

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

October 8, 2024

AGENDA

Ranches at Lake McLeod

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 1, 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, October 8, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Letter of Resignation from Pat Quaranta
 - B. Appointment to Fill Board Seat #1
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary
4. Approval of Minutes of the August 13, 2024 Board of Supervisors & Audit Committee Meetings
5. Presentation of Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds from AMTEC
6. Ratification of Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2024 through Fiscal Year 2028 Audit Services
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

From: Pat Quaranta

Date: August 19, 2024

Subject: Resignation from CDD's

Hi Adam,

I, Pat Quaranta, resign from the following CDD's.

Shingle Creek

Ranches at Lake Mcleod

Pat Quaranta III

SECTION D

RESOLUTION 2025-01

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 8th day of October 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, **August 13, 2024** at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Brent Kewley	Vice Chairman
Rob Bonin	Assistant Secretary
Michelle Dudley	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jill Burns	District Manager, GMS
Matt Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Rick Welch <i>by Zoom (no audio)</i>	District Engineer, Connelly & Wicker
Allen Bailey	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the August 13, 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 and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted there were no members of the public present. Members of the public attending on Zoom who would like to make a comment were asked to raise their hand. There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Letter of Resignation from Nicole Henley

Ms. Adams asked for acceptance of the letter of resignation from Nicole Henley.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Letter of Resignation from Nicole Henley, was approved.

B. Appointment to Fill Board Seat #3

Ms. Adams noted this is a landowner elected seat and is scheduled to expire in November 2025. She asked for a motion to make an appointment to seat #3. Mr. Morgan made a motion to appoint Michelle Dudley to seat #3.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Appointment of Michelle Dudley to Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams, a duly authorized Florida notary, administered the oath of office to Michelle Dudley.

D. Consideration of Resolution 2024-04 Appointing an Assistant Secretary

Ms. Adams noted the Board can appoint Supervisor Dudley as an Assistant Secretary and keep the remaining officers the same unless the Board prefers to reorganize officers. Mr. Morgan advised the Board would like to keep it the same.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-04 Michelle Dudley Appointed as Assistant Secretary and Remaining Officers the Same, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 14, 2024 Board of Supervisors Meeting & Audit Committee Meeting

Ms. Adams presented the minutes from the May 14, 2024 Board of Supervisors & Audit Committee meetings and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the May 14, 2024 Board of Supervisors & Audit Committee Meetings, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Adams noted prior to today’s Board meeting, the Audit Committee met and ranked Grau & Associates as the #1 proposal for audit services, continuing 5 years. Board acceptance of the rankings will authorize staff to send notice of intent to award to Grau & Associates.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Adams noted today there are two public hearings, one to adopt FY2025 budget and one to impose the special assessments and certify the tax roll. She asked for a motion to open both public hearings.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Opening the Public Hearings, was approved.

i. Consideration of Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Adams noted in the agenda packet is Resolution 2024-06 adopting the FY2025 budget. This resolution memorializes that the Board previously met, approved the proposed budget and set today’s date and time as your public hearing. The public hearing has been noticed in accordance with Florida Statues. It also memorializes that the budget has been provided to the

local government as well as posted on the District’s website. The Board approved a higher O&M amount in order to notice the new phase. That amount has been brought down for consideration of the Board today. On roll assessments are proposed at \$623,453 and proposing direct collection of unplatted land for administration costs only at \$13,441. There are 1,055 units. The gross per unit assessment is proposed to be \$635.43. The actuals have been updated through the end of June and there have been no other substantive changes to the budget other than reducing the overall assessment level by reducing the contribution to the reserves. She asked for a motion to adopt Resolution 2024-06.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

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

Ms. Adams noted the Board has adopted the budget that needs to be funded. The proposed way to fund the budget is with the special assessments on the tax roll. Resolution 2024-07 authorizes imposition of special assessments for the maintenance fees and also authorizes collection of the debt service fees.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Adams asked for a motion to close the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Closing the Public Hearings, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Adams proposed the Board continue to meet the second Tuesday of each month at 10:00 a.m. at Lake Alfred Public Library. The meeting schedule is on page 144 of the agenda package.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Adams updated the Board on a new Florida law requiring CDDs to adopt District goals and objectives by October 1, 2024. The proposed form of the adoption of the goals & objectives meets the new law, and the form can also be used for the reporting requirement in December 2025.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Adams stated this audit report was provided by Carr, Riggs & Ingram and starts on page 154 of the agenda. There is a letter to the Supervisors reporting the Districts financial records are in accordance with the Florida Audit General. It is a clean audit. Ms. Dudley asked what the deferred inflow of resources is and deferred revenue on page 5 of the audit. Ms. Adams will look back at the fiscal year and see where that was accounted for and email Michelle.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Acceptance of the Fiscal Year 2023 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Consideration of Draft Disclosure of Public Financing Document

Ms. Adams noted this is in reference to the bonds that were issued for Series 2023. It is a legal document that is required to be recorded with the county so any property owners would be informed of the bond financing. This document has been drafted and the legal description for the property needs to be inserted then it will be sent to Mr. Watts for review and approval prior to recording. She asked for approval in substantial form subject to finalization by staff.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Draft Disclosure of Public Financing Document Subject to Staff Finalizing Disclosure of Public Financing Document, was approved in substantial form

EIGHTH ORDER OF BUISNESS

Staff Reports

A. Attorney

Mr. Watts had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Bailey presented the field manager’s report.

i. Consideration of Proposal from Jayman Enterprises, LLC for Installation of Pet Waste Stations in the Community

Mr. Bailey presented a proposal from Jayman Enterprises for two dog stations, one in the North next to the mailboxes and one in the Southern portion next to the tract on D3 for \$750. There is a map of the proposed locations on page 206 of the agenda.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal from Jayman Enterprises, LLC for Installation of Pet Waste Stations in the Community, was approved.

ii. Consideration of Proposal from Frank Polly Sod & Landscape for Pest Control at Playground

Mr. Bailey presented a proposal from Frank Polly for ant and wasp treatment for the playground for \$80/month. The playground will be sprayed monthly.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal from Frank Polly Sod & Landscape for Pest Control at the Playground, was approved.

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

Mr. Bailey presented janitorial proposals for trash can & pet waste station collection. Clean Star quoted \$200/month for twice-a-week service. Frank Polly quoted \$150/month for once-a-week service. Neither company includes the bags. Mr. Morgan noted he is good with CSS if the Board agrees.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Clean Star Services Proposal for Trash Can & Pet Waste Station Collection, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register from February 1st to August 1st 2024 on page 219 of the agenda for Board review. This includes general fund payments as well as Supervisor fee reimbursement for Board attendance. The total amount is \$469,621.83. Immediately following the check register is a detailed run summary. Mr. Morgan questioned the storm water fee to the City of Eagle Lake for \$528. Ms. Adams will investigate it and email the Board of her findings. Mr. Kewley questioned the two audit line charges for Carr, Riggs. Ms. Adams will review and report back to the Board.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register totaling \$469,621.83, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through June 2024. Ms. Dudley questioned the water being over by \$13K. Mr. Bailey noted all of the water is potable so it's really expensive. They are looking at options into a well right now in the east section. Mr. Bonin stated

it's the same potable water, but coming through the potable meter now so its at a higher rate. The goal is to take this meter that the big bill is coming from, off.

E. Project Development Update

i. Status of Property Conveyance

a) Ratification of OS1 and OS2 Conveyance Deeds

Ms. Adams stated these were executed in May 2024. She asked for ratification of OS1 and OS2 conveyance deeds.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the OSI and OS2 Conveyance Deeds, was ratified.

ii. Status of Permit Transfers

Ms. Adams noted there is no audio from Rick Welch's office.

TWELFH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

FOURTEENTH 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, **August 13, 2024** at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present and constituting a quorum were:

Adam Morgan
Brent Kewley
Rob Bonin

Also present were:

Tricia Adams
Jill Burns
Mark Watts *by Zoom*
Rick Welch *by Zoom*
Allen Bailey

The following is a summary of the discussions and actions taken at the August 13, 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 10:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present nor any members attending on Zoom.

THIRD ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

- A. Carr, Riggs & Ingram**
- B. DiBartolomeo, McBee, Hartley & Barnes**
- C. Grau & Associates**

Ms. Adams presented three proposals for audit services. All three proposals along with the ranking sheet were included in the agenda package. All three firms have broad and deep experience. Mr. Morgan reviewed the proposals and noted price was a substantial difference. He noted with everything being equal he recommended to the Board based on cost they go with Grau & Associates.

On MOTION by Mr. Kewley, seconded by Mr. Morgan, with all in favor, Ranking Grau & Associates #1, was approved

FOURTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

REBATE REPORT

\$5,665,000

**Ranches at Lake McLeod
Community Development District
(Polk County, Florida)**

**Special Assessment Bonds, Series 2023
(Assessment Area One)**

**Dated: June 27, 2023
Delivered: June 27, 2023**

**Rebate Report to the Computation Date
June 27, 2028
Reflecting Activity To
July 31, 2024**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	15
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	16



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

August 19, 2024

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Ranches at Lake McLeod Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 27, 2028 Computation Date
Reflecting Activity from June 27, 2023 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	5.153739%	95,304.45	(7,020.56)
Debt Service Reserve Fund	5.256269%	11,019.32	(477.69)
Costs of Issuance Account	3.779765%	3.78	(2.13)
Totals	5.163945%	\$106,327.55	\$(7,500.38)
Bond Yield	5.451604%		
Rebate Computation Credit			(2,566.89)
Net Rebatable Arbitrage			\$(10,067.27)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 27, 2023, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 27, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 27, 2023 and July 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 27, 2028.

7. Computation Period

The period beginning on June 27, 2023, the date of the closing, and ending on July 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	250277000
Interest Fund	250277001
Sinking Fund Account	250277002
Debt Service Reserve Fund	250277004
Prepayment Account	250277003
Acquisition & Construction Fund	250277005
Costs of Issuance Account	250277006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 27, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 27, 2028, is the Rebateable Arbitrage.

\$5,665,000
Ranches at Lake McLeod Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Delivered: June 27, 2023

Sources of Funds	
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Par Amount	\$5,665,000.00
Net Original Issue Discount	<u>-41,629.20</u>
Total	\$5,623,370.80

Uses of Funds	
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Acquisition & Construction Fund	\$5,116,211.42
Debt Service Reserve Fund	191,384.38
Costs of Issuance Account	202,475.00
Underwriter's Discount	<u>113,300.00</u>
Total	\$5,623,370.80

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 06/27/2023 @ 5.4516043635%
12/15/2023	140,259.58	136,782.85
06/15/2024	230,278.13	218,611.11
12/15/2024	148,428.13	137,169.08
06/15/2025	233,428.13	209,997.27
12/15/2025	146,462.50	128,264.77
06/15/2026	236,462.50	201,587.53
12/15/2026	144,381.25	119,820.92
06/15/2027	239,381.25	193,389.30
12/15/2027	142,184.38	111,818.75
06/15/2028	242,184.38	185,408.37
12/15/2028	139,871.88	104,239.92
06/15/2029	244,871.88	177,649.11
12/15/2029	137,443.75	97,066.55
06/15/2030	247,443.75	170,114.58
12/15/2030	134,900.00	90,281.23
06/15/2031	249,900.00	162,806.68
12/15/2031	131,881.25	83,639.13
06/15/2032	251,881.25	155,504.42
12/15/2032	128,731.25	77,366.21
06/15/2033	253,731.25	148,443.70
12/15/2033	125,450.00	71,446.17
06/15/2034	260,450.00	144,395.31
12/15/2034	121,906.25	65,792.31
06/15/2035	261,906.25	137,599.07
12/15/2035	118,231.25	60,467.55
06/15/2036	268,231.25	133,542.63
12/15/2036	114,293.75	55,392.82
06/15/2037	269,293.75	127,050.90
12/15/2037	110,225.00	50,623.49
06/15/2038	275,225.00	123,049.62
12/15/2038	105,893.75	46,087.50
06/15/2039	280,893.75	119,007.79
12/15/2039	101,300.00	41,779.50
06/15/2040	286,300.00	114,946.45
12/15/2040	96,443.75	37,693.70
06/15/2041	291,443.75	110,884.26
12/15/2041	91,325.00	33,824.03
06/15/2042	296,325.00	106,837.66
12/15/2042	85,943.75	30,164.13
06/15/2043	300,943.75	102,821.12
12/15/2043	80,300.00	26,707.48
06/15/2044	305,300.00	98,847.28
12/15/2044	74,112.50	23,358.76
06/15/2045	314,112.50	96,374.92
12/15/2045	67,512.50	20,164.31
06/15/2046	317,512.50	92,316.76
12/15/2046	60,637.50	17,162.54
06/15/2047	325,637.50	89,721.20
12/15/2047	53,350.00	14,309.21
06/15/2048	333,350.00	87,036.62
12/15/2048	45,650.00	11,602.80
06/15/2049	340,650.00	84,285.11
12/15/2049	37,537.50	9,041.25
06/15/2050	352,537.50	82,658.73
12/15/2050	28,875.00	6,590.61
06/15/2051	358,875.00	79,738.40

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	@ 5.4516043635%	Present Value to 06/27/2023
12/15/2051	19,800.00		4,282.62
06/15/2052	369,800.00		77,863.18
12/15/2052	10,175.00		2,085.55
06/15/2053	380,175.00		75,855.96
	11,562,031.46		5,623,370.80

Proceeds Summary

Delivery date	06/27/2023
Par Value	5,665,000.00
Premium (Discount)	-41,629.20
	5,623,370.80
Target for yield calculation	5,623,370.80

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/27/2023					
12/15/2023					
06/15/2024	80,000	4.625%	140,259.58	140,259.58	370,537.71
12/15/2024			150,278.13	148,428.13	
06/15/2025	85,000	4.625%	148,428.13	233,428.13	381,856.25
12/15/2025			146,462.50	146,462.50	
06/15/2026	90,000	4.625%	146,462.50	236,462.50	382,925.00
12/15/2026			144,381.25	144,381.25	
06/15/2027	95,000	4.625%	144,381.25	239,381.25	383,762.50
12/15/2027			142,184.38	142,184.38	
06/15/2028	100,000	4.625%	142,184.38	242,184.38	384,368.75
12/15/2028			139,871.88	139,871.88	
06/15/2029	105,000	4.625%	139,871.88	244,871.88	384,743.75
12/15/2029			137,443.75	137,443.75	
06/15/2030	110,000	4.625%	137,443.75	247,443.75	384,887.50
12/15/2030			134,900.00	134,900.00	
06/15/2031	115,000	5.250%	134,900.00	249,900.00	384,800.00
12/15/2031			131,881.25	131,881.25	
06/15/2032	120,000	5.250%	131,881.25	251,881.25	383,762.50
12/15/2032			128,731.25	128,731.25	
06/15/2033	125,000	5.250%	128,731.25	253,731.25	382,462.50
12/15/2033			125,450.00	125,450.00	
06/15/2034	135,000	5.250%	125,450.00	260,450.00	385,900.00
12/15/2034			121,906.25	121,906.25	
06/15/2035	140,000	5.250%	121,906.25	261,906.25	383,812.50
12/15/2035			118,231.25	118,231.25	
06/15/2036	150,000	5.250%	118,231.25	268,231.25	386,462.50
12/15/2036			114,293.75	114,293.75	
06/15/2037	155,000	5.250%	114,293.75	269,293.75	383,587.50
12/15/2037			110,225.00	110,225.00	
06/15/2038	165,000	5.250%	110,225.00	275,225.00	385,450.00
12/15/2038			105,893.75	105,893.75	
06/15/2039	175,000	5.250%	105,893.75	280,893.75	386,787.50
12/15/2039			101,300.00	101,300.00	
06/15/2040	185,000	5.250%	101,300.00	286,300.00	387,600.00
12/15/2040			96,443.75	96,443.75	
06/15/2041	195,000	5.250%	96,443.75	291,443.75	387,887.50
12/15/2041			91,325.00	91,325.00	
06/15/2042	205,000	5.250%	91,325.00	296,325.00	387,650.00
12/15/2042			85,943.75	85,943.75	
06/15/2043	215,000	5.250%	85,943.75	300,943.75	386,887.50
12/15/2043			80,300.00	80,300.00	
06/15/2044	225,000	5.500%	80,300.00	305,300.00	385,600.00
12/15/2044			74,112.50	74,112.50	
06/15/2045	240,000	5.500%	74,112.50	314,112.50	388,225.00
12/15/2045			67,512.50	67,512.50	
06/15/2046	250,000	5.500%	67,512.50	317,512.50	385,025.00
12/15/2046			60,637.50	60,637.50	
06/15/2047	265,000	5.500%	60,637.50	325,637.50	386,275.00
12/15/2047			53,350.00	53,350.00	
06/15/2048	280,000	5.500%	53,350.00	333,350.00	386,700.00
12/15/2048			45,650.00	45,650.00	
06/15/2049	295,000	5.500%	45,650.00	340,650.00	386,300.00
12/15/2049			37,537.50	37,537.50	
06/15/2050	315,000	5.500%	37,537.50	352,537.50	390,075.00
12/15/2050			28,875.00	28,875.00	
06/15/2051	330,000	5.500%	28,875.00	358,875.00	387,750.00

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			19,800.00	19,800.00	
06/15/2052	350,000	5.500%	19,800.00	369,800.00	389,600.00
12/15/2052			10,175.00	10,175.00	
06/15/2053	370,000	5.500%	10,175.00	380,175.00	390,350.00
	5,665,000		5,897,031.46	11,562,031.46	11,562,031.46

\$5,665,000
Ranches at Lake McLeod Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Bal	-5,116,211.42	-6,694,896.94
08/23/23		1,560.00	2,024.35
10/05/23		17,045.50	21,980.94
11/03/23		5,100,000.00	6,549,224.99
07/31/24	Bal	92,500.92	114,140.86
07/31/24	Acc	409.45	505.24

06/27/28	TOTALS:	95,304.45	-7,020.56

ISSUE DATE:	06/27/23	REBATABLE ARBITRAGE:	-7,020.56
COMP DATE:	06/27/28	NET INCOME:	95,304.45
BOND YIELD:	5.451604%	TAX INV YIELD:	5.153739%

\$5,665,000
 Ranches at Lake McLeod Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2023
 (Assessment Area One)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Ba;	-191,384.38	-250,438.97
12/27/23		3,378.74	4,303.98
05/14/24		5,098.39	6,362.96
07/31/24	Bal	193,071.96	238,239.78
07/31/24	Acc	854.61	1,054.54

06/27/28	TOTALS:	11,019.32	-477.69

ISSUE DATE:	06/27/23	REBATABLE ARBITRAGE:	-477.69
COMP DATE:	06/27/28	NET INCOME:	11,019.32
BOND YIELD:	5.451604%	TAX INV YIELD:	5.256269%

\$5,665,000
Ranches at Lake McLeod Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Bal	-202,475.00	-264,951.77
06/27/23		55,000.00	71,971.09
06/27/23		50,000.00	65,428.27
06/27/23		45,000.00	58,885.44
06/27/23		30,000.00	39,256.96
06/27/23		8,500.00	11,122.81
06/27/23		6,000.00	7,851.39
06/27/23		1,750.00	2,289.99
06/29/23		6,125.00	8,012.57
02/22/24	de minimis	103.78	131.12

06/27/28	TOTALS:	3.78	-2.13

ISSUE DATE:	06/27/23	REBATABLE ARBITRAGE:	-2.13
COMP DATE:	06/27/28	NET INCOME:	3.78
BOND YIELD:	5.451604%	TAX INV YIELD:	3.779765%

\$5,665,000
 Ranches at Lake McLeod Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2023
 (Assessment Area One)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/24		-2,070.00	-2,566.89

06/27/28	TOTALS:	-2,070.00	-2,566.89

ISSUE DATE: 06/27/23 REBATABL ARBITRAGE: -2,566.89
 COMP DATE: 06/27/28
 BOND YIELD: 5.451604%

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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www.graucpa.com

August 15, 2024

Board of Supervisors
Ranches at Lake McLeod Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida ("the District") for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ranches at Lake McLeod Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of 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 on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,800 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$3,900, \$4,000, \$4,100 and \$4,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Ranches at Lake McLeod Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Ranches at Lake McLeod Community Development District.

DocuSigned by:

Adam Morgan

By: _____ D8F17F6DF603436...

Title: Chairman

Date: 8/15/2024



Florida Institute of Certified Public Accountants

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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

SECTION VII

SECTION C

Ranches at lake Mcleod CDD Field Management Report



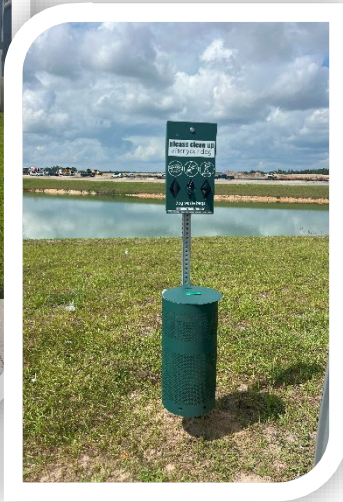
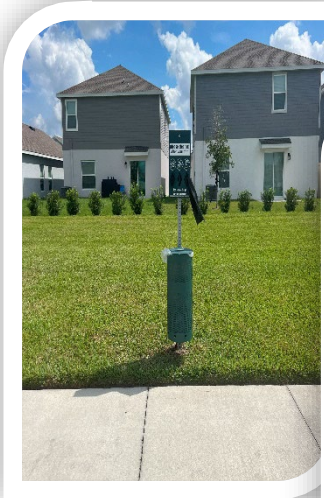
October 8th, 2024

Allen Bailey – Field Manager

GMS

Complete

Dog Stations



- ✚ The dog stations have been installed and are ready for pet owners to use.

Straightening Street Signs



- ✚ The district had a few leaning street signs.
- ✚ These have been resecured.

Park Landscape



- ✚ The park landscape at P4E is looking health.
- ✚ The area overall looks very inviting for residents.

District Pond



- ✚ The pond in Ranches North is free of vegetation.

Site Review

Pond Erosion



- ✚ The ponds on tracts D3 and D4E have areas of erosion showing.
- ✚ The water level has risen which helps the overall stability of the ponds.

Conclusion

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

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Ranches at Lake McLeod Community Development District

Summary of Check Register

August 2, 2024 to September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/12/24	68-69	\$ 11,756.13
	8/19/24	70-73	\$ 8,284.86
	8/26/24	74	\$ 450.00
	9/3/24	75-76	\$ 11,165.00
	9/9/24	77-79	\$ 8,883.00
	9/16/24	80-82	\$ 8,286.67
	9/20/24	83-85	\$ 3,086.26
	9/27/24	86-87	\$ 56,500.00
			\$ 108,411.92
Supervisor Fees - September 2024			
	Adam Morgan	10103	\$ 184.70
	Brent Kewley	10104	\$ 184.70
	Patrick Bonin	10105	\$ 184.70
	Michelle Dudley	10106	\$ 184.70
			\$ 738.80
Total Amount			\$ 109,150.72

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
8/12/24	00017	8/01/24 18255	202408 320-53800-46200	LANDSCAPE MAINT AUG24	*	6,500.00		
		8/01/24 18256	202408 320-53800-46200	LANDSCAPE MAINT AUG24	*	1,000.00		
							FRANK POLLY SOD, INC	7,500.00 000068
8/12/24	00028	7/25/24 7411927	202407 310-51300-32300	TRUSTEE FEES FY24	*	1,064.03		
		7/25/24 7411927	202407 300-15500-10000	TRUSTEE FEES FY25	*	3,192.10		
							US BANK	4,256.13 000069
8/19/24	00019	7/30/24 18038	202407 320-53800-47000	POND MAINTENANCE JUL24	*	125.00		
							AQUATIC WEED MANAGEMENT, INC	125.00 000070
8/19/24	00004	6/20/23 37157	202310 310-51300-31500	GENERAL COUNSEL MAY23	*	102.00		
		7/19/23 38255	202310 310-51300-31500	GENERAL COUNSEL JUN23	*	536.00		
		8/14/23 39559	202310 310-51300-31500	GENERAL COUNSEL JUL23	*	315.50		
		5/13/24 50595	202404 310-51300-31500	GENERAL COUNSEL APR24	*	112.00		
		6/10/24 51812	202405 310-51300-31500	GENERAL COUNSEL MAY24	*	959.50		
		7/02/24 52178	202406 310-51300-31500	GENERAL COUNSEL JUN24	*	344.90		
							COBB & COLE, P.A.	2,369.90 000071
8/19/24	00017	8/02/24 18260	202408 320-53800-46200	LANDSCAPE MAINT AUG24	*	1,000.00		
		8/02/24 18262	202408 320-53800-46200	DOG STATS/GARB CANS SVCS	*	150.00		
							FRANK POLLY SOD, INC	1,150.00 000072
8/19/24	00013	8/01/24 30	202408 310-51300-34000	MANAGEMENT FEES AUG24	*	3,333.33		
		8/01/24 30	202408 310-51300-35200	WEBSITE ADMIN AUG24	*	100.00		
		8/01/24 30	202408 310-51300-35100	INFORMATION TECH AUG24	*	150.00		
		8/01/24 30	202408 310-51300-31300	DISSEMINATION SVCS AUG24	*	416.67		
		8/01/24 30	202408 310-51300-51000	OFFICE SUPPLIES AUG24	*	.06		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	30	202408	310-51300-42000						POSTAGE AUG24	*	14.90		
8/01/24	31	202408	320-53800-12000						FIELD MANAGEMENT AUG24	*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-												4,639.96	000073
8/26/24	00029	8/19/24	7619-08-	202408	310-51300-31200				SPEC ASSESS BOND S23 AA1	*	450.00		
AMTEC												450.00	000074
9/03/24	00002	8/26/24	24771	202408	300-15500-10000				FY25 INSURANCE POLICY	*	10,415.00		
EGIS INSURANCE ADVISORS												10,415.00	000075
9/03/24	00030	8/21/24	3362	202408	310-51300-49000				PUR/INST DOG STATIONS	*	750.00		
JEREMY T. CRAWFORD DBA JAYMAN												750.00	000076
9/09/24	00019	8/28/24	18188	202408	320-53800-47000				POND MAINTENANCE AUG24	*	125.00		
AQUATIC WEED MANAGEMENT, INC												125.00	000077
9/09/24	00031	8/28/24	13060	202408	310-51300-49000				CLEANING SVCS AUG24	*	108.00		
CSS CLEAN STAR SERVICES OF CENTRAL												108.00	000078
9/09/24	00017	9/03/24	18294	202409	320-53800-46200				LANDSCAPE MAINT SEP24	*	2,150.00		
9/03/24		18295	202409	320-53800-46200					LANDSCAPE MAINT SEP24	*	6,500.00		
FRANK POLLY SOD, INC												8,650.00	000079
9/16/24	00005	8/30/24	22040009	202408	310-51300-31100				ENGINEERING SVCS AUG24	*	280.00		
CONNELLY & WICKER INC.												280.00	000080
9/16/24	00002	9/12/24	25652	202409	300-15500-10000				FY25 INSURANCE POLICY ADJ	*	3,327.00		
EGIS INSURANCE ADVISORS												3,327.00	000081
9/16/24	00013	9/01/24	32	202409	310-51300-34000				MANAGEMENT FEES SEP24	*	3,333.33		
9/01/24		32	202409	310-51300-35200					WEBSITE ADMIN SEP24	*	100.00		
9/01/24		32	202409	310-51300-35100					INFORMATION TECH SEP24	*	150.00		

RALM RANCHES AT KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24	32		DISSEMINATION SVCS SEP24	202409	310	51300	31300			*	416.67		
9/01/24	32		OFFICE SUPPLIES SEP24	202409	310	51300	51000			*	2.65		
9/01/24	32		POSTAGE SEP24	202409	310	51300	42000			*	52.02		
9/01/24	33		FIELD MANAGEMENT SEP24	202409	320	53800	12000			*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES-												4,679.67	000082
9/20/24	00032	7/31/24	SKETCH POND B DRAIN SYSTM	20240463	202407	310	51300	31100	ALLEN & COMPANY INC.	*	750.00	750.00	000083
9/20/24	00002	9/12/24	PACKAGE - PROPERTY ADDED	25646	202409	320	53800	45000	EGIS INSURANCE ADVISORS	*	274.00	274.00	000084
9/20/24	00022	9/17/24	ASSESS TRANSFER S2023	09172024	202409	300	20700	10000	RANCHES AT LAKE MCLEOD CDD	*	2,062.26	2,062.26	000085
9/27/24	00033	9/27/24	FY24 CAP RESERVE TXFER	09272024	202409	300	58100	10000	RANCHES AT LAKE MCLEOD CDD/CAPITAL	*	50,000.00	50,000.00	000086
9/27/24	00013	9/15/24	ASSESSMENT ROLL FY25	34	202409	300	15500	10000	GOVERNMENTAL MANAGEMENT SERVICES-	*	6,500.00	6,500.00	000087
TOTAL FOR BANK A											108,411.92		
TOTAL FOR REGISTER											108,411.92		

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
August 31, 2024



Table of Contents

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

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

August 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 219,769	\$ -	\$ -	\$ 219,769
Due from General Fund	\$ -	\$ 2,062	\$ -	\$ 2,062
Investments:				
<i>Series 2023</i>				
Construction	\$ -	\$ -	\$ 92,501	\$ 92,501
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Reserve	\$ -	\$ 193,072	\$ -	\$ 193,072
Revenue	\$ -	\$ 166,323	\$ -	\$ 166,323
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepaid Expenses	\$ 13,607	\$ -	\$ -	\$ 13,607
Total Assets	\$ 233,376	\$ 361,457	\$ 92,501	\$ 687,334
Liabilities:				
Accounts Payable	\$ 12,428	\$ -	\$ 91,697	\$ 104,125
Due to Debt Service	\$ 2,062	\$ -	\$ -	\$ 2,062
Total Liabilities	\$ 14,490	\$ -	\$ 91,697	\$ 106,187
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 361,457	\$ -	\$ 361,457
Capital Projects	\$ -	\$ -	\$ 804	\$ 804
Unassigned	\$ 218,886	\$ -	\$ -	\$ 218,886
Total Fund Balances	\$ 218,886	\$ 361,457	\$ 804	\$ 581,147
Total Liabilities & Fund Balance	\$ 233,376	\$ 361,457	\$ 92,501	\$ 687,334

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 358,744	\$ 358,744	\$ 360,274	\$ 1,530
Assessments - Direct	\$ 81,950	\$ 81,950	\$ 81,950	\$ (0)
Developer Contributions	\$ -	\$ -	\$ 8,518	\$ 8,518
Total Revenues	\$ 440,694	\$ 440,694	\$ 450,742	\$ 10,048
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,800	\$ 6,200
FICA Expense	\$ 918	\$ 842	\$ 367	\$ 474
Engineering	\$ 15,000	\$ 13,750	\$ 3,765	\$ 9,985
Attorney	\$ 15,000	\$ 13,750	\$ 5,229	\$ 8,521
Annual Audit	\$ 5,000	\$ 5,000	\$ 8,500	\$ (3,500)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 500	\$ 500	\$ 450	\$ 50
Dissemination	\$ 5,000	\$ 4,583	\$ 4,583	\$ -
Trustee Fees	\$ 4,020	\$ 4,020	\$ 1,064	\$ 2,956
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 1,000	\$ 917	\$ 486	\$ 431
Insurance	\$ 6,181	\$ 6,181	\$ 5,590	\$ 591
Copies	\$ 500	\$ 458	\$ 9	\$ 449
Legal Advertising	\$ 7,500	\$ 6,875	\$ 1,825	\$ 5,050
Other Current Charges	\$ 2,500	\$ 2,292	\$ 1,214	\$ 1,078
Office Supplies	\$ 500	\$ 458	\$ 18	\$ 441
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 125,294	\$ 116,718	\$ 83,991	\$ 32,726

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 3,522	\$ 1,478
Field Management	\$ 7,500	\$ 6,875	\$ 6,875	\$ -
Landscape Maintenance	\$ 95,000	\$ 87,083	\$ 69,600	\$ 17,483
Landscape Replacement	\$ 30,000	\$ 27,500	\$ -	\$ 27,500
Lake Maintenance	\$ 16,800	\$ 15,400	\$ 1,500	\$ 13,900
Streetlights	\$ 48,600	\$ 44,550	\$ 41,075	\$ 3,475
Electric	\$ 5,000	\$ 4,583	\$ 2,511	\$ 2,073
Water & Sewer	\$ 5,000	\$ 4,583	\$ 24,975	\$ (20,392)
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
General Repairs & Maintenance	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 15,000	\$ 13,750	\$ -	\$ 13,750
Total Operations & Maintenance	\$ 265,400	\$ 241,408	\$ 150,057	\$ 91,351
Total Expenditures	\$ 390,694	\$ 358,126	\$ 234,049	\$ 124,077
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 216,694	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 216,694	
Fund Balance - Beginning	\$ -		\$ 2,192	
Fund Balance - Ending	\$ -		\$ 218,886	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Assessments	\$ 382,769	\$ 382,769	\$ 384,403	\$ 1,634
Interest	\$ -	\$ -	\$ 14,195	\$ 14,195
Total Revenues	\$ 382,769	\$ 382,769	\$ 398,598	\$ 15,829
Expenditures				
Interest - 12/15	\$ 140,260	\$ 140,260	\$ 140,260	\$ -
Prinicipal - 6/15	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 6/15	\$ 150,278	\$ 150,278	\$ 150,278	\$ (0)
Total Expenditures	\$ 370,538	\$ 370,538	\$ 370,538	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 12,231		\$ 28,060	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 104	\$ 104
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 104	\$ 104
Net Change in Fund Balance	\$ 12,231		\$ 28,164	
Fund Balance - Beginning	\$ 140,260		\$ 333,294	
Fund Balance - Ending	\$ 152,491		\$ 361,457	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 50,802	\$ 50,802
Total Revenues	\$ -	\$ -	\$ 50,802	\$ 50,802
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 50,802	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (104)	\$ (104)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (104)	\$ (104)
Net Change in Fund Balance	\$ -		\$ 50,698	
Fund Balance - Beginning	\$ -		\$ (49,894)	
Fund Balance - Ending	\$ -		\$ 804	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 50,000		\$ -	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 354,564	\$ 944	\$ 854	\$ 968	\$ -	\$ 1,011	\$ 1,918	\$ 15	\$ -	\$ -	\$ 360,274
Assessments - Direct	\$ 40,975	\$ -	\$ -	\$ 20,487	\$ -	\$ -	\$ 20,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,950
Developer Contributions	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,518
Total Revenues	\$ 49,493	\$ -	\$ 354,564	\$ 21,431	\$ 854	\$ 968	\$ 20,487	\$ 1,011	\$ 1,918	\$ 15	\$ -	\$ -	\$ 450,742
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 4,800
FICA Expense	\$ -	\$ 92	\$ 122	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ 46	\$ -	\$ 367
Engineering	\$ 280	\$ 280	\$ 280	\$ -	\$ -	\$ 280	\$ 140	\$ 840	\$ 635	\$ 750	\$ 280	\$ -	\$ 3,765
Attorney	\$ 2,454	\$ 778	\$ 581	\$ -	\$ -	\$ -	\$ 112	\$ 960	\$ 345	\$ -	\$ -	\$ -	\$ 5,229
Annual Audit	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 5,500	\$ -	\$ -	\$ -	\$ 8,500
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ 4,583
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064	\$ -	\$ -	\$ 1,064
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 10	\$ 61	\$ 8	\$ 185	\$ 34	\$ 5	\$ 1	\$ 65	\$ 36	\$ 66	\$ 15	\$ -	\$ 486
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	\$ 39	\$ 896	\$ -	\$ 1,214
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,044	\$ 7,430	\$ 6,611	\$ 4,226	\$ 4,934	\$ 4,326	\$ 4,292	\$ 7,329	\$ 11,593	\$ 5,919	\$ 6,287	\$ -	\$ 83,991

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 2,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 594	\$ -	\$ -	\$ -	\$ -	\$ 3,522
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ 6,875
Landscape Maintenance	\$ 2,950	\$ 5,500	\$ 5,500	\$ 5,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 7,000	\$ 7,500	\$ 7,500	\$ 8,650	\$ -	\$ 69,600
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 250	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ 1,500
Streetlights	\$ -	\$ 3,717	\$ 1,934	\$ -	\$ 3,684	\$ 3,222	\$ 5,053	\$ 10,106	\$ -	\$ 5,053	\$ 8,306	\$ -	\$ 41,075
Electric	\$ -	\$ 107	\$ 1,946	\$ -	\$ 97	\$ -	\$ 76	\$ 268	\$ (74)	\$ 32	\$ 59	\$ -	\$ 2,511
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 528	\$ 5,437	\$ 5,697	\$ 2,255	\$ 3,227	\$ 3,549	\$ 4,281	\$ -	\$ 24,975
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 6,753	\$ 10,075	\$ 10,130	\$ 6,250	\$ 11,558	\$ 15,909	\$ 18,077	\$ 20,973	\$ 11,403	\$ 16,884	\$ 22,045	\$ -	\$ 150,057
Total Expenditures	\$ 27,797	\$ 17,504	\$ 16,741	\$ 10,476	\$ 16,492	\$ 20,235	\$ 22,368	\$ 28,302	\$ 22,997	\$ 22,803	\$ 28,333	\$ -	\$ 234,049
Excess (Deficiency) of Revenues over Expenditures	\$ 21,696	\$ (17,504)	\$ 337,823	\$ 10,955	\$ (15,638)	\$ (19,267)	\$ (1,881)	\$ (27,291)	\$ (21,079)	\$ (22,788)	\$ (28,333)	\$ -	\$ 216,694
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,696	\$ (17,504)	\$ 337,823	\$ 10,955	\$ (15,638)	\$ (19,267)	\$ (1,881)	\$ (27,291)	\$ (21,079)	\$ (22,788)	\$ (28,333)	\$ -	\$ 216,694

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	General Fund	Debt Service	Total
							48%	52%	100%
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
\$45,498.00	04/01/24-06/30/24	\$ -	\$ -	\$ -	\$ 30.30	\$ 30.30	\$ 14.66	\$ 15.64	\$ 30.30
	Total	\$ 789,560.22	\$ (31,552.96)	\$ (15,319.62)	\$ 1,989.52	\$ 744,677.16	\$ 360,274.48	\$ 384,402.68	\$ 744,677.16

100.43% Net Percentage Collected
 0 Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC			2024-01		
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
			Net Assessments	\$ 81,949.79	\$ 81,949.79
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
			\$ 81,949.80	\$ 81,949.80	\$ 81,949.80

Ranches at Lake McLeod

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds		
Interest Rate:	4.625%, 5.250%, 5.500%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$191,384	
Reserve Fund Balance	\$193,072	
Bonds Outstanding - 6/27/23		\$5,665,000
Less: Principal Payment 6/15/24		(\$80,000)
Current Bonds Outstanding		\$5,585,000