

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*August 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

August 6, 2024

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Ranches at Lake McLeod Community Development District** will be held on **Tuesday, August 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/83453124755>

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

**Meeting ID:** 834 5312 4755

Following is the advance agenda for the meeting:

#### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
  - A. Carr, Riggs & Ingram
  - B. DiBartolomeo, McBee, Hartley & Barnes
  - C. Grau & Associates
4. Adjournment

#### **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 Nicole Henley
  - B. Appointment to Fill Board Seat #3
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2024-04 Appointing Assistant Secretaries
4. Approval of Minutes of the May 14, 2024 Board of Supervisor Meeting & Audit Committee Meeting
5. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
6. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

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

- i. Consideration of Resolution 2024-06 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll
- 7. Consideration of Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
- 8. Consideration of the Adoption of Goals and Objectives for the District
- 9. Presentation of Fiscal Year 2023 Audit Report
- 10. Consideration of Draft Disclosure of Public Financing Document
- 11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal from Jayman Enterprises, LLC for Installation of Pet Waste Stations in the Community
    - ii. Consideration of Proposal from Frank Polly Sod & Landscape for Pest Control at Playground
    - iii. Consideration of Proposals for Trash Can & Pet Waste Station Collection
      - a) Clean Star Services of Central Florida, Inc. (CSS)
      - b) Frank Polly Sod & Landscape
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
  - E. Project Development Update
    - i. Status of Property Conveyance
      - a) Ratification of OS1 and OS2 Conveyance Deeds
    - ii. Status of Permit Transfers
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Adjournment

# Audit Committee Meeting

# SECTION III

# SECTION A

# Professional Services Proposal for Ranches at Lake McLeod Community Development District

June 17, 2024

## Proposer

Carr, Riggs & Ingram CPAs and Advisors  
189 Eglin Parkway NE, 2nd Floor  
Fort Walton Beach, FL 32548  
Phone: 850.244.8395  
Fax: 850.243.5024

## Submitted by

K. Alan Jowers  
Engagement Partner  
AJowers@CRIcpa.com



**CRI** CARR  
RIGGS &  
INGRAM

CPAs and Advisors

[CRIcpa.com](http://CRIcpa.com)



Dear Ranches at Lake McLeod Community Development District:

Carr, Riggs & Ingram, LLC (CRI) appreciates the opportunity to propose on auditing services to Ranches at Lake McLeod Community Development District. We are genuinely excited about the prospect of continuing to serve you and strengthening our long-term relationship. We pride ourselves on getting to know our clients and illuminating solutions by providing innovative ideas to move them from compliance to providing them a competitive advantage.

**Investment in You.** We believe in developing long-term, mutually beneficial relationships and quickly demonstrating value with a fee structure and service solutions that provide immediate and continued savings. Our investment starts on “Day 1” as your assigned team begins with our proven, streamlined process that minimizes your time and disruption during the service provider change and continues throughout the relationship.

**Dedicated Team.** CRI’s team consists of more than 2,000 professionals, which allows us to tailor your service team by aligning their industry, service, and specialty skills with your needs. Our dedicated teams deliver the highest level of business acumen and knowledge to your organization; our commitment to consistent staffing allows you to maximize savings and remain focused on your needs.

**Equilibrium.** CRI delivers big firm expertise with small firm service. Of approximately 46,000 public accounting firms in the United States, CRI currently ranks in the top 25. Additionally, as a part of PrimeGlobal, an association of independent accounting firms, we have access to international resources as – and when – needed. Leveraging these resources while maintaining local decision-making authority means that simplified solutions are only a phone call away. And we believe that’s the best of both worlds for our clients.

**Active Partner Participation.** Collectively, our partners deliver expertise derived from more than 7,500 years of business experience. With this level of talent, we thoughtfully choose a partner that aligns with your business’ needs and industry. Our hands-on, working partners “show up” to convey our genuine commitment to your success. They strive to earn trusted advisor roles by digging in, proactively learning your business, and producing long-term value for you.

**Simplified Solutions.** While our 500+ cumulative partner certifications is an impressive statistic, success is measured by translating complex concepts into client solutions. While accounting is the language of business, we’re here to decipher the jargon and help you make educated decisions. CRInnovate embraces agility and invention.

Our CRI vSTAR™ process provides a transformational approach to client service by encompassing every service we offer in a completely virtual format. Regardless of physical location, our processes are designed to provide clients with increased efficiencies, reduced travel costs, and crisis-proofing for business functions.

We have enjoyed being your business partner for the last three years and we welcome the opportunity to continue demonstrating the same teamwork, expertise, innovation, and responsiveness that have made us one of the fastest growing public accounting firms in the United States. Again, we appreciate your consideration.

Sincerely,



K. Alan Jowers  
Engagement Partner  
Carr, Riggs & Ingram, LLC



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# UNDERSTANDING & MEETING YOUR NEEDS



From the RFP or during our recent visit with your team, we understood your team to express the following needs, requests, and/or issues. We've detailed our proposed solutions below and are happy to discuss other related projects as they arise and upon request.

NEEDS & ISSUES		SOLUTIONS & SERVICES
Technical	The District is required to have independent audits performed on its financial statements.	Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS), in order to express an opinion on the Ranches at Lake McLeod Community Development District's financial statements.
Relational	The District's Board of Supervisors and management expect open and continuous communication with their CPA firm in order to avoid surprise findings at the end of the audit.	<p>Communicate contemporaneously and directly with management regarding the results of our procedures.</p> <p>Anticipate and respond to concerns of management and/or the Audit Committee (if/when formed).</p>



# YOUR SERVICES AND FEES

We value creating mutually rewarding, long-term relationships with our clients. Our goal is to provide high quality, responsive service that yields returns far greater than your investment in our professional fees. Please find below our proposal of fees to provide the requested services for the upcoming fiscal years.

SERVICE	CRI FEES 2024	CRI FEES 2025	CRI FEES 2026	CRI FEES 2027	CRI FEES 2028
Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS)	\$8,500	\$9,000	\$9,500	\$10,000	\$10,500

If Ranches at Lake McLeod Community Development District requests additional services outside of this proposal, professional fee hourly rates are as follows, but may be negotiated depending on the project request:

CLASSIFICATION	HOURLY RATE
Partner	\$380
Manager	\$230
Senior	\$165
Staff	\$125
IT Specialist	\$400
Fraud Specialist	\$400

Our professional fees are based on the key assumptions that Ranches at Lake McLeod Community Development District will:

- Make available documents and work papers for review at Ranches at Lake McLeod Community Development District's headquarters location, although we may choose to review at alternate locations.
- Prepare certain schedules and analyses and provide supporting documents as requested.
- Assist us in obtaining an understanding of the accounting systems of Ranches at Lake McLeod Community Development District.
- Not experience a significant change in business operations or financial reporting standards.

# CRI FIRM PROFILE



**FOUNDED IN 1997** • **12 STATES**  • **35+ MARKETS**  
across the United States & Mexico



**2,000+**  
**PROFESSIONALS**



**400+**  
**PARTNERS**



**TOP 25 CPA FIRM**

*(as ranked by Accounting Today)*

**100,000+**  
**CLIENTS**



**25+ YEARS**  
**OF CONSISTENT GROWTH**  
**SINCE FORMATION**

## CRI FIRM VALUES:

**CLIENT SERVICE.**

**RESPECT.**

**INTEGRITY.**











## SERVICES

Accounting & Auditing  
Advisory  
Business Support & Transactions  
Business Tax  
Employee Benefit Plans  
Governance, Risk & Assurance  
Individual Tax & Planning  
IT Audits & Assurance

## INDUSTRY EXPERTISE

Captive Insurance  
Commercial Real Estate  
Construction  
Financial Institutions  
Governments  
Healthcare  
Insurance  
Manufacturing & Distribution  
Nonprofit

## CRI FAMILY OF COMPANIES

-  Auditwerx
-  CRI Advanced Analytics
-  CRI Capital Advisors
-  CRI Simple Numbers
-  CRI TPA Services
-  Level Four Advisory Services
-  Paywerx
-  Preferred Legacy Trust



# CRI'S GOVERNMENTAL EXPERTISE

Audit and Consulting Services for

**500+** governmental entities with annual revenues totaling **\$26 Billion**



**230+** single audits performed annually

Consulting and other agreed upon procedures engagements for **150+** government entities



Single Audit Resource Center's Award for Excellence in Knowledge, Value, and Overall Client Satisfaction



Member of AICPA's Government Audit Quality Center



## Governmental Partner Designations

Including: CPA, CGFM, CITP, CFE, CMA, CISA, CGEIT, CTGA, CFF, CGMA, and CGAP

## CLIENTS WITH ANNUAL REVENUES UP TO:



80+ School Districts  
**\$1.1 Billion**



110+ Municipalities  
**\$1.8 Billion**



75+ Agencies/Authorities  
**\$3 Billion**

## RELEVANT EXPERIENCE



CRI delivers a depth of resources that ensures our understanding of your challenges and innovative solutions for overcoming them. Our team's combined experience is derived from providing audit, tax, consulting, and accounting outsourcing services. We parlay this vast experience and derived best practices into proven solutions that benefit you. Below we share specific, relevant client references; we encourage you to consult with them.

RELATIONSHIP	TIMELINE	SERVICE DESCRIPTION	RELEVANT POINTS TO CONSIDER
Rizzetta & Company Shawn Wildermuth 3434 Colwell Avenue Suite 200 Tampa, FL 33614 813.933.5571	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	<ul style="list-style-type: none"> <li>• Client service experience</li> <li>• Responsiveness to client needs</li> <li>• Long-term relationship</li> <li>• CDD management co.</li> </ul>
GMS, LLC Dave DeNagy 14785 Old St. Augustine Road Suite 4 Jacksonville, FL 32258 904.288.9130	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	<ul style="list-style-type: none"> <li>• Client service experience</li> <li>• Responsiveness to client needs</li> <li>• Long-term relationship</li> <li>• CDD management co.</li> </ul>
Wrathell, Hunt & Associates, LLC Jeffrey Pinder 2300 Glades Road Suite 410W Boca Raton, FL 33431 561.571.0010	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	<ul style="list-style-type: none"> <li>• Client service experience</li> <li>• Responsiveness to client needs</li> <li>• Long-term relationship</li> <li>• CDD management co.</li> </ul>
PFM Group Consulting, LLC Jennifer Glasgow 12051 Corporate Blvd. Orlando, FL 32817 407.382.3256	2007 – Present	Annual Financial Statement Audits of Multiple CDDs	<ul style="list-style-type: none"> <li>• Client service experience</li> <li>• Responsiveness to client needs</li> <li>• Long-term relationship</li> <li>• CDD management co.</li> </ul>



# K. Alan Jowers

Engagement Partner

AJowers@CRlcpa.com

850.337.3213 | Direct



### Representative Clients

- Santa Rosa County District School Board
- Okaloosa Gas District
- Santa Rosa Island Authority
- Pasco County
- Okaloosa County District School Board
- Pinellas County School District
- Celebration Community Development District
- Hammock Bay Community Development District
- Amelia National Community Development District

### Experience

Alan has over 25 years of experience in public accounting primarily with financial statement assurance engagements. His practice includes local governmental entities, condominium and homeowner associations, non-profit organizations, and nonpublic companies. He currently has direct engagement responsibility for a significant number of audits throughout the state of Florida .

Alan is licensed to practice as a certified public accountant in Florida and Georgia. He is a member of the Board of Directors of the Florida Institute of Certified Public Accountants (FICPA), has been an active member of the FICPA's State and Local Governmental Committee, and is a past chair of its Common Interest Realty Association Committee. He is also active in the Panhandle Chapter of the Florida Governmental Finance Officers Association (FGFOA) and is a former member of the FGFOA's statewide Technical Resource Committee.

### Education, Licenses & Certifications

- Masters of Accountancy, University of Alabama
- BS, Accounting, Florida State University
- Certified Public Accountant

### Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA) - member of the Board of Governors
- Governmental Finance Officers Association (GFOA)
- Florida Governmental Finance Officers Association (FGFOA)



## YOUR SOLUTION TEAM



### Chad Branson

Consulting Partner

CBranson@CRlcpa.com

850.337.3226 | Direct



#### Representative Service Areas

- Local Governments including Water and Sewer Organizations and Fire Districts
- School Districts including Foundations
- Nonprofit Organizations

#### Representative Clients (including previous clients)

- School Districts - Pinellas County, Okaloosa County, Pasco County, Santa Rosa County
- Florida Office of Early Learning Coalition
- Florida Department of Elder Affairs
- Fire Districts -Destin, Ocean City, North Bay
- Utilities - Regional Utilities, Midway Water Systems, Inc., Emerald Coast Utilities Authority
- Escambia County

#### Experience

Chad Branson has over 20 years of experience in public accounting, with practice concentrations in auditing governmental, nonprofit, and for profit entities. Chad has accumulated experience throughout his career in Federal and Florida Single Audit Acts compliance monitoring and auditing. During his career he has supervised and managed audit engagements for a wide variety of governmental and nonprofit organization clients. In addition, he has performed internal audit work, information technology general controls testing, forensic investigations, and risk assessments for governmental entities.

Chad has been with Carr, Riggs and Ingram, LLC since 2005.

#### Education, Licenses & Certifications

- Bachelor and Master of Accountancy – University of Mississippi, Oxford MS
- Certified Public Accountant (CPA) – Licensed in Florida and Mississippi
- Community Association Manager (CAM) – Florida
- Certified Information Technology Professional – AICPA

#### Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)
- Emerald Coast Chapter (FICPA) Board
- Florida Governmental Finance Officers Association (FGFOA)

## YOUR SOLUTION TEAM



# Grace Hartness

Senior Manager

GHartness@CRlcpa.com

850.337.3243 | Direct



### Representative Clients

- Community Development Districts
- Condominium and Homeowner Associations
- Utility Services
- School Districts
- County and Local Governments
- Non-Profit Organizations

### Experience

Grace has over 15 years accounting and audit experience with CRI. She has worked on several major construction companies, government entities, community development districts, condominium and homeowner associations and non-profit organizations. In addition, she has been involved in special audit projects for the Miami-Dade Airport Authority. Grace is licensed to practice as a certified public accountant in Florida and exceeds all continuing professional education requirements related to Government Auditing Standards. In addition, Grace fluently speaks several languages including French and Arabic. Grace currently supervises engagements for many special districts in the State of Florida including community development districts and school districts. She is active in our firm's condominium and homeowner association practice. Grace started with CRI in August 2006, upon completion of her master's degree, and was promoted to manager in 2011.

### Education, Licenses & Certifications

- MAcc, Accounting, University of West Florida
- Certified Public Accountant
- Community Association Manager (CAM), Licensed in Florida

### Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)



## AUDIT METHODOLOGY

Our audit, tax, consulting, and client accounting services documentation is maintained electronically. Compliance with our methodology is regularly reviewed and evaluated as part of our internal quality program, which is further discussed in this section under **INTERNAL QUALITY CONTROL REVIEWS AND EXTERNAL REVIEWS**. Comprehensive policies and procedures governing all of our practices and addressing professional and regulatory standards and implementation issues are constantly updated for new professional developments and emerging issues. See the table of contents to identify the relevant audit approach and methodology detailed description section.

## ENGAGEMENT QUALITY REVIEW PARTNER (CONCURRING PARTNER)

Audit engagements are assigned engagement quality review (EQR) partner, as appropriate. This role is one of the most important elements of our quality assurance process, as it provides for a timely, independent review of key accounting and auditing issues. The EQR partner also reviews the financial statements and related supporting documentation—including the disclosures—to evaluate their fair presentation under accounting principles generally accepted in the United States of America (GAAP).

## INTERNAL QUALITY CONTROL REVIEWS AND EXTERNAL REVIEWS

Experienced partners and professional staff of our firm conduct quality control reviews of our audits. Our partners' work is reviewed annually, and the inspection process includes periodic testing of the effectiveness of our quality controls and a continuous improvement program. This risk-based annual inspection is intended to mimic the triennial peer review described in the following paragraph and are performed on completed engagements. In addition to this inspection, we perform in-process, "pre-issuance" reviews of partners' work that are chosen for using a risk-based selection process; these reviews are performed by our corporate quality control team. The combination of the in-process and completed engagements is part of our continuous improvement processes.

Peer reviews are performed every three years by another independent public accounting firm. The most recent review of our firm was performed in 2022 by Brown Edwards, whose report was the most favorable possible "Pass."

In addition, we are registered with the PCAOB and our 2021 PCAOB inspection report was also the most favorable possible—no audit deficiencies or quality control defects identified.

The 2021 PCAOB report can be viewed at [https://pcaob-assets.azureedge.net/pcaob-dev/docs/default-source/inspections/reports/documents/104-2022-150-carr-riggs.pdf?sfvrsn=2a077f2f\\_2](https://pcaob-assets.azureedge.net/pcaob-dev/docs/default-source/inspections/reports/documents/104-2022-150-carr-riggs.pdf?sfvrsn=2a077f2f_2).

# SHARING CRI'S VALUES WITH YOU



We are proud of our hands-on, service-centric, and results-oriented approach. Combining that approach with quality controls and superior talent allows us to help you achieve your goals and strengthen your management systems and processes. This approach is further emphasized through our three core values which guide our team's behavior and function as the foundation for interactions with our clients and each other.



## CLIENT SERVICE

Defining our brand by meeting or exceeding the highest expectations of our clients

## RESPECT

Building productive, long-term relationships with each other that are based on mutual respect, trust, and sharing

## INTEGRITY

Living with sincerity, transparency, and honesty

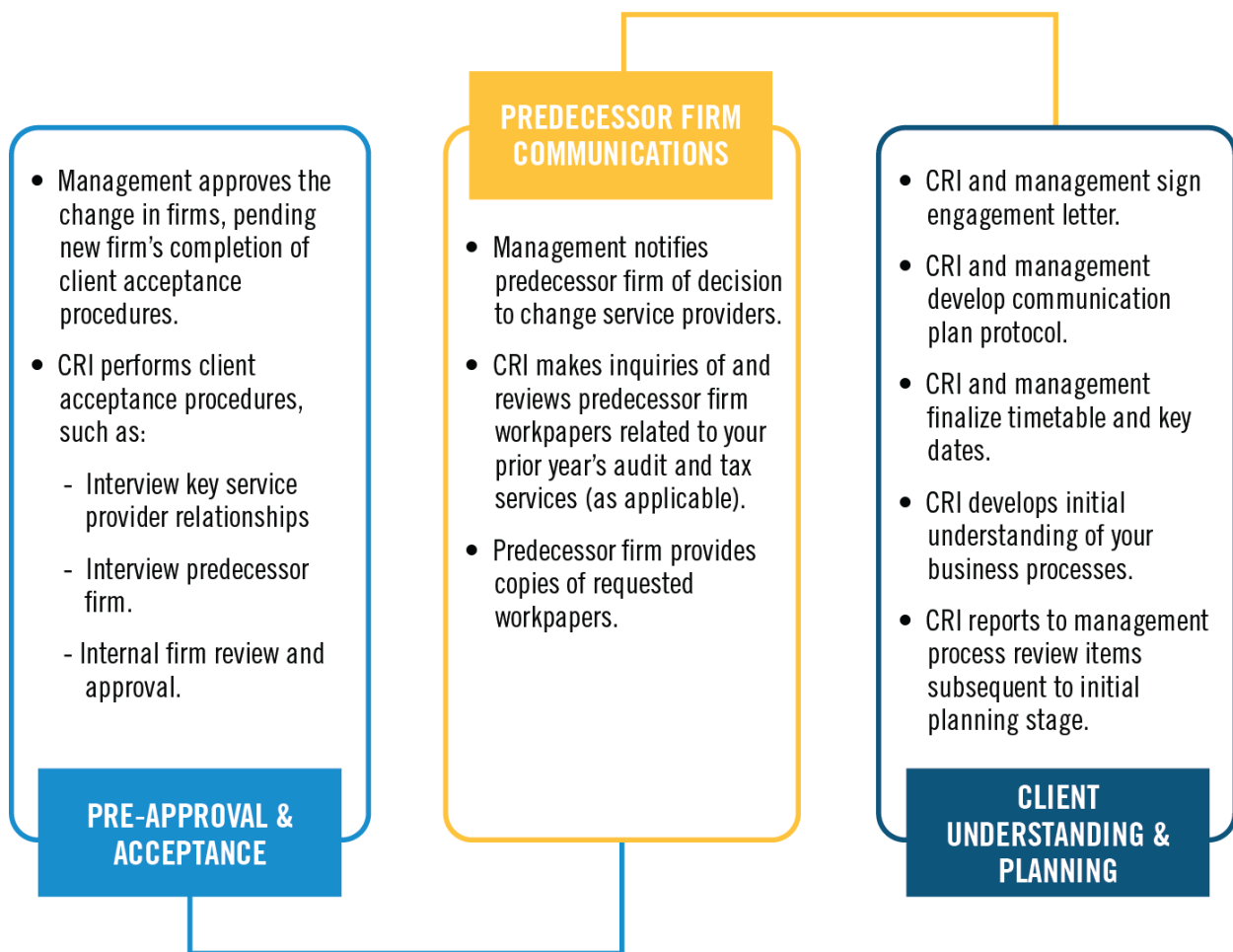
# TRANSITIONING YOU



When choosing to change firms, the time involved in working with new accounting professionals is often a concern. CRI's well-defined efficient, seamless transition process is designed to:

- Provide you with value from the very first encounter,
- Avoid interruption of service,
- Minimize disruption and investment of management's time,
- Raise the standard of service, and
- Establish ongoing channels of communication with Ranches at Lake McLeod Community Development District's management.

The transition plan is comprised of the following key activities and can occur within approximately two weeks, depending on the availability of the parties involved:



# CRI'S GLOBAL RESOURCES



Many businesses are expanding and/or evaluating their global reach, and they require assistance in order to comprehensively consider the various financial implications of growing in international markets. In addition to CRI's internal resources, we deliver the expertise and support of some of the world's most highly regarded accounting firms through shared alliance as members of PrimeGlobal.

## WHO IS PRIMEGLOBAL?



## HOW OUR PRIMEGLOBAL MEMBERS CAN BENEFIT YOU

We supplement our in-depth, industry knowledge and specialized services through our collaborations with other PrimeGlobal firms to help you evaluate your options globally. CRI's goal is to provide you with the information you need to make well-informed, smart business decisions.

### 4 KEY BENEFITS TO CRI CLIENTS FROM OUR PRIMEGLOBAL MEMBERSHIP

- 1 SOLUTIONS**  
that are worldwide and world-class.
- 2 ACCESSIBILITY**  
to knowledge and resources of statutory, regulatory, and compliance requirements throughout the world.
- 3 DECISION MAKING**  
with the support of local connections and cultural understanding throughout regions of the world.
- 4 SINGLE POINT OF CONTACT**  
CRI's team serves as your contact for each engagement, and we project manage across the entire team - including other PrimeGlobal firms and specialists.

# JOIN OUR CONVERSATION



We know that some information that makes perfect sense to a CPA may not be as clear to our clients. Therefore, we produce original content in the form of articles, videos, white papers, webinars, and more to provide timely, down-to-earth translations of complex subjects. We publish this original content on [CRIcpa.com](https://www.cricpa.com) and across all our many social channels.

## FOLLOW CRI ON SOCIAL MEDIA @CRICPA



## SUBSCRIBE TO THE CRI E-NEWSLETTER

[CRICPA.COM/NEWSLETTER-SIGNUP](https://www.cricpa.com/newsletter-signup)

### CRI: FROM FOUNDATION TO FUTURE

Over a quarter-century, Carr, Riggs & Ingram has not just grown, but transformed. Now standing proudly among the top 25 firms in the U.S., our trajectory is steeped in innovation, shaping us into the firm of tomorrow—today. Our growth isn't merely a timeline; it's a testament to our entrepreneurial and pioneering spirit. As we harness cutting-edge technology and lead through industry evolution, our commitment to delivering actionable insights and solutions rooted in our founding principles of tailored Client service, Respect for all, and unyielding Integrity remains unwavering. As we look to the horizon, we at CRI are poised to redefine what's possible, and we invite our clients, old and new, to join us in shaping the future.



Watch [CRI: From Foundation to Future](https://www.youtube.com/CRIcpa) on [youtube.com/CRIcpa](https://www.youtube.com/CRIcpa).



### IT FIGURES: THE CRI PODCAST

Created to provide insight into the latest developments and regulations in the accounting and finance space, It Figures is an accounting and advisory focused podcast for business and organization leaders, entrepreneurs, and anyone who is looking to go beyond the status quo.

Listen on Apple Podcasts, Spotify, iHeart Radio, and more.  
[itfigurespodcast.com](https://www.itfigurespodcast.com)

## Top 25 CPA Firm - #1 CPA Firm in the Gulf Coast Region



# CRI AUDIT FRAMEWORK

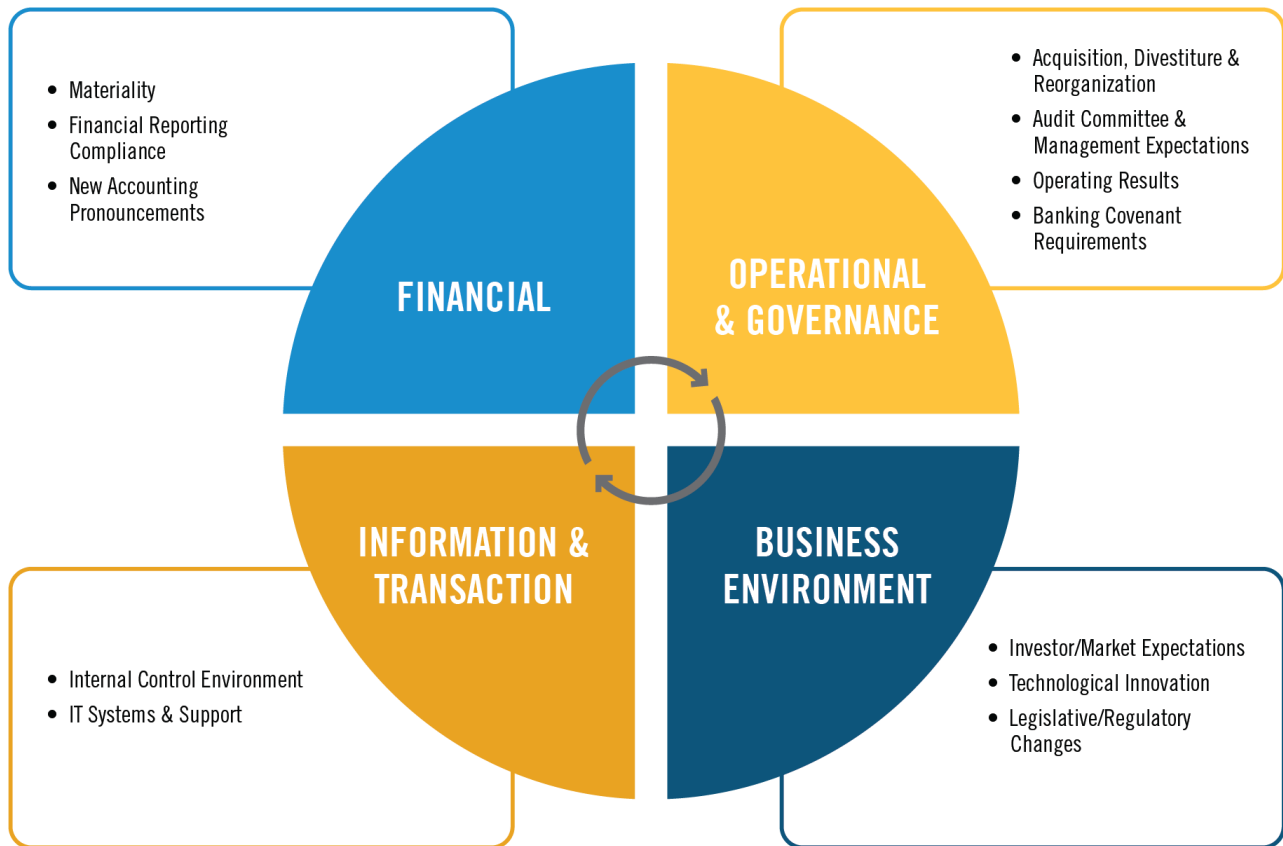


Our proposed services require a coordinated effort between us and Ranches at Lake McLeod Community Development District's team. Planning and continual communication are essential to developing the appropriate procedures, working collaboratively to resolve any identified issues, and meeting your timelines.

CRI's audit approach occurs within a framework of our client's business and industry; therefore, we assess risk by:

- Understanding management's perspectives and goals, and
- Considering business conditions and threats that could prevent management from achieving its business objectives.

We assess risks in the following areas:





# CRI AUDIT FRAMEWORK



Our ultimate intent is to drill down from these broad risks to specific financial reporting risks. We understand both these risks and management's processes and procedures for mitigating them (i.e. internal controls) in order to develop our procedures to carry out our audit responsibilities.

Although our audits are conducted through a structured, risk-based model, we focus on understanding the client's needs, requirements, and expectations. We work collaboratively with management and the Audit Committee (or similar function) to develop a communication and work plan to continuously improve client service, by doing so we help in moving your team from simple compliance to providing you with a competitive advantage.

In planning, we concentrate on "key risks," (items with a greater risk of a material misstatement, a material weakness in internal controls, or other matters resulting in the issuance of an inappropriate audit report). We focus on "material" items (i.e. those items that would be important to the user of your financial statements). When evaluating materiality of identified misstatements, certain quantitative and qualitative factors must be considered—which may include:

- Impact on operating trends (revenue/income, expenses, net income, etc).
- Nature of the misstatement (i.e., did the misstatement result from an unlawful transaction?).
- Impact on liquidity, capital/surplus, earnings capacity, etc.
- Impact to loan covenants and contractual and regulatory requirements.

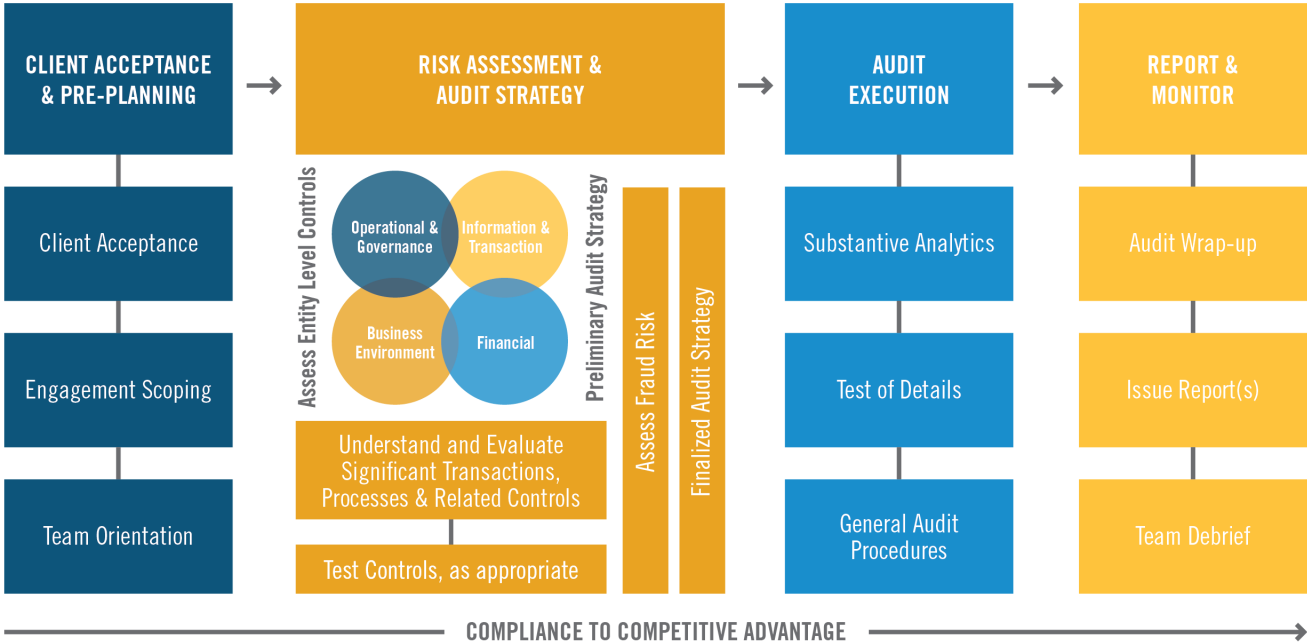
Consistent communication is a key to completion of the audit. By ensuring constant involvement, we are in a better position to respond to your issues timely and efficiently. Therefore, we plan to meet with your management to:

- Set-up the audit by reviewing the mapping of Ranches at Lake McLeod Community Development District's financial information (financial statements and notes) to significant processes and IT systems to ensure that all significant account balances, transactions, procedures, and systems are tested as deemed necessary.
- Discuss ongoing changes—specifically new accounting pronouncements and key business transactions in their early stages, enabling us to agree on the resolution of various complex business issues on a timely basis.



# CRI AUDIT APPROACH

Our audit approach is a four stage approach, as depicted in the summary below. Our client acceptance and risk assessment procedures occur during detailed conversations and observations with your team. The results of those procedures allow us to tailor an audit program to your specific risks and needs. We then execute the audit, report the results, and evaluate continuous improvement opportunities for ongoing service and benefit to you.





## STAGE 1: CLIENT ACCEPTANCE & PRE-PLANNING

- Perform client acceptance procedures.
- Collaborate with management to agree to expectations and scope.
- Assign appropriate staff based on client needs and assessed risk.

## STAGE 2: RISK ASSESSMENT & AUDIT STRATEGY

- Interview client personnel and others to understand client-specific objectives and risks.
- Assess following aspects of the organization for their impact on the audit plan:
  - environmental and other external risks,
  - management's fraud and IT risk assessment models,
  - entity level controls including:
    - control environment
    - risk assessment,
    - information and communication,
    - and monitoring controls.
  - IT General Computer (ITGC) controls, such as
    - IT Environment
    - Developing and Delivering IT, and
    - Operating and Monitoring IT.
- Determine materiality.
- Develop and document our understanding of and/or reliance on:
  - linkage of financial statements to:
    - significant transactions,
    - processes,
    - IT systems, and
    - related controls,
  - existence of/reliance on SOC entities and their reports,
  - internal audit, and
  - specialists (e.g. valuation, pension costs, etc.).
- If elected, test controls including ITGC, through a mix of:
  - inquiry,
  - observation
  - examination, and
  - re-performance.
- Perform preliminary analytical procedures.
- Finalize risk assessments and develop a final audit strategy.

## STAGE 3: AUDIT EXECUTION

- Where possible to test as efficiently as possible:
  - develop detailed analytical procedures to use as substantive tests (benefit = reducing tests of details):  
Examples include:
    - ratio analysis,
    - regression analysis,
    - trend analysis,
    - predictive tests, or
    - reasonableness test,
  - utilize Computer-Assisted Audit Techniques (CAATs) (benefit = automation of testing for more coverage and less disruption to the client), and
  - perform targeted testing (also known as "coverage" testing) to test large portions of account balances (benefit = more coverage with smaller selections).
- Perform tests of details, including sampling.
- Perform general audit procedures such as tests related to:
  - commitments and contingencies,
  - legal letters,
  - management representations,
  - reviews of Board minutes,
  - related party transactions,
  - debt covenants, and
  - going concern.
- Perform other tests for compliance such as Yellow Book or Single Audit tests.

## STAGE 4: REPORT & MONITOR

- Continually monitor throughout the audit - providing feedback as agreed during scoping.
- Conclude the audit (i.e. issue opinions and reports).
- Develop and present:
  - reports,
  - required communications,
  - management letter comments, and
  - other audit-related deliverables.
- Perform debriefings to identify opportunities for improvement with our:
  - engagement team, and/or
  - client's team.



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

The Ranches at Lake McLeod Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Eagle Lake, Polk County, Florida. The District currently has an operating budget of approximately \$440,694. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 1, 2025.

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

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

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

Proposals must be received by **5:00 PM on Monday, June 17, 2024**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

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

# APPENDIX A - RFP DOCUMENTS



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

### District Auditing Services for Fiscal Year 2024 Polk County, Florida

#### INSTRUCTIONS TO PROPOSERS

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Monday, June 17, 2024 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

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

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

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

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

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

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

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

# APPENDIX A - RFP DOCUMENTS



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

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

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

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

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2024, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

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

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

# APPENDIX A - RFP DOCUMENTS



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

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

(E.g., geographic location of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)
- 2. Proposer’s Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)
- 3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.
- 4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required.
- 5. Price. (20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.
- TOTAL (100 Points)**

# SECTION B



# **Ranches at Lake McLeodCommunity Development District**

<b>Proposer</b>
-----------------

**DiBartolomeo, McBee, Hartley & Barnes, P.A.**  
**Certified Public Accountants**

**2222 Colonial Road, Suite 200  
Fort Pierce, Florida 34950  
(772) 461-8833**

**591 SE Port St. Lucie Boulevard  
Port Saint Lucie, Florida 34984  
(772) 878-1952**

**Contact:**

**Jim Hartley, CPA  
Principal**

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Ranches at Lake Mcleod  
Community Development District  
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Ranches at Lake Mcleod Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

***Proven Track Record***— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

***Experience***—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit 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 with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872  
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

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Private Company Practice Section

Member AICPA

[WWW.DMHBPCPA.NET](http://WWW.DMHBPCPA.NET)

***Timeliness*** – In order to meet the Districts needs, we will perform interim internal control testing by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

***Communication and Knowledge Sharing***— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

## PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

### ➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

<b>Professional Staff Classification</b>	<b>Number of Professionals</b>
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

### ➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

### ➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

**Jim Hartley, CPA** – Engagement Partner (resume attached)  
Will assist in the field as main contact

**Jay McBee, CPA** – Technical Reviewer (resume attached)

**Theresa Goldstein** - Senior (resume attached)

**Christine Kenny, CPA** – Senior (resume attached)

## **Jim Hartley**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and Training**

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

### **Education and Registrations**

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

### **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

### **Volunteer Service**

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

## **Jay L. McBee**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and Training**

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

### **Recent Engagements**

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

### **Education and Registrations**

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

### **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

### **Volunteer Service**

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County



## **Theresa Goldstein**

*Supervisor – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and training**

Theresa has over 25 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 25 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include City of Port St. Lucie, St. Lucie County Fire District, Town of Sewall’s Point, Town of Jupiter Island, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

### **Education and Registrations**

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

### **Professional Affiliations**

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

## **Christine M. Kenny, CPA**

### ***Senior Staff – DiBartolomeo, McBee, Hartley & Barnes***

#### **Experience and training**

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

#### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

#### **Education and Registrations**

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

## ADDITIONAL DATA

### ➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

### ➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

## ADDITIONAL DATA (CONTINUED)

### ➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

### ➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

*This evaluation includes:*

- System hardware and software
- Organization and administration
- Access

## Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	<b>Jim Hartley</b>			√	<b>250-300</b>
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	<b>Mark Barnes</b>		√	√	<b>800</b>
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	<b>Jim Hartley</b>	√	√	√	<b>600</b>
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	<b>Jim Hartley</b>			√	<b>100</b>
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	<b>Jay McBee</b>				<b>60</b>
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	<b>Jay McBee</b>				<b>60</b>
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	<b>Jim Hartley</b>			√	<b>350</b>
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>

## TECHNICAL APPROACH

### **a. *An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:
  - a. Rules of the Auditor General for form and content of governmental audits
  - b. Regulations of the State Department of Banking and Finance
  - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1<sup>st</sup> of the following year. In order to ensure this we will perform interim internal control testing as required by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 30<sup>th</sup>. Follow up review will be completed as necessary.

**b. A Tentative Schedule for Performing the Key phases of the Audit**

<b>Audit Phase and Tasks</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>	<b>Jan.</b>	<b>Feb.</b>	<b>Mar.</b>	<b>Apr.</b>
<b><i>I. Planning Phase:</i></b>							
Meetings and discussions with Ranches at Lake Mcleod Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<b><i>II. Detailed Audit Phase:</i></b>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<b><i>III. Closing Phase:</i></b>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<b><i>IV. Reporting Phase:</i></b>							
Review or assist in preparation of financial statement for Ranches at Lake Mcleod Community Development District							
Prepare management letter and other special reports							
Exit conference with Ranches at Lake Mcleod Community Development District officials and management							
Delivery of final reports							



**b. SPECIFIC AUDIT APPROACH**

**Our partners are not strangers who show up for an entrance conference and an exit conference.** We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

**Planning Phase**

**Meetings and Expectations:**

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Ranches at Lake Mcleod Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

## **Review Operations and Develop Engagement Plan**

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

## **Study and Evaluate Internal Control**

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

## **Conduct Preliminary Analytical Review**

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

## Detailed Audit Phase

### **Conduct Final Risk Assessment and Prepare Audit Programs**

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

### **Perform Substantive Tests of Account Balances**

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

### **Perform Single Audit Procedures (if applicable)**

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

## **Perform Statutory Compliance Testing**

We have developed audit programs for Ranches at Lake Meleod Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

### **Closing Phase**

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

### **Reporting Phase**

#### **Financial Statement Preparation**

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

#### **Management Letters**

*We want to help you solve problems before they become major.*

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

#### **Exit Conferences and Delivery of Reports**

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

**PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS**

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Ranches at Lake Mcleod Community Development District for the five years as follows:

September 30, 2024	\$3,950
September 30, 2025	\$4,200
September 30, 2026	\$ 4,350
September 30, 2027	\$ 4,500
September 30, 2028	\$ 4,650

In years of new debt issuance fees may be adjusted based on review with management.

# SECTION C



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

## **RANCHES AT LAKE MCLEOD**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: June 17, 2024  
5:00PM

**Submitted to:**

Ranches at Lake McLeod  
Community Development District  
c/o District Manager  
219 East Livingston Street  
Orlando, Florida 32801

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

June 17, 2024

Ranches at Lake McLeod Community Development District  
c/o District Manager  
219 East Livingston Street  
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Ranches at Lake McLeod Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

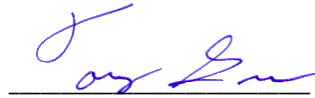
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



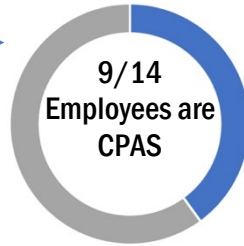
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



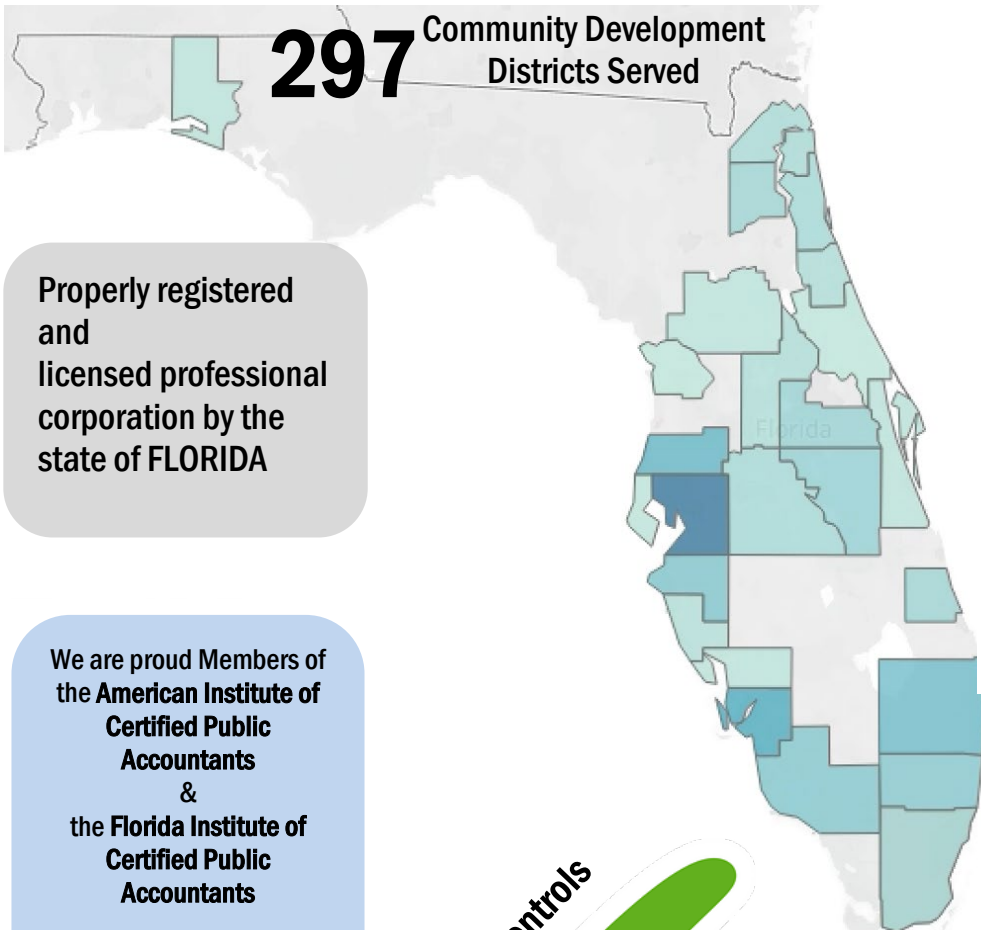
**3** Partners  
**11** Professional Staff  
**2** Administrative Professionals



# 2005

Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

**Quality Controls**

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

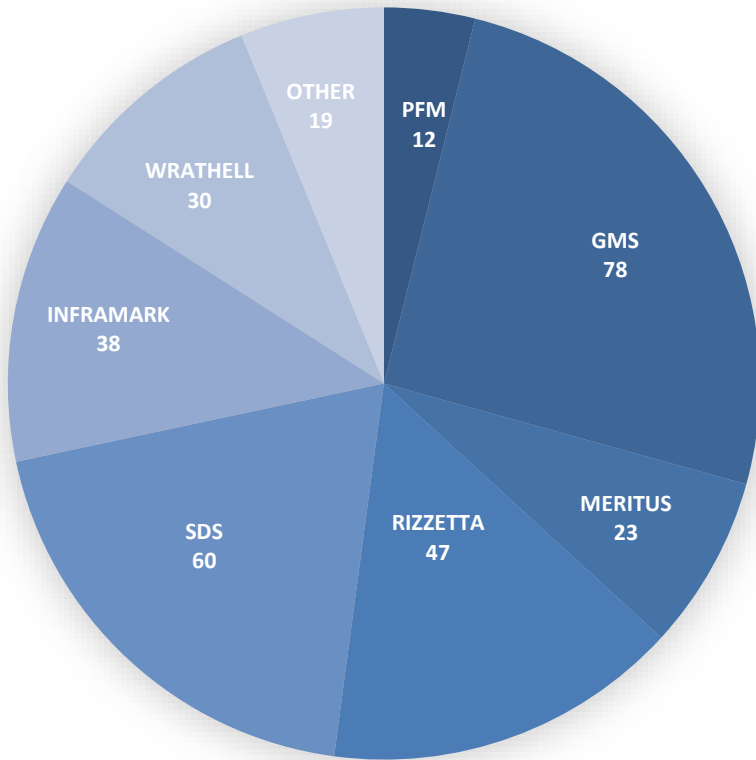
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | [www.ficpa.org](http://www.ficpa.org)

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

## YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.





# Antonio 'Tony' J. Grau, CPA

## Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

### Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

### Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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### Clients Served (partial list)

(>300) Various Special Districts, including:

- |  |  |
|--|--|
| Bayside Improvement Community Development District   | St. Lucie West Services District                 |
| Dunes Community Development District                 | Ave Maria Stewardship Community District         |
| Fishhawk Community Development District (I,II,IV)    | Rivers Edge II Community Development District    |
| Grand Bay at Doral Community Development District    | Bartram Park Community Development District      |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
|  |  |
| Boca Raton Airport Authority                         |  |
| Greater Naples Fire Rescue District                  |  |
| Key Largo Wastewater Treatment District              |  |
| Lake Worth Drainage District                         |  |
| South Indian River Water Control                     |  |

### Professional Associations/Memberships

American Institute of Certified Public Accountants    Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants    Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

### Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
 Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

**Certifications and Certificates**

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

**Professional Associations**

*Member, American Institute of Certified Public Accountants*  
*Member, Florida Institute of Certified Public Accountants*  
*Member, Florida Government Finance Officers Association*  
*Member, Florida Association of Special Districts*

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

## Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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## Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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## Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

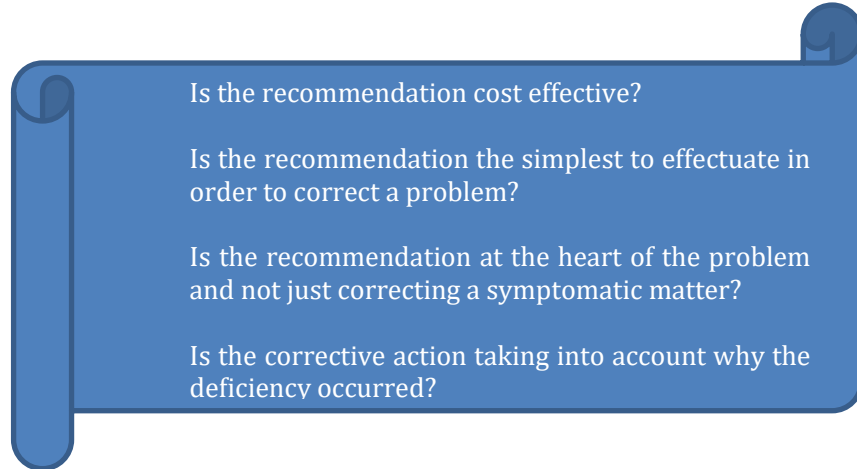
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.



# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,800
2025	\$3,900
2026	\$4,000
2027	\$4,100
2028	<u>\$4,200</u>
<b>TOTAL (2024-2028)</b>	<b><u>\$20,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
<b>TOTAL</b>	<b>333</b>	<b>5</b>	<b>3</b>	<b>328</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing Ranches at Lake McLeod Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

**Ranches at Lake McLeod CDD Auditor Selection**

	<b>Ability of Personnel (20 pts)</b>	<b>Proposer's Experience (20 pts)</b>	<b>Understanding of Scope of Work (20 pts)</b>	<b>Ability to Furnish the Required Services (20 pts)</b>	<b>Price (20 pts)</b>	<b>Total Points Earned</b>	<b>Ranking (1 being highest)</b>
<b>Carr, Riggs &amp; Ingram</b>					2024- \$8,500 2025- \$9,000 2026- \$9,500 2027- \$10,000 2028- \$10,500		
<b>DiBartolomeo, McBee, Hartley &amp; Barnes</b>					2024- \$3,950 2025- \$4,200 2026- \$4,350 2027- \$4,500 2028- \$4,650		
<b>Grau &amp; Associates</b>					2024- \$3,800 2025- \$3,900 2026- \$4,000 2027- \$4,100 2028- \$4,200		

Board of  
Supervisors  
Meeting

# SECTION III



# SECTION A

**From:** Nicole Henley  
**Date:** May 17, 2024 at 9:58:59 AM EDT  
**Subject:** CDD Resignation

Good Morning, Adam,

I would like to resign from my position on the CDD boards for Knightsbridge CDD & Ranches at Lake McLeod CDD.

Thank you!

# 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 August 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, **May 14, 2024** 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	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Rick Welch <i>by Zoom</i>	District Engineer, Connelly & Wicker
Nika Hosseini <i>by Zoom</i>	District Counsel, Cobb Cole
Allen Bailey	Field Services, GMS
Kayla Word	Lennar
Michelle Dudley	Lennar

*The following is a summary of the discussions and actions taken at the May 14, 2024 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 10:12 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**

**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**

Ms. Adams stated they have yet to receive a letter of resignation from Pat Quaranta. They have received verbal confirmation that he has resigned, and staff has reached out multiple times and have not received any correspondence in return. Mr. Morgan noted that he will petition the governor in order to have him removed from all CDD Boards. This item will be deferred until further notice.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 13, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 13, 2024 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the February 13, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Adams presented the resolution and suggested the date for the public hearing to be August 13, 2024 which is the regularly scheduled meeting in August. Ms. Adams summarized the budget for the Board which was provided in the agenda package. The total number of assessable units for this project is 1,055 units and the anticipated number of units that will be ready for the District to maintain in the upcoming fiscal year has been confirmed by the project manager. She went over administrative and field management expenses for the Fiscal Year and a capital reserve transfer. She highlighted the gross assessment amount per unit at \$553.89 and net

amount at \$515.12. She is suggesting a notice to be sent to property owners with the proposed budget showing an increase of capital reserves in order to get the gross assessment per unit to \$947.78 for noticing proposes but when it comes to the actual budget adoption they anticipate lowering the assessment amount.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 22024/2025 Budget (Suggested Date: August 13, 2024) and Setting the Public Hearing on the Adoption of Fiscal Year 2024/2025 Budget, was approved as amended.

**SIXTH ORDER OF BUSINESS**

**Ratification of Audit Services Engagement Letter with Carr, Riggs & Ingram for Fiscal Year 2023 Audit**

Ms. Adams stated the fee imposed for these services is \$4,000 and this is a time sensitive matter as the audit is due by June 30<sup>th</sup> each calendar year. Because of the time sensitivity, this item has already been approved and engaged by staff and they are just looking for a motion to ratify that action.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Audit Services Engagement Letter with Carr, Riggs & Ingram for Fiscal Year 2023 Audit, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

Ms. Adams suggested that the Board of Supervisors appoint themselves as the audit committee and asked for a motion to approve that decision.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Appointment of Audit Committee was approved, was approved.

**EIGHTH ORDER OF BUISNESS**

**Staff Reports**

**A. Attorney**

Ms. Hosseini had nothing further for the Board.



**B. Engineer**

Mr. Welch stated that there was nothing new for the Board but offered to answer any questions. There being none, the next item followed.

**C. Field Manager's Report**

Mr. Bailey presented the field manager's report and summarized it for the Board. The Board discussed getting the well up and operational as soon as possible and they would like staff to keep close attention to it. Mr. Bailey answered a few questions for the Board. He will also bring back quotes for dog waste stations and quotes for the emptying of those.

**i. Consideration of Landscape Maintenance Services Addendum from Frank Polly Sod & Landscape to Add East Phase to Landscape Contract**

Mr. Bailey presented an addendum to for Frank Polly to bring on the whole territory at \$4,500 per month and he provided a map for that included area.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Landscape Maintenance Services Addendum from Frank Polly Sod & Landscape Contract, was approved.

**D. District Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register which is included in the agenda package for review. The total is \$52,075.47 from October 1, 2023 through December 5, 2023. She offered to answer any questions for the Board. Hearing none, she asked for a motion of approval.

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. Adams stated the financial statements are included in the agenda package for review. No action is required from the Board and this item is for informational purposes.

**iii. Presentation of Number of Registered Voters – 82**

Ms. Adams stated that they are required to report the number of registered voters withing the District as of April 15, 2024. That number is 82.

**E. Project Development Update**

**i. Status of Property Conveyance**

**a) Discussion Regarding Open Space Conveyance**

**ii. Status of Permit Transfers**

Ms. Hosseini noted that they have certification and completion document that she believes is good enough to convey. They will draft a deed of dedication for two open space tracts and that paperwork is in process.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

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 audit committee meeting of the Ranches at Lake McLeod Community Development District was held on Tuesday, **May 14, 2024** at 10:30 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  
Rob Bonin  
Brent Kewley

Also present were:

Tricia Adams  
Rick Welch *by Zoom*  
Nika Hosseini *by Zoom*  
Allen Bailey  
Kayla Word  
Michelle Dudley

*The following is a summary of the discussions and actions taken at the May 14, 2024 Ranches at Lake McLeod Community Development District's Audit Committee meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:30 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**

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

**THIRD ORDER OF BUSINESS**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Ms. Adams presented the audit services criteria that can be found in the agenda package. The Board is required to undergo an annual independent audit and this would be for audit services starting with Fiscal Year 2024. The Board can approve entering into an agreement for up to five years with the approval of request for proposals and selection criteria along with the notice of opportunity to provide audit services. She then stated that they can take one motion of approval as presented in the agenda package.

**B. Approval of Notice of Request for Proposals for Audit Services**

**C. Public Announcement of Opportunity to Provide Audit Services**

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Request for Proposals and Selection Criteria and Notice of Request for Proposals for Audit Services, were approved

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

# SECTION VI

# SECTION A

# SECTION 1

## RESOLUTION 2024-06

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Ranches at Lake McLeod Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

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

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Ranches at Lake McLeod Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2023)	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.**

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget for Fiscal Year 2025

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

***Proposed Budget***  
***FY2025***



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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - On Roll	\$ 358,744	\$ 360,260	\$ -	\$ 360,260	\$ 623,453
Assessments - Direct	\$ 81,950	\$ 81,950	\$ -	\$ 81,950	\$ 13,441
Developer Contributions	\$ -	\$ 8,518	\$ -	\$ 8,518	\$ -
<b>Total Revenues</b>	<b>\$ 440,694</b>	<b>\$ 450,728</b>	<b>\$ -</b>	<b>\$ 450,728</b>	<b>\$ 636,894</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 230	\$ 551	\$ 918
Engineering	\$ 15,000	\$ 2,735	\$ 3,000	\$ 5,735	\$ 15,000
Attorney	\$ 15,000	\$ 2,859	\$ 3,000	\$ 5,859	\$ 15,000
Annual Audit	\$ 5,000	\$ 8,500	\$ -	\$ 8,500	\$ 5,000
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage Rebate	\$ 500	\$ -	\$ 500	\$ 500	\$ 900
Dissemination Agent	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 6,000
Trustee Fees	\$ 4,020	\$ -	\$ 4,020	\$ 4,020	\$ 4,020
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 405	\$ 300	\$ 705	\$ 1,000
Insurance	\$ 6,181	\$ 5,590	\$ -	\$ 5,590	\$ 6,181
Copies	\$ 500	\$ 9	\$ 9	\$ 18	\$ 500
Legal Advertising	\$ 7,500	\$ 1,825	\$ 5,500	\$ 7,325	\$ 7,500
Other Current Charges	\$ 2,500	\$ 279	\$ 120	\$ 399	\$ 2,500
Office Supplies	\$ 500	\$ 17	\$ 15	\$ 32	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b><i>Subtotal Administrative</i></b>	<b>\$ 125,294</b>	<b>\$ 69,415</b>	<b>\$ 31,694</b>	<b>\$ 101,109</b>	<b>\$ 129,194</b>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 3,522	\$ -	\$ 3,522	\$ 5,000
Field Management	\$ 7,500	\$ 5,625	\$ 1,875	\$ 7,500	\$ 10,000
Landscape Maintenance	\$ 95,000	\$ 53,450	\$ 22,500	\$ 75,950	\$ 203,400
Landscape Replacement	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 1,250	\$ 375	\$ 1,625	\$ 16,800
Streetlights	\$ 48,600	\$ 27,716	\$ 15,300	\$ 43,016	\$ 80,000
Electric	\$ 5,000	\$ 2,420	\$ 300	\$ 2,720	\$ 15,000
Water & Sewer	\$ 5,000	\$ 17,145	\$ 10,800	\$ 27,945	\$ 45,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
<b>Subtotal Field Expenditures</b>	<b>\$ 265,400</b>	<b>\$ 111,128</b>	<b>\$ 51,150</b>	<b>\$ 162,278</b>	<b>\$ 457,700</b>
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 265,400</b>	<b>\$ 111,128</b>	<b>\$ 51,150</b>	<b>\$ 162,278</b>	<b>\$ 457,700</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b><u>Total Other Expenses</u></b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 440,694</b>	<b>\$ 180,543</b>	<b>\$ 132,844</b>	<b>\$ 313,387</b>	<b>\$ 636,894</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 270,184</b>	<b>\$ (132,844)</b>	<b>\$ 137,341</b>	<b>\$ -</b>

Net Assessments	\$623,453
Add: Discounts & Collections 7%	\$46,927
<b>Gross Assessments</b>	<b>\$670,380</b>

Assessable Units	1055
Gross Per Unit Assessment	\$635.43
Net Per Unit Assessment	\$590.95

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### **Revenues:**

##### Assessments

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

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#### **Expenditures:**

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

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting to each Supervisor for the time devoted to District business and meetings.

##### FICA Expense

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Administration

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

##### Arbitrage Rebate

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

# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Dissemination Agent

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

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

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

#### Copies

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

#### Legal Advertising

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



# Ranches at Lake McLeod Community Development District General Fund Budget

## Other Current Charges

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

## Office Supplies

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

## Dues, Licenses & Subscriptions

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

## **Operations & Maintenance:**

### **Field Expenditures**

#### Property Insurance

The District's estimated property insurance coverage.

#### Field Management

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

#### Landscape Maintenance

Represents the maintenance of the landscaping within the following phases of the District after the installation of landscape material has been completed.

North	\$78,000
East	\$54,000
Central	\$71,400
Total	\$203,400

#### Landscape Replacement

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

#### Lake Maintenance

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

#### Streetlights

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

#### Electric

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

Represents estimated electric charges of common areas throughout the District.

#### Water & Sewer

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

#### Irrigation Repairs

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

#### Sidewalk & Asphalt Maintenance

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

#### General Repairs & Maintenance

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

#### Holiday Decorations

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

#### Contingency

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

#### **Other Expenditures:**

#### Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 382,769	\$ 384,387	\$ -	\$ 384,387	\$ 382,769
Interest	\$ -	\$ 12,472	\$ 6,300	\$ 18,772	\$ -
Carry Forward Surplus	\$ 140,260	\$ 141,049	\$ -	\$ 141,049	\$ 173,774
<b>Total Revenues</b>	<b>\$ 523,029</b>	<b>\$ 537,908</b>	<b>\$ 6,300</b>	<b>\$ 544,208</b>	<b>\$ 556,543</b>
<b>Expenditures</b>					
Interest - 12/15	\$ 140,260	\$ 140,260	\$ -	\$ 140,260	\$ 148,428
Prinicipal - 6/15	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ 85,000
Interest - 6/15	\$ 150,278	\$ 150,278	\$ -	\$ 150,278	\$ 148,428
<b>Total Expenditures</b>	<b>\$ 370,538</b>	<b>\$ 370,538</b>	<b>\$ -</b>	<b>\$ 370,538</b>	<b>\$ 381,856</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$ -	\$ 104	\$ -	\$ 104	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 104</b>	<b>\$ -</b>	<b>\$ 104</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 152,491</b>	<b>\$ 167,474</b>	<b>\$ 6,300</b>	<b>\$ 173,774</b>	<b>\$ 174,687</b>

Interest Expense 12/15/25	\$ 146,463
<b>Total</b>	<b>\$ 146,463</b>

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

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

**AMORTIZATION SCHEDULE**

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

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

**AMORTIZATION SCHEDULE**

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

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 100,000</b>

# SECTION B

# SECTION 1



## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A**; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

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

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

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

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

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

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

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

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.**

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget for Fiscal Year 2025

**Exhibit B:** Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

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

***Proposed Budget***  
***FY2025***



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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - On Roll	\$ 358,744	\$ 360,260	\$ -	\$ 360,260	\$ 623,453
Assessments - Direct	\$ 81,950	\$ 81,950	\$ -	\$ 81,950	\$ 13,441
Developer Contributions	\$ -	\$ 8,518	\$ -	\$ 8,518	\$ -
<b>Total Revenues</b>	<b>\$ 440,694</b>	<b>\$ 450,728</b>	<b>\$ -</b>	<b>\$ 450,728</b>	<b>\$ 636,894</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 230	\$ 551	\$ 918
Engineering	\$ 15,000	\$ 2,735	\$ 3,000	\$ 5,735	\$ 15,000
Attorney	\$ 15,000	\$ 2,859	\$ 3,000	\$ 5,859	\$ 15,000
Annual Audit	\$ 5,000	\$ 8,500	\$ -	\$ 8,500	\$ 5,000
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage Rebate	\$ 500	\$ -	\$ 500	\$ 500	\$ 900
Dissemination Agent	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 6,000
Trustee Fees	\$ 4,020	\$ -	\$ 4,020	\$ 4,020	\$ 4,020
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 405	\$ 300	\$ 705	\$ 1,000
Insurance	\$ 6,181	\$ 5,590	\$ -	\$ 5,590	\$ 6,181
Copies	\$ 500	\$ 9	\$ 9	\$ 18	\$ 500
Legal Advertising	\$ 7,500	\$ 1,825	\$ 5,500	\$ 7,325	\$ 7,500
Other Current Charges	\$ 2,500	\$ 279	\$ 120	\$ 399	\$ 2,500
Office Supplies	\$ 500	\$ 17	\$ 15	\$ 32	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b><i>Subtotal Administrative</i></b>	<b>\$ 125,294</b>	<b>\$ 69,415</b>	<b>\$ 31,694</b>	<b>\$ 101,109</b>	<b>\$ 129,194</b>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 3,522	\$ -	\$ 3,522	\$ 5,000
Field Management	\$ 7,500	\$ 5,625	\$ 1,875	\$ 7,500	\$ 10,000
Landscape Maintenance	\$ 95,000	\$ 53,450	\$ 22,500	\$ 75,950	\$ 203,400
Landscape Replacement	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 1,250	\$ 375	\$ 1,625	\$ 16,800
Streetlights	\$ 48,600	\$ 27,716	\$ 15,300	\$ 43,016	\$ 80,000
Electric	\$ 5,000	\$ 2,420	\$ 300	\$ 2,720	\$ 15,000
Water & Sewer	\$ 5,000	\$ 17,145	\$ 10,800	\$ 27,945	\$ 45,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
<b>Subtotal Field Expenditures</b>	<b>\$ 265,400</b>	<b>\$ 111,128</b>	<b>\$ 51,150</b>	<b>\$ 162,278</b>	<b>\$ 457,700</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,400</b>	<b>\$ 111,128</b>	<b>\$ 51,150</b>	<b>\$ 162,278</b>	<b>\$ 457,700</b>
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Other Expenses</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 440,694</b>	<b>\$ 180,543</b>	<b>\$ 132,844</b>	<b>\$ 313,387</b>	<b>\$ 636,894</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 270,184</b>	<b>\$ (132,844)</b>	<b>\$ 137,341</b>	<b>\$ -</b>

Net Assessments	\$623,453
Add: Discounts & Collections 7%	\$46,927
<b>Gross Assessments</b>	<b>\$670,380</b>

Assessable Units 1055

Gross Per Unit Assessment \$635.43

Net Per Unit Assessment \$590.95



# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### **Revenues:**

##### Assessments

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

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#### **Expenditures:**

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

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting to each Supervisor for the time devoted to District business and meetings.

##### FICA Expense

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Administration

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

##### Arbitrage Rebate

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

# **Ranches at Lake McLeod**

## **Community Development District**

### **General Fund Budget**

#### Dissemination Agent

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

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

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

#### Copies

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

#### Legal Advertising

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

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

#### Other Current Charges

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

#### Office Supplies

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

#### Dues, Licenses & Subscriptions

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

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

##### **Field Expenditures**

#### Property Insurance

The District's estimated property insurance coverage.

#### Field Management

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

#### Landscape Maintenance

Represents the maintenance of the landscaping within the following phases of the District after the installation of landscape material has been completed.

North	\$78,000
East	\$54,000
Central	\$71,400
Total	\$203,400

#### Landscape Replacement

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

#### Lake Maintenance

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

#### Streetlights

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

#### Electric

# Ranches at Lake McLeod

## Community Development District

### General Fund Budget

Represents estimated electric charges of common areas throughout the District.

#### Water & Sewer

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

#### Irrigation Repairs

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

#### Sidewalk & Asphalt Maintenance

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

#### General Repairs & Maintenance

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

#### Holiday Decorations

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

#### Contingency

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

#### **Other Expenditures:**

#### Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 382,769	\$ 384,387	\$ -	\$ 384,387	\$ 382,769
Interest	\$ -	\$ 12,472	\$ 6,300	\$ 18,772	\$ -
Carry Forward Surplus	\$ 140,260	\$ 141,049	\$ -	\$ 141,049	\$ 173,774
<b>Total Revenues</b>	<b>\$ 523,029</b>	<b>\$ 537,908</b>	<b>\$ 6,300</b>	<b>\$ 544,208</b>	<b>\$ 556,543</b>
<b>Expenditures</b>					
Interest - 12/15	\$ 140,260	\$ 140,260	\$ -	\$ 140,260	\$ 148,428
Prinicipal - 6/15	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ 85,000
Interest - 6/15	\$ 150,278	\$ 150,278	\$ -	\$ 150,278	\$ 148,428
<b>Total Expenditures</b>	<b>\$ 370,538</b>	<b>\$ 370,538</b>	<b>\$ -</b>	<b>\$ 370,538</b>	<b>\$ 381,856</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$ -	\$ 104	\$ -	\$ 104	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 104</b>	<b>\$ -</b>	<b>\$ 104</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 152,491</b>	<b>\$ 167,474</b>	<b>\$ 6,300</b>	<b>\$ 173,774</b>	<b>\$ 174,687</b>

Interest Expense 12/15/25	\$ 146,463
<b>Total</b>	<b>\$ 146,463</b>

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

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

**AMORTIZATION SCHEDULE**

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

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

**AMORTIZATION SCHEDULE**

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

**Ranches at Lake McLeod**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 100,000</b>



<b>Ranches At Lake McLeod CDD</b> <b>FY 25 Assessment Roll</b>
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PARCEL ID	Units	Type	O&M	Debt	Total
26291800000042010					
262918689953000010	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000020	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000030	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000040	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000050	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000060	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000070	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000080	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000090	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000110	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000120	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000130	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000140	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000150	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000160	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000170	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000180	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000190	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000200	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000210	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000220	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000230	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000240	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000250	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000260	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000270	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000280	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000290	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000300	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000320	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000330	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000350	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000360	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000370	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000380	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000390	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000400	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000410	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000420	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000430	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000440	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000450	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000460	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000470	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000480	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000490	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000500	1	40	\$947.78	\$890.77	\$1,838.55

PARCEL ID	Units	Type	O&M	Debt	Total
262918689953000510	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000520	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000530	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000540	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000550	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000560	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000570	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000580	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000590	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000600	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000610	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000620	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000650	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000660	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000670	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000680	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000690	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000700	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000710	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000720	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000730	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000740	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000750	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000760	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000770	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000780	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000790	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000800	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000810	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000820	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000830	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000840	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000850	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000860	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000870	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000880	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000890	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000900	1	40	\$947.78	\$890.77	\$1,838.55
262918689953000910	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000920	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000930	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000940	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000970	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000980	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953000990	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001000	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001010	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001020	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001030	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001040	1	50	\$947.78	\$1,114.76	\$2,062.54

PARCEL ID	Units	Type	O&M	Debt	Total
262918689953001050	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001080	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001090	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001110	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001120	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001130	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001140	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001150	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001160	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001170	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001180	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001190	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001200	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001210	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001220	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001230	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001240	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001250	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001260	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001270	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001280	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001290	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001300	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001320	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001330	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001350	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001360	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689953001370	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001380	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001390	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001400	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001410	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001420	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001430	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001440	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001450	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001460	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001470	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001480	1	40	\$947.78	\$890.77	\$1,838.55
262918689953001490					
262918689953001500					
262918689953001510					
262918689953001520					
262918689953001530					
262918689953001540					
262918689953001550					
262918689953001560					
262918689953001570					
262918689954001490	1	50	\$947.78	\$1,114.76	\$2,062.54



PARCEL ID	Units	Type	O&M	Debt	Total
262918689954002040	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002050	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002080	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002090	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002100	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002110	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002120	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002130	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002140	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002150	1	60	\$947.78	\$1,336.67	\$2,284.45
262918689954002160	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002170	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002180	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002190	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002200	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002210	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002220	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002230	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002240	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002250	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002260	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002270	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002280	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002290	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002300	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002310	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002320	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002330	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002350	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002360	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002370	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002380	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002390	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002400	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002410	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002420	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002430	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002440	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002450	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002460	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002470	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002480	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002490	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002500	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002510	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002520	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002530	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002540	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002550	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002560	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002570	1	40	\$947.78	\$890.77	\$1,838.55

PARCEL ID	Units	Type	O&M	Debt	Total
262918689954002580	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002590	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002600	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002610	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002620	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002650	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002660	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002670	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002680	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002690	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002700	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002710	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002720	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002730	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002740	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002750	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002760	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002770	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002780	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002790	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002800	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002810	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002820	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002830	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002840	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002850	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002860	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002870	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002880	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002890	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002900	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002910	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002920	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002930	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002940	1	40	\$947.78	\$890.77	\$1,838.55
262918689954002950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002970	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002980	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954002990	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003000	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003010	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003020	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003030	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003040	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003050	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003060	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003070	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003080	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003090	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003100	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003110	1	50	\$947.78	\$1,114.76	\$2,062.54

PARCEL ID	Units	Type	O&M	Debt	Total
262918689954003120	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003130	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003140	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003150	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003160	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003170	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003180	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003190	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003200	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003210	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003220	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003230	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003240	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003250	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003260	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003270	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003280	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003290	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003300	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003310	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003320	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003330	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003340	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003350	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003360	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003370	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003380	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003390	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003400	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003410	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003420	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003430	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003440	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003450	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003460	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003470	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003480	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003490	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003500	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003510	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003520	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003530	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003540	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003550	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003560	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003570	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003580	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003590	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003600	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003610	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003620	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003630	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003640	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003650	1	50	\$947.78	\$1,114.76	\$2,062.54

PARCEL ID	Units	Type	O&M	Debt	Total
262918689954003660	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003670	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003680	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003690	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003700	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003710	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003720	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003730	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003740	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003750	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003760	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003770	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003780	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003790	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003800	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003810	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003820	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003830	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003840	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003850	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003860	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003870	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003880	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003890	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003900	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003910	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003920	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003930	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003940	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003950	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003960	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954003970	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003980	1	40	\$947.78	\$890.77	\$1,838.55
262918689954003990	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004000	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004010	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004020	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004030	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004040	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004050	1	40	\$947.78	\$890.77	\$1,838.55
262918689954004060	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954004070	1	50	\$947.78	\$1,114.76	\$2,062.54
262918689954004080					
262918689954004090					
262918689954004100					
262918689954004110					
262918689954004120					
262918689954004130					
262918689954004140					
262918689954004150					
262918689955004080	1	30	\$947.78	\$0.00	\$947.78
262918689955004090	1	30	\$947.78	\$0.00	\$947.78
262918689955004100	1	30	\$947.78	\$0.00	\$947.78
262918689955004110	1	40	\$947.78	\$0.00	\$947.78





PARCEL ID	Units	Type	O&M	Debt	Total
262918689955004660	1	40	\$947.78	\$0.00	\$947.78
262918689955004670	1	40	\$947.78	\$0.00	\$947.78
262918689955004680	1	40	\$947.78	\$0.00	\$947.78
262918689955004690	1	50	\$947.78	\$0.00	\$947.78
262918689955004700	1	50	\$947.78	\$0.00	\$947.78
262918689955004710	1	40	\$947.78	\$0.00	\$947.78
262918689955004720	1	40	\$947.78	\$0.00	\$947.78
262918689955004730	1	40	\$947.78	\$0.00	\$947.78
262918689955004740	1	50	\$947.78	\$0.00	\$947.78
262918689955004750	1	50	\$947.78	\$0.00	\$947.78
262918689955004760	1	50	\$947.78	\$0.00	\$947.78
262918689955004770	1	50	\$947.78	\$0.00	\$947.78
262918689955004780	1	30	\$947.78	\$0.00	\$947.78
262918689955004790	1	30	\$947.78	\$0.00	\$947.78
262918689955004800	1	30	\$947.78	\$0.00	\$947.78
262918689955004810	1	30	\$947.78	\$0.00	\$947.78
262918689955004820	1	30	\$947.78	\$0.00	\$947.78
262918689955004830	1	30	\$947.78	\$0.00	\$947.78
262918689955004840	1	30	\$947.78	\$0.00	\$947.78
262918689955004850	1	40	\$947.78	\$0.00	\$947.78
262918689955004860	1	40	\$947.78	\$0.00	\$947.78
262918689955004870	1	40	\$947.78	\$0.00	\$947.78
262918689955004880	1	40	\$947.78	\$0.00	\$947.78
262918689955004890	1	40	\$947.78	\$0.00	\$947.78
262918689955004900	1	40	\$947.78	\$0.00	\$947.78
262918689955004910	1	40	\$947.78	\$0.00	\$947.78
262918689955004920	1	40	\$947.78	\$0.00	\$947.78
262918689955004930	1	40	\$947.78	\$0.00	\$947.78
262918689955004940	1	40	\$947.78	\$0.00	\$947.78
262918689955004950	1	40	\$947.78	\$0.00	\$947.78
262918689955004960	1	40	\$947.78	\$0.00	\$947.78
262918689955004970	1	40	\$947.78	\$0.00	\$947.78
262918689955004980	1	40	\$947.78	\$0.00	\$947.78
262918689955004990	1	40	\$947.78	\$0.00	\$947.78
262918689955005000	1	40	\$947.78	\$0.00	\$947.78
262918689955005010	1	40	\$947.78	\$0.00	\$947.78
262918689955005020	1	40	\$947.78	\$0.00	\$947.78
262918689955005030	1	40	\$947.78	\$0.00	\$947.78
262918689955005040	1	40	\$947.78	\$0.00	\$947.78
262918689955005050	1	40	\$947.78	\$0.00	\$947.78
262918689955005060	1	40	\$947.78	\$0.00	\$947.78
262918689955005070	1	40	\$947.78	\$0.00	\$947.78
262918689955005080	1	40	\$947.78	\$0.00	\$947.78
262918689955005090	1	40	\$947.78	\$0.00	\$947.78
262918689955005100	1	40	\$947.78	\$0.00	\$947.78
262918689955005110	1	40	\$947.78	\$0.00	\$947.78
262918689955005120	1	40	\$947.78	\$0.00	\$947.78
262918689955005130	1	40	\$947.78	\$0.00	\$947.78
262918689955005140	1	50	\$947.78	\$0.00	\$947.78
262918689955005150	1	50	\$947.78	\$0.00	\$947.78
262918689955005160	1	40	\$947.78	\$0.00	\$947.78
262918689955005170	1	30	\$947.78	\$0.00	\$947.78
262918689955005180	1	30	\$947.78	\$0.00	\$947.78
262918689955005190	1	40	\$947.78	\$0.00	\$947.78





<b>PARCEL ID</b>	<b>Units</b>	<b>Type</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262918689955006280	1	30	\$947.78	\$0.00	\$947.78
262918689955006290	1	40	\$947.78	\$0.00	\$947.78
262918689955006300	1	40	\$947.78	\$0.00	\$947.78
262918689955006310	1	40	\$947.78	\$0.00	\$947.78
262918689955006320	1	40	\$947.78	\$0.00	\$947.78
262918689955006330	1	40	\$947.78	\$0.00	\$947.78
262918689955006340	1	40	\$947.78	\$0.00	\$947.78
262918689955006350	1	40	\$947.78	\$0.00	\$947.78
262918689955006360	1	40	\$947.78	\$0.00	\$947.78
262918689955006370	1	40	\$947.78	\$0.00	\$947.78
262918689955006380	1	40	\$947.78	\$0.00	\$947.78
262918689955006390	1	40	\$947.78	\$0.00	\$947.78
262918689955006400	1	30	\$947.78	\$0.00	\$947.78
262918689955006410	1	30	\$947.78	\$0.00	\$947.78
262918689955006420	1	30	\$947.78	\$0.00	\$947.78
262918689955006430	1	30	\$947.78	\$0.00	\$947.78
262918689955006440	1	30	\$947.78	\$0.00	\$947.78
262918689955006450	1	30	\$947.78	\$0.00	\$947.78
262918689955006460	1	30	\$947.78	\$0.00	\$947.78
262918689955006470	1	30	\$947.78	\$0.00	\$947.78
262918689955006480	1	30	\$947.78	\$0.00	\$947.78
262918689955006490	1	30	\$947.78	\$0.00	\$947.78
262918689955006500	1	30	\$947.78	\$0.00	\$947.78
262918689955006510	1	30	\$947.78	\$0.00	\$947.78
262918689955006520	1	30	\$947.78	\$0.00	\$947.78
262918689955006530					
262918689955006540					
262918689955006550					
262918689955006560					
262918689955006570					
262918689955006580					
262918689955006590					
262918689955006600					
262918689955006610					
262918689955006621					
262918689955006622					
262918689955006630					
<b>Total Gross Onroll</b>	<b>652</b>		<b>\$617,952.56</b>	<b>\$411,580.56</b>	<b>\$1,029,533.12</b>
<b>Total Net Onroll</b>			<b>\$574,695.88</b>	<b>\$382,769.92</b>	<b>\$957,465.80</b>
<b>Direct Billing</b>	<b>Acres</b>				
262918689955006630	22.32		\$68,330.53	\$0.00	\$68,330.53
262918689955006530	102.44		\$313,624.81	\$0.00	\$313,624.81
<b>Total Direct Gross</b>	<b>124.76</b>		<b>\$381,955.34</b>	<b>\$0.00</b>	<b>\$381,955.34</b>
<b>Total Direct Net</b>			<b>\$355,218.47</b>	<b>\$0.00</b>	<b>\$355,218.47</b>
<b>Total Gross Assessments</b>			<b>\$999,907.90</b>	<b>\$411,580.56</b>	<b>\$1,411,488.46</b>
<b>Total Net Assessments</b>			<b>\$929,914.35</b>	<b>\$382,769.92</b>	<b>\$1,312,684.27</b>

# SECTION VII

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“Fiscal Year 2024/2025”), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 13th day of August, 2024.

ATTEST:

**RANCHES AT LAKE MCLEOD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of Ranches at Lake McLeod Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at 10:00 AM on the 2<sup>nd</sup> Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

**October 8, 2024**  
**November 12, 2024**  
**December 10, 2024**  
**January 14, 2025**  
**February 11, 2025**  
**March 11, 2025**  
**April 8, 2025**  
**May 13, 2025**  
**June 10, 2025**  
**July 8, 2025**  
**August 12, 2025**  
**September 9, 2025**

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

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

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



# SECTION VIII



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 13, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Ranches at Lake McLeod Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Ranches at Lake McLeod Community Development District

District Manager: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Ranches at Lake McLeod Community Development District

# SECTION IX



**Ranches at Lake McLeod Community  
Development District**

**FINANCIAL STATEMENTS**

**September 30, 2023**





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

## **INDEPENDENT AUDITOR'S REPORT**

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

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, 2023, 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, 2023, 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 Auditor's 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.

## **Auditor's 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 - 8 and 23 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 June 26, 2024, 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, LLC

Miramar Beach, Florida  
June 26, 2024

## **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, 2023. Please read it in conjunction with the District's financial statements, which begin on page 9.

### FINANCIAL HIGHLIGHTS

- At September 30, 2023, the assets of the District exceeded its liabilities by approximately \$6 million.
- During the year ended September 30, 2023, the District issued Series 2023 Special Assessment Revenue bonds totaling \$5,665,000 and constructed infrastructure totaling approximately \$5.2 million. In addition, the developer contributed infrastructure assets totaling approximately \$6.2 million.

### 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 9 – 10 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 11. 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 11 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>	<b>2023</b>	<b>2022</b>	<b>Change</b>
<b>Assets</b>			
Current and other assets	\$ 5,528,255	41,007	\$ 5,487,248
Capital assets	11,430,526	-	11,430,526
<b>Total assets</b>	<b>16,958,781</b>	<b>41,007</b>	<b>16,917,774</b>
<b>Liabilities</b>			
Current liabilities	\$ 5,400,307	\$ 46,296	\$ 5,354,011
Non-current liabilities	5,543,776	-	5,543,776
<b>Total liabilities</b>	<b>10,944,083</b>	<b>46,296</b>	<b>10,897,787</b>
Deferred inflows of resources			
Deferred revenue	-	17,276	(17,276)
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>17,276</b>	<b>(17,276)</b>
<b>Net position</b>			
Net investment in capital assets	808,087	-	808,087
Restricted for:			
Debt service	62,616	-	62,616
Capital projects	5,141,804	-	5,141,804
Unrestricted	2,191	(22,565)	24,756
<b>Total net position (deficit)</b>	<b>6,014,698</b>	<b>(22,565)</b>	<b>6,037,263</b>
<b>Total liabilities, deferred inflows of resources, and net position (deficit)</b>	<b>\$ 16,958,781</b>	<b>\$ 41,007</b>	<b>\$ 16,917,774</b>

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

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

During the fiscal year ended September 30, 2023, total assets and liabilities increased by approximately \$16.9 million and \$10.9 million, respectively, over the prior year while total deferred inflows of resources decreased by approximately \$17,000. The increase in assets was due primarily to construction of phase one infrastructure while the increase in liabilities was primarily due to the issuance of the Series 2023 Special Assessment Revenue bonds.

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

<i>For the year ended September 30,</i>	<b>2023</b>	<b>2022</b>	<b>Change</b>
<b>Revenue:</b>			
Program revenue:			
Charges for services	\$ 140,260	\$ -	\$ 140,260
Grants and contributions	6,365,941	53,170	6,312,771
General revenue:			
Miscellaneous revenue	300	-	300
<b>Total revenue</b>	<b>6,506,501</b>	<b>53,170</b>	<b>6,453,331</b>
<b>Expenses:</b>			
General government	63,708	53,504	10,204
Maintenance and operations	11,806	-	11,806
Cost of issuance	315,675	1,400	314,275
Interest	78,049	-	78,049
<b>Total expenses</b>	<b>469,238</b>	<b>54,904</b>	<b>414,334</b>
Change in net position	6,037,263	(1,734)	6,038,997
Net position (deficit), beginning of year	(22,565)	(20,831)	(1,734)
Net position (deficit), end of year	\$ 6,014,698	\$ (22,565)	\$ 6,037,263

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

Revenue and expenses increased over the prior year by approximately \$6.5 million and \$414,000, respectively. The increase in revenue is primarily due to developer contributed capital assets while the increase in expenses is primarily due to bond issuance costs incurred. The overall result was a \$6,037,263 increase in net position for fiscal year 2023.



# 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 13) reported a combined fund balance of \$285,592, which is an increase from last year's fund balance deficit that totaled \$22,565. Significant transactions are discussed below.

- During the year ended September 30, 2023, the District issued Series 2023 Special Assessment Revenue bonds totaling \$5,665,000 and constructed infrastructure totaling approximately \$5.2 million.

The overall increase in fund balance for the year ended September 30, 2023 totaled approximately \$308,000.

## 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 23.

The District experienced an unfavorable variance in revenue and a favorable variance in expenditures as compared to the budget in the amounts of \$460,918 and \$468,629, respectively. The variance in revenue and expenses is primarily due to the District budgeting conservatively for increases in operating costs following the issuance of bonds and construction of infrastructure.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### ***Capital Assets***

At September 30, 2023, the District had approximately \$11.4 million invested in capital assets. This amount represents a net increase of approximately \$11.4 million from the fiscal year 2022 total. A listing of capital assets by major category for the current and prior year is as follows:

<i>September 30,</i>	<b>2023</b>	<b>2022</b>	<b>Change</b>
Capital assets not being depreciated	\$ 11,430,526	\$ -	\$ 11,430,526
Total capital assets	\$ 11,430,526	\$ -	\$ 11,430,526

More information about the District's capital assets is presented in Note 3 to the financial statements.

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

### **Debt**

At September 30, 2023, the District had approximately \$5.7 million of bonds outstanding. This amount represents an increase of approximately \$5.7 million from the fiscal year 2022 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	<b>2023</b>	<b>2022</b>	<b>Change</b>
Special Assessment Bonds:			
Series 2023	\$ 5,665,000	\$ -	\$ 5,665,000
<b>Total</b>	<b>\$ 5,665,000</b>	<b>\$ -</b>	<b>\$ 5,665,000</b>

More information about the District’s long-term debt is presented in Note 4 to the financial statements.

### **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 2024 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 219 East Livingston Street, Orlando, FL, 32801.

## **Basic Financial Statements**

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

<i>September 30,</i>	<b>2023</b>
	Governmental Activities
<b>Assets</b>	
Cash and cash equivalents	\$ 5,373,756
Accounts receivable	140,260
Due from developer	14,239
Capital assets:	
Not being depreciated	11,430,526
Total assets	16,958,781
<b>Liabilities</b>	
Accounts payable	5,225,618
Accrued interest payable	77,644
Due to developer	17,045
Non-current liabilities:	
Due within one year	80,000
Due in more than one year	5,543,776
Total liabilities	10,944,083
<b>Net position</b>	
Net investment in capital assets	808,087
Restricted for:	
Capital projects	5,141,804
Debt service	62,616
Unrestricted	2,191
Total net position	\$ 6,014,698

*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,*

**2023**

Functions/Programs	Expenses	Charges for Services	<u>Program Revenue</u>		Governmental Activities	<u>Net (Expense) Revenue and Changes in Net Position</u>
			Operating Grants and Contributions	Capital Grants and Contributions		
Primary government:						
Governmental activities:						
General government	\$ (63,708)	\$ 82,925	\$ -	\$ -	\$ -	\$ 19,217
Maintenance and operations	(11,806)	-	-	-	-	(11,806)
Cost of issuance	(315,675)	-	-	-	-	(315,675)
Developer contributed capital assets	-	-	-	6,237,269	-	6,237,269
Interest	(78,049)	140,260	1,650	44,097	-	107,958
<b>Total governmental activities</b>	<b>\$ (469,238)</b>	<b>\$ 223,185</b>	<b>\$ 1,650</b>	<b>\$ 6,281,366</b>	<b>\$ -</b>	<b>6,036,963</b>
<b>General revenue</b>						
						300
						300
						6,037,263
						(22,565)
						<b>\$ 6,014,698</b>

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

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

September 30,

2023

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets</b>				
Cash and cash equivalents	\$ 21,873	\$ 193,034	\$ 5,158,849	\$ 5,373,756
Assessments receivable	-	140,260	-	140,260
Due from developer	14,239	-	-	14,239
<b>Total assets</b>	<b>\$ 36,112</b>	<b>\$ 333,294</b>	<b>\$ 5,158,849</b>	<b>\$ 5,528,255</b>
<b>Liabilities and Fund Balances</b>				
Liabilities				
Accounts payable	\$ 33,921	\$ -	\$ 5,191,697	\$ 5,225,618
Due to developer	-	-	17,045	17,045
<b>Total liabilities</b>	<b>33,921</b>	<b>-</b>	<b>5,208,742</b>	<b>5,242,663</b>
Fund balances				
Restricted for debt service	-	333,294	-	333,294
Unassigned	2,191	-	(49,893)	(47,702)
<b>Total fund balance (deficit)</b>	<b>2,191</b>	<b>333,294</b>	<b>(49,893)</b>	<b>285,592</b>
<b>Total liabilities and fund balance (deficit)</b>	<b>\$ 36,112</b>	<b>\$ 333,294</b>	<b>\$ 5,158,849</b>	<b>\$ 5,528,255</b>

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

**Ranches at Lake McLeod Community Development District  
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of  
Net Position**

<i>September 30,</i>	<b>2023</b>
Total fund balances, governmental funds	\$ 285,592
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund financial statements.	11,430,526
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund financial statements.	(5,701,420)
Total net position (deficit) - governmental activities	\$ 6,014,698

*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,*

**2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenue</b>				
Assessments	\$ -	\$ 140,260	\$ -	\$ 140,260
Developer contributions	82,925	-	-	82,925
Miscellaneous revenue	300	-	-	300
Interest	-	1,650	44,097	45,747
<b>Total revenue</b>	<b>83,225</b>	<b>141,910</b>	<b>44,097</b>	<b>269,232</b>
<b>Expenditures</b>				
Current:				
General government	63,708	-	-	63,708
Maintenance and operations	11,806	-	-	11,806
Debt service:				
Bond issue costs	-	-	315,675	315,675
Capital outlay	-	-	5,193,257	5,193,257
<b>Total expenditures</b>	<b>75,514</b>	<b>-</b>	<b>5,508,932</b>	<b>5,584,446</b>
Excess (deficit) of revenue over expenditures	7,711	141,910	(5,464,835)	(5,315,214)
<b>Other Financing Sources (Uses)</b>				
Bond issuance proceeds	-	191,384	5,473,616	5,665,000
Discount on issuance of debt	-	-	(41,629)	(41,629)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>191,384</b>	<b>5,431,987</b>	<b>5,623,371</b>
Net change in fund balances	7,711	333,294	(32,848)	308,157
Fund balance (deficit), beginning of year	(5,520)	-	(17,045)	(22,565)
Fund balance (deficit), end of year	\$ 2,191	\$ 333,294	\$ (49,893)	\$ 285,592

*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>	<b>2023</b>
Net change in fund balances - governmental fund	\$ 308,157
Capital outlay, reported as expenditures in the governmental funds, is shown as capital assets on the Statement of Net Position.	5,193,257
Governmental funds report the effects of the bond issue discount when debt is first issued, whereas the discount is included in non-current liabilities on the Statement of Net Position and amortized over the life of the bonds.	41,629
Contributed capital assets from the Developer are not recognized in the fund financial statements but are reported as revenue in the Statement of Activities.	6,237,269
Bond discount amortization is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(405)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	(77,644)
Bond proceeds which are reported as other financing sources in the governmental funds are recognized as long-term liabilities in the Statement of Net Position.	(5,665,000)
<b>Change in net position of governmental activities</b>	<b>\$ 6,037,263</b>

*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, 2023, 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, 2023, 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)

Capital Project Fund – The Capital Project Fund is used to account for the financial resources used for the acquisition or construction of capital facilities.

For the year ended September 30, 2023, 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.

#### ***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.

#### ***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.

## Ranches at Lake McLeod Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### ***Capital Assets***

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of 2 years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed.

Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: Infrastructure, 30 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### ***Long-Term Obligations***

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### ***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, 2023.

## 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 does not have any of this type of item at September 30, 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.

#### ***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.

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.

## Ranches at Lake McLeod Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### *Subsequent Events*

Management has evaluated subsequent events through the date that the financial statements were available to be issued, June 26, 2024, 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: CAPITAL ASSETS

The District issued the Series 2023 Bonds during the current fiscal year to fund a portion of the Phase 1 infrastructure project. In addition, the Developer contributed constructed infrastructure assets associated with the development of Phase 1, which are included in Developer contributed capital assets in the accompanying Statement of Activities.

The following is a summary of changes in the capital assets for the year ended September 30, 2023:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
<b>Governmental Activities:</b>				
Capital assets not being depreciated				
Infrastructure under construction	\$ -	\$ 11,430,526	\$ -	\$ 11,430,526
Governmental activities capital assets	\$ -	\$ 11,430,526	\$ -	\$ 11,430,526

### NOTE 4: BONDS PAYABLE

On June 27, 2023, the District issued \$5,665,000 of Special Assessment Bonds, Series 2023 consisting of \$665,000 2023 Term Bonds due on June 15, 2030 with a fixed interest rate of 4.625%, \$2,080,000 of 2023 Term Bonds due on June 15, 2043 with a fixed interest rate of 5.33%, and \$2,920,000 of 2023 Term Bonds due on June 15, 2053 with a fixed interest rate 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is due semiannually on each June 15 and December 15. Principal on the Series 2023 Bonds is due serially commencing on June 15, 2024 through June 15, 2053.

The bond indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the bond indenture.

**Ranches at Lake McLeod Community Development District  
Notes to Financial Statements**

**NOTE 4: BONDS PAYABLE (Continued)**

The bond indentures require that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2023.

Long-term liability activity for the year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds payable:					
Series 2023	\$ -	\$ 5,665,000	\$ -	\$ 5,665,000	\$ 80,000
	\$ -	\$ 5,665,000	\$ -	\$ 5,665,000	\$ 80,000

The balance of long-term bonds at September 30, 2023 is summarized as follows:

	<b>2023</b>
Bond principal balance	\$ 5,665,000
Less unamortized bond discount	(41,224)
	<b>\$ 5,623,776</b>

At September 30, 2023, the scheduled debt service requirements on bonds payable were as follows:

<i>Year Ending September 30,</i>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>
2024	\$ 80,000	\$ 290,538	\$ 370,538
2025	85,000	296,856	381,856
2026	90,000	292,925	382,925
2027	95,000	288,763	383,763
2028	100,000	284,369	384,369
2029 - 2033	575,000	1,345,656	1,920,656
2034 - 2038	745,000	1,180,213	1,925,213
2039 - 2043	975,000	961,813	1,936,813
2044 - 2048	1,260,000	671,825	1,931,825
2049 - 2053	1,660,000	284,075	1,944,075
	<b>\$ 5,665,000</b>	<b>\$ 5,897,033</b>	<b>\$ 11,562,033</b>



## **Ranches at Lake McLeod Community Development District Notes to Financial Statements**

### **NOTE 5: 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 6: 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.

### **NOTE 7: RELATED PARTY TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. For the year ended September 30, 2023, Developer contributions collected totaled \$82,925. At September 30, 2023, the Developer owed the District approximately \$14,000 for general operations, which is reported as Due from developer on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds. The District owed the Developer approximately \$17,000 for certain cost of issuance expenses, which is reported as Due to developer on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds.

### **NOTE 8: CONCENTRATIONS**

A significant portion of the District's future activity is dependent upon the continued involvement of a significant landowner. The District directly assessed the significant landowner \$140,260 for debt service through the local tax collector, which represents 52% of total revenue for the year ended September 30, 2023. At September 30, 2023, the significant landowner owed the District \$140,260 in debt service assessments, which is reported as Assessments receivable on the accompanying Statement of Net Position and Balance Sheet – Governmental Fund.

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

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

*For the year ended September 30,*

**2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget
<b>Revenue</b>			
Developer contributions	544,143	\$ 82,925	\$ (461,218)
Miscellaneous revenue	-	300	300
<b>Total revenue</b>	<b>544,143</b>	<b>83,225</b>	<b>(460,918)</b>
<b>Expenditures</b>			
General government	215,323	63,708	151,615
Maintenance and operations	328,820	11,806	317,014
<b>Total expenditures</b>	<b>544,143</b>	<b>75,514</b>	<b>468,629</b>
<b>Excess of revenue over expenditures</b>	<b>\$ -</b>	<b>\$ 7,711</b>	<b>\$ 7,711</b>

**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, 2023, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated June 26, 2024.

**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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **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  
June 26, 2024

## **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, 2023, and have issued our report thereon dated June 26, 2024.

### **Auditor's 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 Auditor's 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 June 26, 2024, 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. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

### **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 3.
- 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 \$74,630.
- 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 \$11,428,966.
- 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

June 26, 2024





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 ACCOUNTANT'S 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, 2023. 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, 2023.

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  
June 26, 2024

# SECTION X

**This Instrument Prepared by  
and return to:**

**Ranches at Lake McLeod Community Development District  
c/o Governmental Management Services  
219 E Livingston St.  
Orlando, Florida 32801**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>  
Ranches at Lake McLeod Community Development District**

**Adam Morgan**  
Chairman

**Pat Quaranta**  
Assistant Secretary

**Rob Bonin**  
Vice Chairman

**Brent Kewley**  
Assistant Secretary

**Nicole Henley**  
Assistant Secretary

**Governmental Management Services – Central Florida, LLC  
District Manager  
219 E Livingston St  
Orlando, Florida 32801  
(407) 841-5524**

District records are on file at the offices of Governmental Management Services – Central Florida, LLC and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of June 2023. For a current list of Board Members, please contact the District Manager’s office.

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DRAFT

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT DISTRICT**

**Introduction**

The following information is provided to give you a description of the Ranches at Lake McLeod Community Development District's ("District") services, the bonds issued by the District, the assessments that are levied within the District to pay for certain community infrastructure and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, provision of public infrastructure improvements such as stormwater management facilities, utility improvements, transportation improvements, and entry and landscaping improvements.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**

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

**What is the District and How is it Governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. The District encompasses approximately 278.50 acres of land located entirely within the City of Eagle Lake in Polk County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

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

**What Infrastructure Improvements Does the District Provide and  
How are the Improvements Paid for?**

The District is comprised of approximately 278.50 acres located entirely within the City of Eagle Lake in Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the Ranches at Lake McLeod development program includes master infrastructure and neighborhood infrastructure improvements including, but not limited to, the following: roadways, utilities, earthwork, stormwater management, landscaping improvements, lighting, and recreation. Each of these infrastructure improvements is more fully detailed below. These public infrastructure improvements were or will be funded in part by the District's sale of bonds as discussed below.

On June 26, 2023, the District issued \$5,510,070.80 Ranches at Lake McLeod Community Development District Special Assessment Bonds, Series 2023 ("Series 2023 Bonds") for the purpose of: (1) financing a portion of the cost of acquiring, constructing, and equipping certain infrastructure improvements comprising the Series 2023 Project (the "Series 2023 Improvements"); (2) paying certain costs associated with the issuance of the Series 2023 Bonds; (3) making a deposit into the Series 2023 Reserve Account for the benefit of the Series 2023 Bonds; and (4) paying a portion of the interest to become due on the Series 2023 Bonds.

**Roadways**

There are two categories of roadways: main boulevards and internal drive aisles. The main boulevards connect Bomber Road to the internal drive aisles and serve as the main access into and out of the District. The boulevard section consists of two-lane divided sections with center landscaped medians. The main boulevard section has been constructed by the District within a 100' right-of-way and will be owned and maintained by the District. The main boulevards will be open to the public.

The internal drive isles consist of two-lane undivided sections. The internal drive aisles have been constructed within a 50' right-of-way and are funded, owned and maintained by the District.

In addition, necessary roadway improvements also include offsite roadway improvements, turn lanes and intersection improvements funded by the District.

**Utilities**

The utilities within the District will consist of potable water transmission, wastewater collection, irrigation system, and conduit. The conduit will be utilized for utilities such as electric, cable, and communication lines to allow for underground services, and the District will finance the differential cost of underground conduit.

The District will be serviced by the City of Eagle Lake Utilities (water and wastewater). The potable water lines typically run within the right-of-way of all the roadways and provide a complete interconnected network of water lines to serve the District.

At buildout, the water lines will connect to existing water mains located in the right-of-way of Bomber Road.

The wastewater lines will consist of manholes and gravity PVC lines within the roadway right of ways conveying sewage flow to one of six proposed wastewater pump stations. The proposed pump stations will pump raw sewage to the existing City of Eagle Lake Utilities sewage collection system.

The irrigation lines will typically run within the right-of-way of the roadways and, at buildout, will provide a complete interconnected network of irrigation lines to serve the landscaping within the Project. Irrigation service will be provided by connections to the proposed potable water distribution system.

### **Earthwork**

Earthwork included excavation for the stormwater management system and grading for the roadways as well as moving dirt to allow for controlled slopes within the District.

### **Stormwater**

The Stormwater Management System consists of retention ponds, inlets, pipes, swales, berms, and overflow structures. A system of inlets, pipes, swales, and berms conveys the runoff into retention ponds located throughout the District's boundaries. The retention ponds are designed to treat and attenuate the runoff to required standards

### **Landscaping**

Landscaping is installed throughout the District's boundaries within right of ways, medians, open space areas, common areas, entryway, easements, and boundary buffers. The landscaping consists of shrub and tree planting, as well as a variety of plants and material in addition to decorative features situated in various locations throughout the Project. Incorporated with the landscape improvements will also be pedestrian improvements such as mulched pathways, sidewalks, and public plazas/gazebos within the open space areas. Landscaping, hardscape, and pedestrian improvements are funded and maintained by the District.

### **Signage and Lighting**

Lighting improvements within the District's boundaries mark the entranceway, major intersections, roadways, landscaping, and points of interest. In addition to roadways, lighting will be constructed in common areas, as well as pedestrian and parking areas and will be maintained by the District.



## Recreation

The District will fund and maintain various recreational facilities including, but not limited to, a clubhouse with a pool, residential amenities, athletic courts, dog parks, and playgrounds.

### Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2023 Bonds in the amount of \$5,665,000. The annual debt service payments, including interest due thereon, for the Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each platted lot will depend upon the type of property purchased. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt service assessment for the Series 2023 Bonds is as follows:

<b>Product Type</b>	<b>Series 2023 Bonds Maximum Annual Assessment Per Unit<sup>1</sup></b>
Single Family 40'	\$891
Single Family 50'	\$1,115
Single Family 60'	\$1,337

<sup>1</sup>Note: The maximum annual assessments level amounts have been grossed up to include collection costs from Polk County and a maximum discount for early payment as authorized by law.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods that are authorized by Chapter 190, Florida Statutes.

The amounts described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against benefited lands in the District. These assessments will also be collected in the same manner as Polk County ad valorem taxes.

### **Method of Collection**

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file with the District Manager. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes (“Uniform Method”). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager for further information regarding collection methods.

### **Conclusion**

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development and continued operation of this community. If you have any questions or would simply like additional information about the District, please write to: District Manager, ranches at lake McLeod Community Development District, 219 E Livingston St, Orlando, Florida 32801 or call (407) 841-5524.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded in the Official Records of Polk County, Florida.

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Adam Morgan, Chairman of the Board of Supervisors of the Ranches at Lake McLeod Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A: Legal Description**

**EXHIBIT A**

**Metes and Bounds legal description of the external boundaries of the  
Ranches at Lake McLeod Community Development District**

DRAFT

# SECTION XI

# SECTION C

# Ranches at lake Mcleod CDD Field Management Report



August 13<sup>th</sup>, 2023

Allen Bailey – Field Manager

GMS

# Complete

## Southern Monument



- ✚ The southern monument for the Ranches is up and ready for the district.
- ✚ We are waiting for landscape around the monument.

## Ponds Discing



- ✚ The ponds in the north have been disced including the newest area near the boat dock.



# Complete

## Park



- ✚ The park at P4E has been completed.
- ✚ The area is being assess for drainage but overall looks in good condition.

## District Trees



- ✚ The storm knocked over a few Oak trees.
- ✚ The landscaper has placed these trees back up.

# Site Review

## Pond Erosion



✚ The pond on tract D3 has areas of erosion showing.

# 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 1

# Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

# Estimate

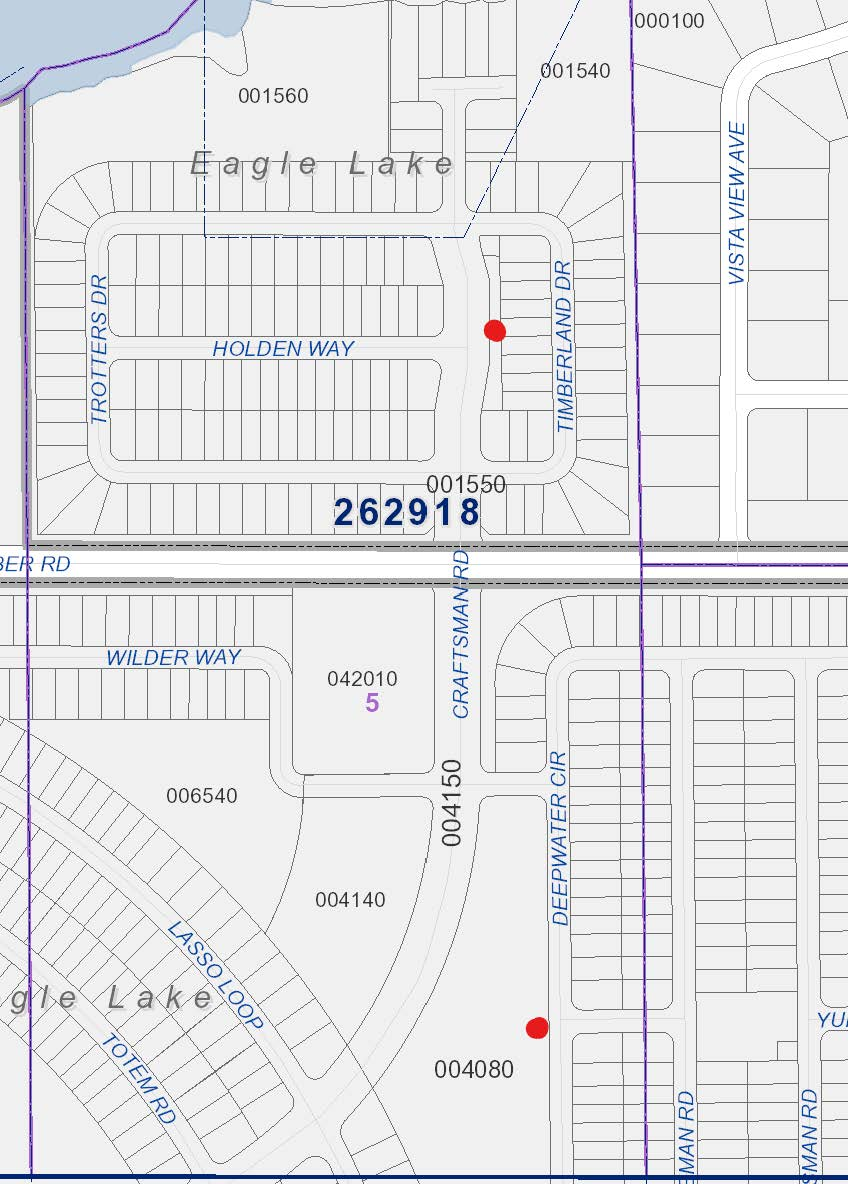
Date	Estimate #
7/29/2024	1042

Name / Address
Ranches at Lake Mcleod CDD 219 E Livingston St. Orlando, FL. 32801

Project

Description	Qty	Rate	Total
Purchase and Install Dog stations at desired locations within community outlined by BOS and Management Company.	2	375.00	750.00

Client Signature	<b>Total</b>	\$750.00
------------------	--------------	----------



000100

001540

001560

Eagle Lake

VISTA VIEW AVE

TROTTERS DR

HOLDEN WAY

TIMBERLAND DR

262918

001550

BER RD

WILDER WAY

042010

5

CRAFTSMAN RD

006540

004150

004140

DEEPWATER CIR

Eagle Lake

LASSO LOOP

TOTEM RD

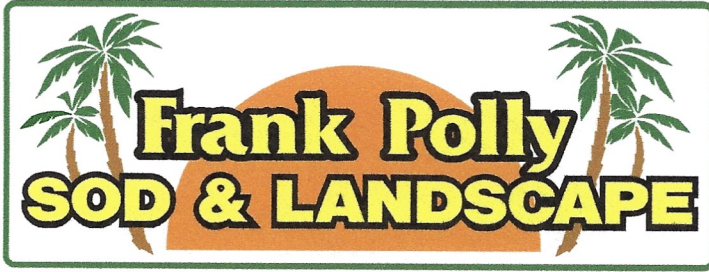
004080

EMAN RD

SMAN RD

YU

# SECTION 2



14300 Eastside Street  
Groveland, FL 34736  
Office: (352) 429-9162  
Fax: (352) 429-8123  
Email: frankpollysod@aol.com



Addendum to Maintenance Contract  
RALM Play Ground  
Ranches at Lake McLeod CDD

07/29/2024

Treat for ants and wasps around equipment

\$80.00 per month

---

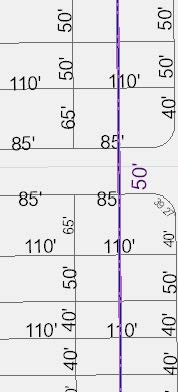
A handwritten signature in black ink, appearing to read "Frank Polly", written over a horizontal line.

Frank Polly Sod Inc

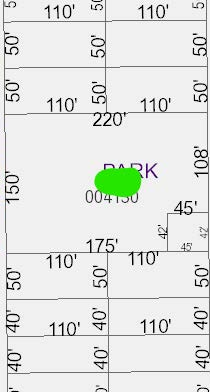
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Ranches at Lake McLeod CDD

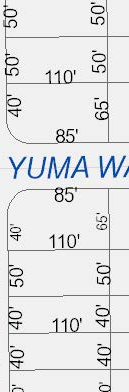




FOREMAN RD



KSMAN RD



# SECTION 3

# SECTION (a)



## PROPOSAL

<b>DATE</b>	August 5, 2024
<b>CUSTOMER NAME</b>	Ranches CDD
<b>ADDRESS</b>	Davenport
<b>REQUESTED BY</b>	Allen Bailey
<b>LOCATION OF JOB</b>	Community Area

Trash can collect, twice a week (2 trash cans, \$50 each)	\$ 100.00 monthly
Pet Stations collect, twice a week (2 station, \$50 each)	\$ 100.00 monthly
Doggie waste bags, as needed, 200 bags per box	\$ 10.00/box

Materials and equipment are included on the proposal

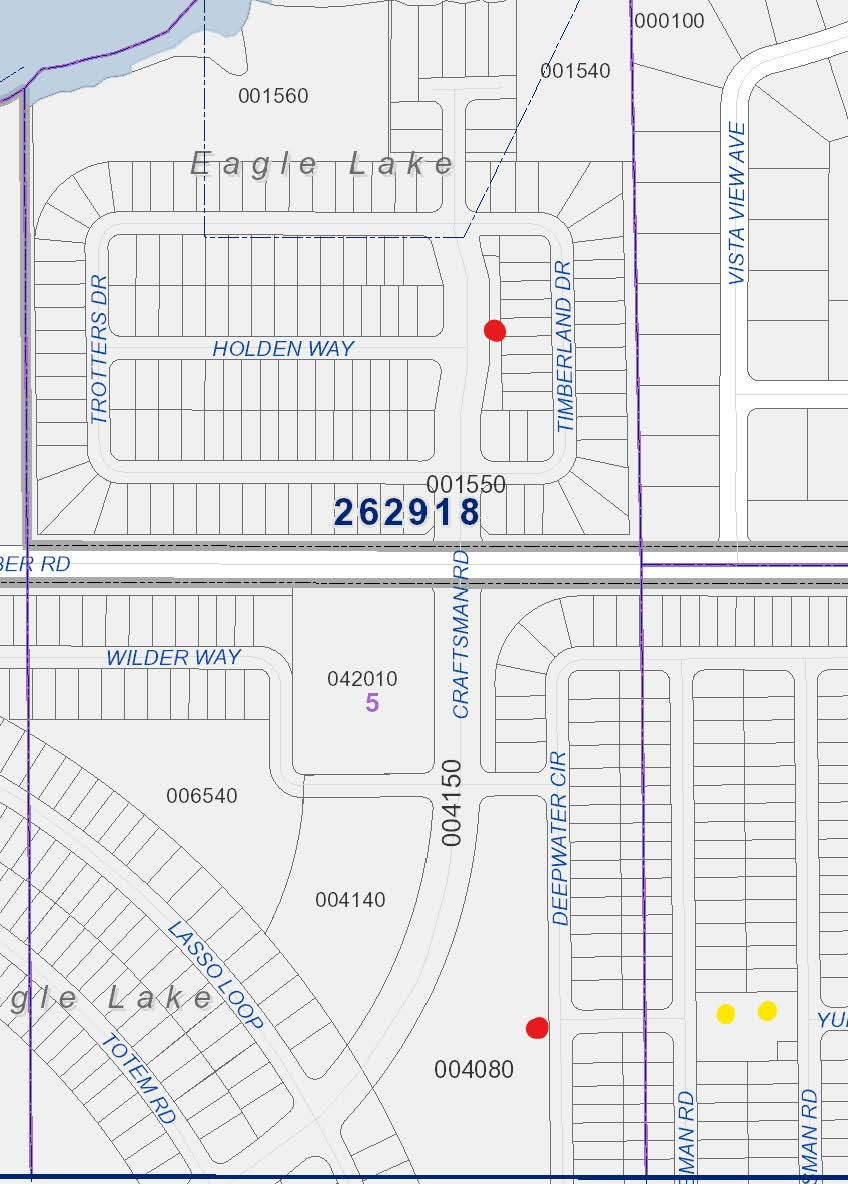
Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
(407) 456-9174  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
(407) 668-1338  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)



000100

001540

001560

Eagle Lake

VISTA VIEW AVE

TROTTERS DR

HOLDEN WAY

TIMBERLAND DR

262918

001550

BER RD

WILDER WAY

042010

5

CRAFTSMAN RD

006540

004150

004140

DEEPWATER CIR

Eagle Lake

LASSO LOOP

TOTEM RD

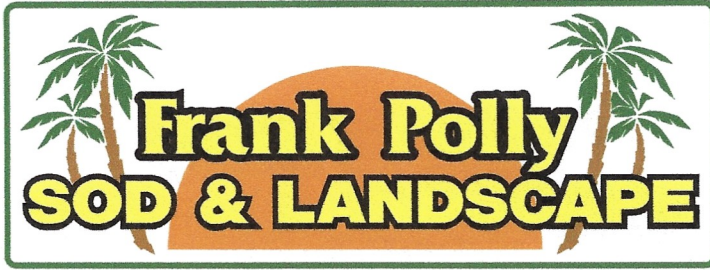
004080

EMAN RD

SMAN RD

YU

**SECTION (b)**



14300 Eastside Street  
Groveland, FL 34736  
Office: (352) 429-9162  
Fax: (352) 429-8123  
Email: frankpollsod@aol.com



Addendum to Maintenance Contract  
RALM East Ranch  
Ranches at Lake McLeod CDD

07/29/2024

- (2) Dog Stations
- (2) Garbage Cans

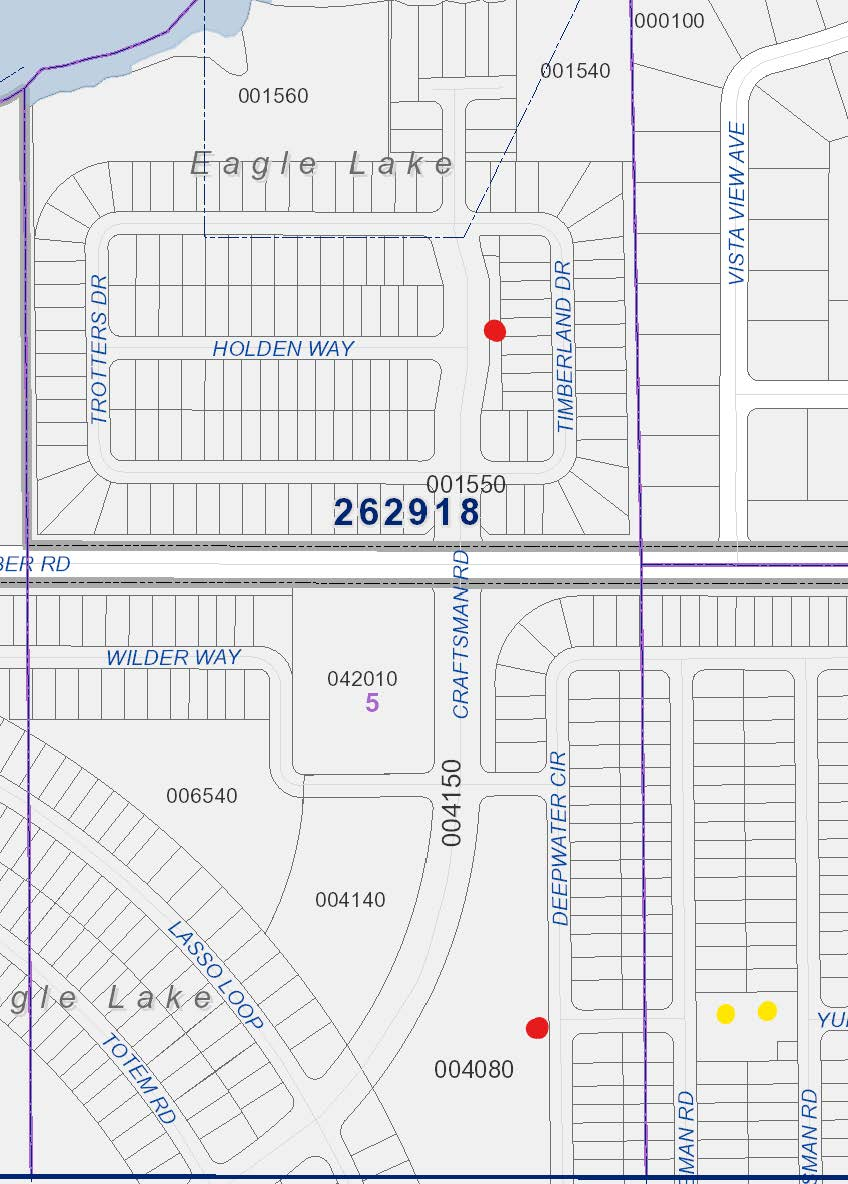
\$150.00 per month

- Does not include bags

A handwritten signature in black ink, appearing to read "Frank Polly", written over a horizontal line.

Frank Polly Sod Inc

Ranches at Lake McLeod CDD





# SECTION D

# SECTION 1

# Ranches at Lake McLeod Community Development District

## Summary of Check Register

February 1, 2024 to August 1, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/6/24	34	\$ 379,316.87
	2/13/24	35	\$ 6,500.00
	2/20/24	36	\$ 4,659.27
	2/22/24	37-38	\$ 653.00
	3/12/24	39-42	\$ 11,546.70
	3/19/24	43	\$ 5,425.80
	4/2/24	44	\$ 125.00
	4/9/24	45-46	\$ 6,514.84
	4/16/24	47-48	\$ 6,570.79
	5/7/24	49-51	\$ 6,765.00
	5/14/24	52	\$ 4,689.91
	6/5/24	53	\$ 500.00
	6/10/24	54-59	\$ 10,724.42
	6/19/24	60-61	\$ 5,503.23
	7/9/24	62-65	\$ 13,508.20
	7/15/24	66-67	\$ 5,325.90
			\$ 468,328.93
Supervisor Fees - February 2024			
	Adam Morgan	10096	\$ 184.70
	Brent Kewley	10097	\$ 184.70
	Patrick Bonin	10098	\$ 184.70
	Nicole Henley	10099	\$ 184.70
Supervisor Fees - May 2024			
	Adam Morgan	10100	\$ 184.70
	Brent Kewley	10101	\$ 184.70
	Patrick Bonin	10102	\$ 184.70
			\$ 1,292.90
Total Amount			\$ 469,621.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/24	00022	2/06/24	02062024	202402	300-20700	10000	ASSESSMENT TRANSFER-SER23	*	379,316.87		
RANCHES AT LAKE MCLEOD CDD										379,316.87	000034
2/13/24	00017	2/07/24	18119	202402	320-53800	46200	LANDSCAPE MAINT-FEB24	*	6,500.00		
FRANK POLLY SOD, INC										6,500.00	000035
2/20/24	00013	2/01/24	18	202402	310-51300	34000	MANAGEMENT FEES-FEB24	*	3,333.33		
		2/01/24	18	202402	310-51300	35200	WEBSITE MANAGEMENT-FEB24	*	100.00		
		2/01/24	18	202402	310-51300	35100	INFORMATION TECH-FEB24	*	150.00		
		2/01/24	18	202402	310-51300	31300	DISSEMINATION SVCS-FEB24	*	416.67		
		2/01/24	18	202402	310-51300	51000	OFFICE SUPPLIES	*	.36		
		2/01/24	18	202402	310-51300	42000	POSTAGE	*	33.91		
		2/01/24	19	202402	320-53800	12000	FIELD MANAGEMENT-FEB24	*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-										4,659.27	000036
2/22/24	00019	1/30/24	17129	202401	320-53800	47000	LAKE MAINTENANCE-JAN24	*	125.00		
AQUATIC WEED MANAGEMENT, INC										125.00	000037
2/22/24	00024	2/21/24	0	202402	320-53800	43200	CRAFTS ANNUAL RES-STORMWATER	*	528.00		
CITY OF EAGLE LAKE										528.00	000038
3/12/24	00019	2/28/24	17248	202402	320-53800	47000	LAKE MAINTENANCE-FEB24	*	125.00		
AQUATIC WEED MANAGEMENT, INC										125.00	000039
3/12/24	00005	2/23/24	22040009	202403	310-51300	31100	ENGINEERING SVCS-FEB24	*	280.00		
CONNELLY & WICKER INC.										280.00	000040
3/12/24	00017	3/01/24	18137	202403	320-53800	46200	LANDSCAPE MAINT-MAR24	*	6,500.00		
FRANK POLLY SOD, INC										6,500.00	000041
3/12/24	00013	3/01/24	20	202403	310-51300	34000	MANAGEMENT FEES-MAR24	*	3,333.33		

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	20		202403	310-51300-35200					WEBSITE MANAGEMENT-MAR24	*	100.00		
3/01/24	20		202403	310-51300-35100					INFORMATION TECH-MAR24	*	150.00		
3/01/24	20		202403	310-51300-31300					DISSEMINATION SVCS-MAR24	*	416.67		
3/01/24	20		202403	310-51300-51000					OFFICE SUPPLIES	*	2.86		
3/01/24	20		202403	310-51300-42000					POSTAGE	*	4.84		
3/01/24	20		202403	310-51300-42500					COPIES	*	9.00		
3/01/24	21		202403	320-53800-12000					FIELD MANAGEMENT-MAR24	*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-												4,641.70	000042
3/19/24	00004	9/19/23	40770	202308	310-51300-31500				LEGAL FEE-AUG23	*	970.00		
10/16/23		41974	202309	310-51300-31500					LEGAL FEES-SEP23	*	742.50		
11/06/23		42900	202310	310-51300-31500					LEGAL FEES-OCT23	*	1,500.00		
12/01/23		43721	202311	310-51300-31500					LEGAL FEES-NOV23	*	777.55		
1/09/24		45637	202312	310-51300-31500					LEGAL FEES-DEC23	*	316.00		
2/19/24		46837	202312	310-51300-31500					LEGAL FEE-48159 S23 BONDS	*	265.25		
3/11/24		47870	202302	310-51300-31500					LEGAL FEES-FEB24	*	854.50		
COBB COLE, P.A.												5,425.80	000043
4/02/24	00019	3/25/24	17391	202403	320-53800-47000				LAKE MAINTENANCE-MAR24	*	125.00		
AQUATIC WEED MANAGEMENT, INC												125.00	000044
4/09/24	00017	4/02/24	18154	202404	320-53800-46200				LANDSCAPE MAINT-APR24	*	6,500.00		
FRANK POLLY SOD, INC												6,500.00	000045
4/09/24	00015	3/11/24	22100925	202402	320-53800-43100				LENNAR FINAL BILL	*	14.84		
TECO												14.84	000046
4/16/24	00013	4/01/24	22	202404	310-51300-34000				MANAGEMENT FEES APR24	*	3,333.33		

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24	22	22	WEBSITE ADMIN	202404	310-51300-35200			*	100.00		
4/01/24	22	22	INFORMATION TECH	202404	310-51300-35100			*	150.00		
4/01/24	22	22	DISSEMINATION SVCS	202404	310-51300-31300			*	416.67		
4/01/24	22	22	OFFICE SUPPLIES	202404	310-51300-51000			*	.06		
4/01/24	22	22	POSTAGE	202404	310-51300-42000			*	1.29		
4/01/24	23	23	FIELD MANAGEMENT	202404	320-53800-12000			*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-										4,626.35	000047
4/16/24	00022	4/16/24	04162024 ASSESS TRANSFER S2023	202404	300-20700-10000			*	1,944.44		
RANCHES AT LAKE MCLEOD CDD										1,944.44	000048
5/07/24	00019	4/30/24	17522 LAKE MAINTENANCE-APR24	202404	320-53800-47000			*	125.00		
AQUATIC WEED MANAGEMENT, INC										125.00	000049
5/07/24	00005	4/26/24	22-04000 ENGINEERING SVCS-APR24	202404	310-51300-31100			*	140.00		
CONNELLY & WICKER INC.										140.00	000050
5/07/24	00017	5/01/24	18169 LANDSCAPE MAINT-MAY24	202405	320-53800-46200			*	6,500.00		
FRANK POLLY SOD, INC										6,500.00	000051
5/14/24	00013	5/01/24	24 MANAGEMENT FEES-MAY24	202405	310-51300-34000			*	3,333.33		
5/01/24	24	24	WEBSITE MANAGEMENT-MAY24	202405	310-51300-35200			*	100.00		
5/01/24	24	24	INFORMATION TECH-MAY24	202405	310-51300-35100			*	150.00		
5/01/24	24	24	DISSEMINATION SVCS-MAY24	202405	310-51300-31300			*	416.67		
5/01/24	24	24	OFFICE SUPPLIES	202405	310-51300-51000			*	.15		
5/01/24	24	24	POSTAGE	202405	310-51300-42000			*	64.76		
5/01/24	25	25	FIELD MANAGEMENT-MAY24	202405	320-53800-12000			*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-										4,689.91	000052

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/24	00017	5/16/24	18185	202405	320-53800	46200		LANDSCAPE MAINT-2X MAY FRANK POLLY SOD, INC	*	500.00	500.00	000053
6/10/24	00019	5/30/24	17696	202405	320-53800	47000		LAKE MAINTENANCE MAY24 AQUATIC WEED MANAGEMENT, INC	*	125.00	125.00	000054
6/10/24	00021	5/30/24	17972612	202405	310-51300	32200		AUDIT FEES-FINANCIAL FY23 CARR, RIGGS & INGRAM, LLC	*	1,000.00	1,000.00	000055
6/10/24	00002	5/02/24	22392	202405	320-53800	45000		PACKAGE - PROPERTY ADDED EGIS INSURANCE ADVISORS	*	594.00	594.00	000056
6/10/24	00017	6/03/24	18206	202406	320-53800	46200		LANDSCAPE MAINT JUN24	*	6,500.00	7,500.00	000057
		6/03/24	18209	202406	320-53800	46200		LANDSCAPE MAINT JUN24 FRANK POLLY SOD, INC	*	1,000.00		
6/10/24	00020	5/31/24	00064613	202405	310-51300	48000		NOTICE OF BOS MEETING GANNETT MEDIA CORP DBA	*	426.31	426.31	000058
6/10/24	00022	6/05/24	06052024	202406	300-20700	10000		ASSESS TRANSFER S2023 RANCHES AT LAKE MCLEOD CDD	*	1,079.11	1,079.11	000059
6/19/24	00005	5/31/24	22040009	202405	310-51300	31100		ENGINEERING SVCS MAY24 CONNELLY & WICKER INC.	*	840.00	840.00	000060
6/19/24	00013	6/01/24	26	202406	310-51300	34000		MANAGEMENT FEES JUN24	*	3,333.33		
		6/01/24	26	202406	310-51300	35200		WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	26	202406	310-51300	35100		INFORMATION TECH JUN24	*	150.00		
		6/01/24	26	202406	310-51300	31300		DISSEMINATION SVCS JUN24	*	416.67		
		6/01/24	26	202406	310-51300	51000		OFFICE SUPPLIES JUN24	*	2.59		
		6/01/24	26	202406	310-51300	42000		POSTAGE JUN24	*	35.64		

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24	27			202406	320	53800	12000			*	625.00		
			FIELD MANAGEMENT JUN24						GOVERNMENTAL MANAGEMENT SERVICES-			4,663.23	000061
7/09/24	00019	6/28/24	17847	202406	320	53800	47000			*	125.00		
			POND MAINTENANCE JUN24						AQUATIC WEED MANAGEMENT, INC			125.00	000062
7/09/24	00021	6/27/24	17989941	202406	310	51300	32200			*	5,500.00		
			AUDIT FEES-FINANCIAL FY23						CARR, RIGGS & INGRAM, LLC			5,500.00	000063
7/09/24	00017	7/01/24	18223	202407	320	53800	46200			*	6,500.00		
			LANDSCAPE MAINT JUL24							*	1,000.00		
		7/01/24	18225	202407	320	53800	46200			*			
			LANDSCAPE MAINT JUL24						FRANK POLLY SOD, INC			7,500.00	000064
7/09/24	00020	6/30/24	00065227	202406	310	51300	48000			*	383.20		
			PROP FOR ANNUAL AUDIT SVC						GANNETT MEDIA CORP DBA			383.20	000065
7/15/24	00005	6/28/24	22040009	202406	310	51300	31100			*	635.00		
			ENGINEERING SVCS JUN24						CONNELLY & WICKER INC.			635.00	000066
7/15/24	00013	7/01/24	28	202407	310	51300	34000			*	3,333.33		
			MANAGEMENT FEES JUL24							*	100.00		
		7/01/24	28	202407	310	51300	35200			*			
			WEBSITE ADMIN JUL24							*	150.00		
		7/01/24	28	202407	310	51300	35100			*			
			INFORMATION TECH JUL24							*	416.67		
		7/01/24	28	202407	310	51300	31300			*			
			DISSEMINATION SVCS JUL24							*	.06		
		7/01/24	28	202407	310	51300	51000			*			
			OFFICE SUPPLIES JUL24							*	65.84		
		7/01/24	28	202407	310	51300	42000			*			
			POSTAGE JUL24							*	625.00		
		7/01/24	29	202407	320	53800	12000			*			
			FIELD MANAGEMENT JUL24						GOVERNMENTAL MANAGEMENT SERVICES-			4,690.90	000067

TOTAL FOR BANK A 468,328.93  
 TOTAL FOR REGISTER 468,328.93

RALM RANCHES AT KCOSTA



# SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

June 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash	\$ 281,066	\$ -	\$ -	\$ 281,066
Due from General Fund	\$ -	\$ 2,047	\$ -	\$ 2,047
<b>Investments:</b>				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 92,105	\$ 92,105
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Reserve	\$ -	\$ 192,245	\$ -	\$ 192,245
Revenue	\$ -	\$ 165,427	\$ -	\$ 165,427
<b>Total Assets</b>	<b>\$ 281,066</b>	<b>\$ 359,719</b>	<b>\$ 92,105</b>	<b>\$ 732,890</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,643	\$ -	\$ 91,697	\$ 98,340
Due to Debt Service	\$ 2,047	\$ -	\$ -	\$ 2,047
<b>Total Liabilities</b>	<b>\$ 8,690</b>	<b>\$ -</b>	<b>\$ 91,697</b>	<b>\$ 100,387</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 359,719	\$ -	\$ 359,719
Capital Projects	\$ -	\$ -	\$ 408	\$ 408
Unassigned	\$ 272,376	\$ -	\$ -	\$ 272,376
<b>Total Fund Balances</b>	<b>\$ 272,376</b>	<b>\$ 359,719</b>	<b>\$ 408</b>	<b>\$ 632,503</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 281,066</b>	<b>\$ 359,719</b>	<b>\$ 92,105</b>	<b>\$ 732,890</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 358,744	\$ 358,744	\$ 360,260	\$ 1,516
Assessments - Direct	\$ 81,950	\$ 81,950	\$ 81,950	\$ (0)
Developer Contributions	\$ -	\$ -	\$ 8,518	\$ 8,518
<b>Total Revenues</b>	<b>\$ 440,694</b>	<b>\$ 440,694</b>	<b>\$ 450,728</b>	<b>\$ 10,034</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,200	\$ 4,800
FICA Expense	\$ 918	\$ 689	\$ 321	\$ 367
Engineering	\$ 15,000	\$ 11,250	\$ 2,735	\$ 8,515
Attorney	\$ 15,000	\$ 11,250	\$ 2,859	\$ 8,391
Annual Audit	\$ 5,000	\$ 5,000	\$ 8,500	\$ (3,500)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500
Dissemination	\$ 5,000	\$ 5,000	\$ 3,750	\$ 1,250
Trustee Fees	\$ 4,020	\$ 4,020	\$ -	\$ 4,020
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 405	\$ 345
Insurance	\$ 6,181	\$ 6,181	\$ 5,590	\$ 591
Copies	\$ 500	\$ 375	\$ 9	\$ 366
Legal Advertising	\$ 7,500	\$ 5,625	\$ 1,825	\$ 3,800
Other Current Charges	\$ 2,500	\$ 1,875	\$ 279	\$ 1,596
Office Supplies	\$ 500	\$ 375	\$ 17	\$ 358
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 125,294</b>	<b>\$ 100,815</b>	<b>\$ 69,415</b>	<b>\$ 31,399</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 3,522	\$ 1,478
Field Management	\$ 7,500	\$ 5,625	\$ 5,625	\$ -
Landscape Maintenance	\$ 95,000	\$ 71,250	\$ 53,450	\$ 17,800
Landscape Replacement	\$ 30,000	\$ 22,500	\$ -	\$ 22,500
Lake Maintenance	\$ 16,800	\$ 12,600	\$ 1,250	\$ 11,350
Streetlights	\$ 48,600	\$ 36,450	\$ 27,716	\$ 8,734
Electric	\$ 5,000	\$ 3,750	\$ 2,420	\$ 1,330
Water & Sewer	\$ 5,000	\$ 3,750	\$ 17,145	\$ (13,395)
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,400</b>	<b>\$ 198,425</b>	<b>\$ 111,128</b>	<b>\$ 87,297</b>
<b>Total Expenditures</b>	<b>\$ 390,694</b>	<b>\$ 299,240</b>	<b>\$ 180,543</b>	<b>\$ 118,696</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 270,184</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 270,184</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,192</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 272,376</b>	

# Ranches at Lake McLeod

## Community Development District

### Debt Service Fund - Series 2023

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

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Assessments	\$ 382,769	\$ 382,769	\$ 384,387	\$ 1,618
Interest	\$ -	\$ -	\$ 12,472	\$ 12,472
<b>Total Revenues</b>	<b>\$ 382,769</b>	<b>\$ 382,769</b>	<b>\$ 396,859</b>	<b>\$ 14,090</b>
<b>Expenditures</b>				
Interest - 12/15	\$ 140,260	\$ 140,260	\$ 140,260	\$ -
Prinicpal - 6/15	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 6/15	\$ 150,278	\$ 150,278	\$ 150,278	\$ (0)
<b>Total Expenditures</b>	<b>\$ 370,538</b>	<b>\$ 370,538</b>	<b>\$ 370,538</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,231</b>		<b>\$ 26,321</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 104	\$ 104
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104</b>	<b>\$ 104</b>
<b>Net Change in Fund Balance</b>	<b>\$ 12,231</b>		<b>\$ 26,425</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 140,260</b>		<b>\$ 333,294</b>	
<b>Fund Balance - Ending</b>	<b>\$ 152,491</b>		<b>\$ 359,719</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Projects Fund - Series 2023

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

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 50,406	\$ 50,406
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,406</b>	<b>\$ 50,406</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,406</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (104)	\$ (104)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (104)</b>	<b>\$ (104)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 50,302</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (49,894)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 408</b>	



# Ranches at Lake McLeod

## Community Development District

### Capital Reserve Fund

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

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 50,000</b>		<b>\$ -</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	\$ 944	\$ 854	\$ 968	\$ -	\$ 1,011	\$ 1,918	\$ -	\$ -	\$ -	\$ 360,260
Assessments - Direct	\$ 40,975	\$ -	\$ -	\$ 20,487	\$ -	\$ -	\$ 20,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,950
Developer Contributions	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,518
<b>Total Revenues</b>	<b>\$ 49,493</b>	<b>\$ -</b>	<b>\$ 354,564</b>	<b>\$ 21,431</b>	<b>\$ 854</b>	<b>\$ 968</b>	<b>\$ 20,487</b>	<b>\$ 1,011</b>	<b>\$ 1,918</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,728</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 4,200
FICA Expense	\$ -	\$ 92	\$ 122	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 321
Engineering	\$ 280	\$ 280	\$ 280	\$ -	\$ -	\$ 280	\$ 140	\$ 840	\$ 635	\$ -	\$ -	\$ -	\$ 2,735
Attorney	\$ 1,500	\$ 778	\$ 581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,859
Annual Audit	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 5,500	\$ -	\$ -	\$ -	\$ 8,500
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 10	\$ 61	\$ 8	\$ 185	\$ 34	\$ 5	\$ 1	\$ 65	\$ 36	\$ -	\$ -	\$ -	\$ 405
Insurance	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590
Copies	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Legal Advertising	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426	\$ 383	\$ -	\$ -	\$ -	\$ 1,825
Other Current Charges	\$ 8	\$ 16	\$ 16	\$ 38	\$ 39	\$ 38	\$ 39	\$ 38	\$ 46	\$ -	\$ -	\$ -	\$ 279
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 20,090</b>	<b>\$ 7,430</b>	<b>\$ 6,611</b>	<b>\$ 4,226</b>	<b>\$ 4,934</b>	<b>\$ 4,326</b>	<b>\$ 4,180</b>	<b>\$ 6,370</b>	<b>\$ 11,249</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,415</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 594	\$ -	\$ -	\$ -	\$ -	\$ 3,522
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ 5,625
Landscape Maintenance	\$ 2,950	\$ 5,500	\$ 5,500	\$ 5,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 7,000	\$ 7,500	\$ -	\$ -	\$ -	\$ 53,450
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 250	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ 1,250
Streetlights	\$ -	\$ 3,717	\$ 1,934	\$ -	\$ 3,684	\$ 3,222	\$ 5,053	\$ 10,106	\$ -	\$ -	\$ -	\$ -	\$ 27,716
Electric	\$ -	\$ 107	\$ 1,946	\$ -	\$ 97	\$ -	\$ 76	\$ 268	\$ (74)	\$ -	\$ -	\$ -	\$ 2,420
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 528	\$ 5,437	\$ 5,697	\$ 2,255	\$ 3,227	\$ -	\$ -	\$ -	\$ 17,145
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>\$ 6,250</b>	<b>\$ 11,558</b>	<b>\$ 15,909</b>	<b>\$ 18,077</b>	<b>\$ 20,973</b>	<b>\$ 11,403</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,128</b>
<b>Total Expenditures</b>	<b>\$ 26,843</b>	<b>\$ 17,504</b>	<b>\$ 16,741</b>	<b>\$ 10,476</b>	<b>\$ 16,492</b>	<b>\$ 20,235</b>	<b>\$ 22,256</b>	<b>\$ 27,343</b>	<b>\$ 22,652</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,543</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 22,650</b>	<b>\$ (17,504)</b>	<b>\$ 337,823</b>	<b>\$ 10,955</b>	<b>\$ (15,638)</b>	<b>\$ (19,267)</b>	<b>\$ (1,769)</b>	<b>\$ (26,332)</b>	<b>\$ (20,734)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,184</b>
<b>Other Financing Sources/(Uses):</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 22,650</b>	<b>\$ (17,504)</b>	<b>\$ 337,823</b>	<b>\$ 10,955</b>	<b>\$ (15,638)</b>	<b>\$ (19,267)</b>	<b>\$ (1,769)</b>	<b>\$ (26,332)</b>	<b>\$ (20,734)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,184</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
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 1,950.65	\$ 1,950.65	\$ 943.72	\$ 1,006.93	\$ 1,950.65
2/9/24	01/01/24-01/31/24	\$ 1,838.55	\$ (36.77)	\$ (36.04)	\$ -	\$ 1,765.74	\$ 854.26	\$ 911.48	\$ 1,765.74
3/13/24	02/01/24-02/29/24	\$ 2,062.54	\$ (20.62)	\$ (40.84)	\$ -	\$ 2,001.08	\$ 968.12	\$ 1,032.96	\$ 2,001.08
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 8.57	\$ 8.57	\$ 4.15	\$ 4.42	\$ 8.57
5/31/24	04/01/24-04/30/24	\$ 2,124.41	\$ -	\$ (42.49)	\$ -	\$ 2,081.92	\$ 1,007.23	\$ 1,074.69	\$ 2,081.92
6/21/24	05/01/24-05/31/24	\$ 2,124.41	\$ -	\$ (42.49)	\$ -	\$ 2,081.92	\$ 1,007.23	\$ 1,074.69	\$ 2,081.92
6/28/24	06/03/24-06/03/24	\$ 1,921.28	\$ -	\$ (38.43)	\$ -	\$ 1,882.85	\$ 910.92	\$ 971.93	\$ 1,882.85
<b>Total</b>		<b>\$ 789,560.22</b>	<b>\$ (31,552.96)</b>	<b>\$ (15,319.62)</b>	<b>\$ 1,959.22</b>	<b>\$ 744,646.86</b>	<b>\$ 360,259.82</b>	<b>\$ 384,387.04</b>	<b>\$ 744,646.86</b>

100.42% Net Percentage Collected  
 0 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	
1/24/23	2/1/24	2168623	\$ 20,487.45	\$ 20,487.45	\$ 20,487.45	
2/13	5/1/24	2224915	\$ 20,487.45	\$ 20,487.45	\$ 20,487.45	
			<b>\$ 81,949.80</b>	<b>\$ 81,949.80</b>	<b>\$ 81,949.80</b>	

# Ranches at Lake McLeod

## Community Development District

### Long Term Debt Report

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.625%, 5.250%, 5.500%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$191,384	
Reserve Fund Balance	\$192,245	
Bonds Outstanding - 6/27/23		\$5,665,000
<b>Current Bonds Outstanding</b>		<b>\$5,665,000</b>

# SECTION E

# SECTION 1

# SECTION (a)



INSTR # 2024122087  
BK 13130 Pgs 0323-0325 PG(s)3  
05/28/2024 09:09:17 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 27.00  
DEED DOC 0.70

This Instrument Prepared By:  
Nika K. Hosseini, Esquire  
Cobb Cole  
231 N. Woodland Boulevard  
DeLand, FL 32720

## DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 22nd day of May, 2024, 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 open space, 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:

*Dustin Potter*  
Witness Signature  
Print Name: Dustin Potter

Address: 6900 E Camelback Rd #800  
Scottsdale, AZ 85251

*Eric Pearce*  
Witness Signature  
Print Name: Eric Pearce

Address: 6900 E. Camelback Rd. #800  
Scottsdale AZ 85251

By: *Tricia Tiernan*  
Name: Tricia Tiernan  
Title: Authorized Signatory

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of May, 2024 by Tricia Tiernan 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]



*Michelle Bowen*  
Signature of Notary Public

Michelle Bowen  
Printed Name of Notary Public

**EXHIBIT A**

**TRACT OS1, 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 # 2024122088  
BK 13130 Pgs 0326-0328 PG(s)3  
05/28/2024 09:09:17 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 27.00  
DEED DOC 0.70

This Instrument Prepared By:  
Nika K. Hosseini, Esquire  
Cobb Cole  
231 N. Woodland Boulevard  
DeLand, FL 32720

## DEED OF DEDICATION

THIS DEED OF DEDICATION (the "Dedication") is made and executed this 22<sup>nd</sup> day of May, 2024, 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 open space, 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:

[Signature]  
Witness Signature  
Print Name: Dustin Potter

Address: 6900 E Camelback Rd #800  
Scottsdale, AZ 85251

[Signature]  
Witness Signature  
Print Name: Eric Pearce

Address: 6900 E Camelback Rd. #800  
Scottsdale AZ, 85251

By: [Signature]  
Name: Tricia Tiernan  
Title: Authorized Signatory

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of May, 2024 by Tricia Tiernan 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]



[Signature]  
Signature of Notary Public

Michelle Bowen  
Printed Name of Notary Public

**EXHIBIT A**

**TRACT OS2, 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**