 12	202311 310-51300-35200	WEBSITE MANAGEMENT-NOV23	*	100.00	
		11/01/23 12	202311 310-51300-35100	INFORMATION TECH-NOV23	*	150.00	
		11/01/23 12	202311 310-51300-31300	DISSEMINATION SVCS-NOV23	*	416.67	
		11/01/23 12	202311 310-51300-51000	OFFICE SUPPLIES	*	3.25	
		11/01/23 12	202311 310-51300-42000	POSTAGE	*	61.16	
		11/01/23 13	202311 320-53800-12000	FIELD MANAGEMENT-NOV23	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			4,689.41 000023
12/19/23	00019	11/30/23 16850	202311 320-53800-47000	LAKE MAINTENANCE-NOV23	*	125.00	
				AQUATIC WEED MANAGEMENT, INC			125.00 000024

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/19/23	00017	12/06/23 18085	202312 320-53800-46200	LANDSCAPE MAINT-DEC23	*	5,500.00	
				FRANK POLLY SOD, INC			5,500.00 000025
12/19/23	00013	12/01/23 14	202312 310-51300-34000	MANAGEMENT FEES-DEC23	*	3,333.33	
		12/01/23 14	202312 310-51300-35200	WEBSITE MANAGEMENT-DEC23	*	100.00	
		12/01/23 14	202312 310-51300-35100	INFORMATION TECH-DEC23	*	150.00	
		12/01/23 14	202312 310-51300-31300	DISSEMINATION SVCS-DEC23	*	416.67	
		12/01/23 14	202312 310-51300-51000	OFFICE SUPPLIES	*	2.89	
		12/01/23 14	202312 310-51300-42000	POSTAGE	*	8.23	
		12/01/23 15	202312 320-53800-12000	FIELD MANAGEMENT-DEC23	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			4,636.12 000026
12/22/23	00018	10/19/23 4652080	202312 300-32500-10000	1% ADMIN FEE	*	3,857.46	
		10/19/23 4652080	202312 300-20700-10000	1% ADMIN FEE	*	4,115.81	
				POLK COUNTY PROPERTY APPRAISER			7,973.27 000027
1/25/24	00019	12/20/23 16975	202312 320-53800-47000	LAKE MAINTENANCE-DEC23	*	125.00	
				AQUATIC WEED MANAGEMENT, INC			125.00 000028
1/25/24	00005	12/29/23 22040009	202312 310-51300-31100	ENGINEERING SVCS-DEC23	*	280.00	
				CONNELLY & WICKER INC.			280.00 000029
1/25/24	00017	1/02/24 18101	202401 320-53800-46200	LANDSCAPE MAINT-JAN24	*	5,500.00	
				FRANK POLLY SOD, INC			5,500.00 000030
1/25/24	00013	1/01/24 16	202401 310-51300-34000	MANAGEMENT FEES-JAN24	*	3,333.33	
		1/01/24 16	202401 310-51300-35200	WEBSITE MANAGEMENT-JAN24	*	100.00	
		1/01/24 16	202401 310-51300-35100	INFORMATION TECH-JAN24	*	150.00	
		1/01/24 16	202401 310-51300-31300	DISSEMINATION SVCS-JAN24	*	416.67	

RALM RANCHES AT AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/01/24	16	202401	310-51300-51000	OFFICE SUPPLIES	*	2.74		
1/01/24	16	202401	310-51300-42000	POSTAGE	*	53.73		
1/01/24	17	202401	320-53800-12000	FIELD MANAGEMENT-JAN24	*	625.00		
-----							4,681.47	000031
1/25/24	00023	1/03/24	01032024	202401 310-51300-42000	*	130.95		
				MAILING TAX NOTICES				
				JOE G TEDDER, TAX COLLECTOR			130.95 000032	
1/25/24	00015	1/11/24	22100899	202312 320-53800-43100	*	75.17		
				221008994164-DEC23				
1/11/24		22100905	202312 320-53800-43000		*	1,858.62		
				221008994164-DEC23				
				TECO			1,933.79 000033	
-----								
						TOTAL FOR BANK A	46,775.49	
						TOTAL FOR REGISTER	46,775.49	

# SECTION 2

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

***Unaudited Financial Reporting***  
***December 31, 2023***





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# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

December 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash	\$ 731,244	\$ -	\$ -	\$ 731,244
Due from General Fund	\$ -	\$ 378,310	\$ -	\$ 378,310
<b>Investments:</b>				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 89,720	\$ 89,720
Cost of Issuance	\$ -	\$ -	\$ 103	\$ 103
Reserve	\$ -	\$ 192,235	\$ -	\$ 192,235
Revenue	\$ -	\$ 3,511	\$ -	\$ 3,511
<b>Total Assets</b>	<b>\$ 731,244</b>	<b>\$ 574,055</b>	<b>\$ 89,823</b>	<b>\$ 1,395,122</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,339	\$ -	\$ -	\$ 2,339
Due to Debt Service	\$ 378,310	\$ -	\$ -	\$ 378,310
<b>Total Liabilities</b>	<b>\$ 380,649</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 380,649</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 574,055	\$ -	\$ 574,055
Capital Projects	\$ -	\$ -	\$ 89,823	\$ 89,823
Unassigned	\$ 350,595	\$ -	\$ -	\$ 350,595
<b>Total Fund Balances</b>	<b>\$ 350,595</b>	<b>\$ 574,055</b>	<b>\$ 89,823</b>	<b>\$ 1,014,473</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 731,244</b>	<b>\$ 574,055</b>	<b>\$ 89,823</b>	<b>\$ 1,395,122</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 358,744	\$ 354,564	\$ 354,564	\$ -
Assessments - Direct	\$ 81,950	\$ 40,975	\$ 40,975	\$ -
Developer Contributions	\$ -	\$ -	\$ 8,518	\$ 8,518
<b>Total Revenues</b>	<b>\$ 440,694</b>	<b>\$ 395,539</b>	<b>\$ 404,057</b>	<b>\$ 8,518</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,800	\$ 200
FICA Expense	\$ 918	\$ 230	\$ 214	\$ 15
Engineering	\$ 15,000	\$ 3,750	\$ 840	\$ 2,910
Attorney	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Annual Audit	\$ 5,000	\$ 5,000	\$ 2,000	\$ 3,000
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 1,250	\$ 1,250	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 80	\$ 170
Insurance	\$ 6,181	\$ 6,181	\$ 5,590	\$ 591
Copies	\$ 500	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 7,500	\$ 1,875	\$ 1,015	\$ 860
Other Current Charges	\$ 2,500	\$ 625	\$ 40	\$ 585
Office Supplies	\$ 500	\$ 125	\$ 9	\$ 116
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 125,294</b>	<b>\$ 43,586</b>	<b>\$ 31,263</b>	<b>\$ 12,322</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 2,928	\$ 2,072
Field Management	\$ 7,500	\$ 1,875	\$ 1,875	\$ -
Landscape Maintenance	\$ 95,000	\$ 23,750	\$ 13,950	\$ 9,800
Landscape Replacement	\$ 30,000	\$ 7,500	\$ -	\$ 7,500
Lake Maintenance	\$ 16,800	\$ 4,200	\$ 500	\$ 3,700
Streetlights	\$ 48,600	\$ 12,150	\$ 5,651	\$ 6,499
Electric	\$ 5,000	\$ 1,250	\$ 2,054	\$ (804)
Water & Sewer	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,400</b>	<b>\$ 69,475</b>	<b>\$ 26,958</b>	<b>\$ 42,517</b>
<b><i>Other Expenditures</i></b>				
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 440,694</b>	<b>\$ 113,061</b>	<b>\$ 58,221</b>	<b>\$ 54,840</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 345,836</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 4,759</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 350,595</b>	

# Ranches at Lake McLeod

## Community Development District

### Debt Service Fund - Series 2023

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Assessments	\$ 382,769	\$ 378,310	\$ 378,310	\$ -
Interest	\$ -	\$ -	\$ 2,711	\$ 2,711
<b>Total Revenues</b>	<b>\$ 382,769</b>	<b>\$ 378,310</b>	<b>\$ 381,021</b>	<b>\$ 2,711</b>
<b>Expenditures</b>				
Interest - 12/15	\$ 140,260	\$ 140,260	\$ 140,260	\$ -
Principial - 6/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 150,278	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 370,538</b>	<b>\$ 140,260</b>	<b>\$ 140,260</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,231</b>		<b>\$ 240,762</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 140,260</b>		<b>\$ 333,294</b>	
<b>Fund Balance - Ending</b>	<b>\$ 152,491</b>		<b>\$ 574,055</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Projects Fund - Series 2023

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 48,020	\$ 48,020
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,020</b>	<b>\$ 48,020</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ 5,100,000	\$ (5,100,000)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,100,000</b>	<b>\$ (5,100,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,051,980)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,141,803</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 89,823</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ -	\$ 354,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,564
Assessments - Direct	\$ 40,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,975
Developer Contributions	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,518
<b>Total Revenues</b>	<b>\$ 49,493</b>	<b>\$ -</b>	<b>\$ 354,564</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 404,057</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ -	\$ 92	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering	\$ 280	\$ 280	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 10	\$ 61	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Insurance	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015
Other Current Charges	\$ 8	\$ 16	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Office Supplies	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 18,581</b>	<b>\$ 6,652</b>	<b>\$ 6,030</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,263</b>

**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 &amp; Maintenance</i>													
<b>Field Expenditures</b>													
Property Insurance	\$ 2,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,928
Field Management	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Landscape Maintenance	\$ 2,950	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,950
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 250	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Streetslights	\$ -	\$ 3,717	\$ 1,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,651
Electric	\$ -	\$ 107	\$ 1,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,054
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 6,753</b>	<b>\$ 10,075</b>	<b>\$ 10,130</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,958</b>
<b>Total Expenditures</b>	<b>\$ 25,334</b>	<b>\$ 16,727</b>	<b>\$ 16,160</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,221</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,159</b>	<b>\$ (16,727)</b>	<b>\$ 338,404</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 345,836</b>



# 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	Total
12/7/23	11/13/2023-11/22/2023	\$ 36,005.77	\$ (1,440.20)	\$ (691.31)	\$ -	\$ 33,874.26	\$ 16,388.35	\$ 17,485.91	\$ 33,874.26
12/19/23	1% Fee Adj	\$ (7,973.27)	\$ -	\$ -	\$ -	\$ (7,973.27)	\$ (3,857.46)	\$ (4,115.81)	\$ (7,973.27)
12/21/23	11/23/23-11/30/23	\$ 747,555.44	\$ (29,899.33)	\$ (14,353.12)	\$ -	\$ 703,302.99	\$ 340,257.68	\$ 363,045.31	\$ 703,302.99
12/27/23	12/01/2023-12/15/2023	\$ 3,901.09	\$ (156.04)	\$ (74.90)	\$ -	\$ 3,670.15	\$ 1,775.62	\$ 1,894.53	\$ 3,670.15
<b>Total</b>		<b>\$ 779,489.03</b>	<b>\$ (31,495.57)</b>	<b>\$ (15,119.33)</b>	<b>\$ -</b>	<b>\$ 732,874.13</b>	<b>\$ 354,564.19</b>	<b>\$ 378,309.94</b>	<b>\$ 732,874.13</b>

98.83%	Net Percentage Collected
\$ 8,640.00	Balance Remaining To Collect

## DIRECT BILL ASSESSMENTS

Lennar Homes, LLC						
2024-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Net Assessments
10/31/23	10/1/23	2118934	\$ 40,974.90	\$ 40,974.90	\$ 40,974.90	\$ 81,949.79
	2/1/24		\$ 20,487.45			\$ 81,949.80
	5/1/24		\$ 20,487.45			\$ 81,949.80
			\$ 81,949.80	\$ 40,974.90	\$ 40,974.90	\$ 81,949.79

# Ranches at Lake McLeod

## Community Development District

### Long Term Debt Report

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.625%, 5.250%, 5.500%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$191,384	
Reserve Fund Balance	\$192,235	
Bonds Outstanding - 6/27/23		\$5,665,000
<b>Current Bonds Outstanding</b>		<b>\$5,665,000</b>