

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

March 11, 2025

AGENDA

Ranches at Lake McLeod

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 4, 2025

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, March 11, 2025**, 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 (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the February 11, 2025 Board of Supervisors Meeting
4. 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
 - iii. Status of Construction Funds & Requisitions
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

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, **February 11, 2025** at 10:03 a.m. 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
Michelle Dudley <i>joined late</i>	Assistant Secretary
Kayla Word	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen	District Manager, GMS
Allen Bailey	Field Services, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Steve Sanford <i>by Zoom</i>	Bond Counsel, Greenberg Traurig
Rick Welch <i>by Zoom</i>	District Engineer, Prime AE Engineering
Eduardo Rodas	HOA Manager

The following is a summary of the discussions and actions taken at the February 11, 2025 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. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period on Agenda Items

Ms. Adams opened the public comment period regarding agenda items only. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 12, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes from the November 12, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the November 12, 2024 Board of Supervisors Meeting, were approved.

**Michelle Dudley joined the meeting in person at 10:06 a.m.*

FOURTH ORDER OF BUSINESS

Presentation and Consideration of Supplemental Engineer's Report dated February 10, 2025

Mr. Welch presented the supplemental engineer's report dated February 10, 2025. He explained that they sold their firm and are in the process of updating their engineer's contract. Ms. Adams stated they have started to receive comments from staff that will be incorporated into the final version. Staff asked for approval in substantial form.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Supplemental Engineer's Report dated February 10, 2025 , was approved in substantial form.

FIFTH ORDER OF BUSINESS

Presentation and Consideration of Supplemental Assessment Methodology Report for Assessment Area Two dated February 11, 2025

Ms. Adams noted this item circulated very late in the day and they didn't get the bond sizing until 4:30 p.m. the day prior to the meeting. She explained that they have already started to receive comments from staff. She stated that they would be looking at this for approval in substantial form subject to future revisions.

Ms. Adams explained that this Supplemental Assessment Methodology looks at all of the eligible improvements that were identified in the engineer's report, it identifies the amount of financing, and it addresses how that cost will be shared fairly by the properties that benefit from those expenses.

Ms. Adams reviewed the tables that started on page 30 of the agenda package. Table 1 shows that for Assessment Area Two there is 753 total units. She added that they are still verifying lot counts and product types. Table 2 shows the infrastructure cost estimates. She explained that this table is identifying all the eligible expenses for the public financing with the total improvements being \$48,411,698. Table 3 shows the bond sizing with the par amount being \$11,130,000. Table 4 shows the benefit that these properties receive and how that is allocated per product type. Table 5 shows the par debt per unit. For the 40', the par debt per unit is \$12,186.47. For the 50', the par debt per unit is \$15,250.91. For the 60', the par debt per unit is \$18,286.84. She explained that in order to reach the targeted assessment level, they are recognizing developer contributions. Table 6 shows the gross amount that will be on the property tax bill as well as how that can be discounted if property owners pay their bill in November.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Supplemental Assessment Methodology Report for Assessment Area Two dated February 11, 2025, was approved in substantial form subject to future revisions.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Delegation Resolution (Series 2025 – Assessment Area Two Bonds)

Mr. Sanford from Greenberg Traurig is serving as the District's Bond Counsel, and he presented Resolution 2025-02. He explained that they are calling this resolution the Delegation Resolution because if the Board adopts this resolution, there are certain parameters within the resolution that if they stay within those parameters set by the Board, then the Chairman or Vice Chairman is authorized to sign a bond purchase contract without the need of coming back for any kind of special meeting. He further explained that along those same lines, there is authorization in this resolution for any kind of modifications to the documents approved in substantial form, they are authorized to finalize those documents without the need of calling a special meeting. The parameters Mr. Sanford mentioned is that they are authorizing a principal amount of bonds for Assessment Area Two not exceeding \$13,000,000. He added that does not bind the Board to issue that amount of bonds, it is the maximum amount that could be issued. The other parameters are that the term of the bonds can't exceed 30 years as governed by Florida Statutes, not counting any capitalized interests. The maximum interest rate is also governed by Florida Statutes. He

noted the underwriters discount is 98%, which means they buy the bond from the District at a discount of 98% and turn around and sell the bonds at par. He explained that as long as they are within all those parameters that are set forth in Section Three, then there is no need to come back to the Board to get all of the final documents executed and delivered. He discussed the exhibits attached to this resolution. Mr. Morgan pointed out that the resolution has the name “*Ranches at McLeod*”, but it should be “*Ranches at Lake McLeod.*” The Board agreed to adopt this resolution with the name correction.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Adopting Resolution 2025-02 Delegation Resolution (Series 2025 – Assessment Area Two Bonds) with the Name Correction, was approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Underwriter Services Agreement for Series 2025 Bonds with FMS Bonds

Ms. Adams stated on page 241 of the agenda package is a letter from FMS Bonds dated February 7, 2025. She stated approval of this letter is considering FMS Bonds for underwriting services for the Series 2025 Bonds. She added that this is the standard form of agreement for the underwriter services.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Underwriter Services Agreement for Series 2025 Bonds with FMS Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of License Agreement for Installation of Holiday Decorations with Ranches at Lake McLeod Community Association, Inc.

Ms. Adams explained that they were approached by the Homeowners Association for Ranches at Lake McLeod and they requested that the association be allowed to install holiday decorations onto District property. She pointed out that this was a time sensitive request that came early in December. She stated ultimately the Chairman of the Board did approve this request and he signed the agreement with all the protections for the District assigning the

responsibility to install, maintain, and remove the holiday decorations to the association. She added that this is just a motion to ratify the agreement and protect the actions of the Chairman.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the License Agreement for Installation of Holiday Decorations with Ranches at Lake McLeod Community Association, Inc., was ratified.

NINTH ORDER OF BUSINESS

Ratification of TraceAir Proposal for Drone Flyovers, Data Processing & Cloud Software Subscription

Ms. Adams explained that at their last meeting, they were reviewing the proposals from TraceAir and the proposal the Board approved was for one scan between January and February. Then, once the 2025 bond is issued, there will be additional funding for services that can start biweekly. She further explained that this is just ratifying the agreement for the one-time flight at \$2,550 that will be paid out of remaining bond funds.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the TraceAir Proposal for Drone Flyovers, Data Processing & Cloud Software Subscription, was ratified.

TENTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams stated this agreement is included in the agenda package on page 255. She explained that this is an annual agreement with the property appraiser whereby the District is agreeing that all of the data that Polk County holds exempt from public records disclosure. She noted they would hold that same information exempt from disclosure. She added that this is an administrative matter and staff recommends approval.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Adams explained that this agreement is also with Polk County Property Appraisers office. She further explained that this contract agreement allows them to put the CDD fees in the non-ad valorem section of the annual property tax bill in accordance with Florida Statutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts had nothing additional to report.

B. Engineer

i. Consideration of Assignment of District Engineering Services Agreement

Ms. Adams presented the District Engineering Services Agreement. She explained that this District has been working under an interim engineering agreement with Rick Welch’s firm. She noted that as of January 1, 2025 that firm has been acquired by PRIME AE Group, Inc. She noted they have prepared a standard form of engineering agreement, and it has been reviewed by District Counsel, Mr. Watts.

Mr. Watts stated they reviewed the draft agreement, and he would recommend approval of it in substantial form so they can finalize it with the District Engineer, Mr. Welch. He explained that this was something that came up when they were putting together an assignment of the prior agreement, and they didn’t realize that the final agreement was never executed, and they were still operating under the interim agreement. He stated they recommended approval in substantial form, and he was happy to answer any questions.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Assignment of District Engineering Services Agreement, was approved in substantial form.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He stated they reported the sidewalk area where the ADA mats were laid to Lennar and that has been fixed. They haven't had any complaints since it has been fixed. He stated they installed monument lights over the holiday season to help people coming off the road at night seeing the monuments. He noted the Ranches East landscape is rooting and maintaining a healthy appearance through the cold snap and it is ready for turnover. He stated the tower of Ranches East has been completed and turned over. He added that it looks good and so far, everyone has liked it. Lastly, he noted the District fences are back up in Ranches north. Mr. Morgan asked how the ponds looked in the north. Mr. Bailey responded that they were doing alright, but he brought the aquatic addendum to add those because he would like to get them under the contract to say that they are being maintained. He pointed out that the ponds are a little low. Mr. Bonin noted he needs written acceptance of every hardscape item on CDD property, and the well is the latest that he doesn't have acceptance of. He stated he would like an official third-party specialist to check the viability of it for acceptance. Mr. Welch will make a note of this item and will report back to the Board. Ms. Adams stated once that improvement is conveyed to the District, they will also need to add that to their property insurance. Mr. Watts stated if they can get a copy of the agreement for the installation of the well, they can prepare an assignment that will be acknowledged by the well contractor and have that come along with a bill of sale for the improvements after the inspection has been certified as complete and the third-party reviewer has confirmed it's functioning as designed.

i. Consideration of Addendum from Aquatic Weed Management, Inc. to Add Ranches at Lake McLeod CDD East Area Ponds to Current Aquatic Maintenance Services Contract

Mr. Bailey presented this addendum to add two east area ponds to the current Aquatic Maintenance Service Contract. He explained that it is starting to warm up and he would like to have the ponds being treated on a regular monthly basis to avoid any algae growth. The cost is an extra \$600 a month to do those two larger east area ponds.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Addendum from Aquatic Weed Management, Inc. to Add Ranches at Lake McLeod CDD East Area Ponds to Current Aquatic Maintenance Services Contract, was approved.

Ms. Adams noted that they have Eduardo Rodas on the line who is the Home Owners Association Manager at Ranches, and he has been doing a great job communicating with Mr. Bailey when he sees any maintenance issues for the CDD as well as communicating with herself on any issues. She thanked Mr. Rodas for being so communicative.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register from November 2, 2024 to February 3, 2025 totaling \$49,870.69.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of December. No action is required from the Board.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Mr. Watts stated they were up to date on the conveyances at this point with the exception of the well that was just mentioned. Mr. Bonin requested a physical copy of the permit transfer for the well so they can confirm that the allowed usage matches the recommended usage by the landscaper.

Ms. Adams stated they have a note to check on the status of construction funds and requisitions. She pointed out that on the combine balance sheet, they have a very small amount in their capital projects fund from their funds generated for infrastructure construction. She explained that once they submit the requisition for TraceAir, that will be down to zero.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

- Akhmed Ismael (1530 Marksman Road) commented on the sidewalks damaged by park. He asked what the well supplied water to.
- Terri Hoff (Deep Water Circle) commented that this is her first time joining a meeting and she wanted to find out more information about what is going on here at Ranches at Lake McLeod.
- There was a request for the Board’s consideration for lots 32 and 33 to be purchased by the CDD to be used for common space. Ms. Adams stated the CDD does not have any funds designated to purchase residential lots for any purpose.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION C

Ranches at lake Mcleod CDD Field Management Report



March 11th, 2025

Allen Bailey – Field Manager

GMS

Complete

Graffiti Removals



✚ The playground in Ranches East had drawings on both sides of the slide area.

✚ The graffiti has been removed.

Site Review

Ranches North Landscape



✚ The Ranches North landscape is coming back as we move into Spring.

Dry Pond



✚ The dry pond in Ranches North is being disced properly.

Site Review

Wet Ponds



✚ The district wet ponds are free of major vegetation growth.

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

February 4, 2025 tp February 28, 2025

Fund	Date	Check No.'s	Amount
General Fund	2/5/25	112-116	\$ 366,680.62
	2/14/25	117	\$ 5,080.39
	2/28/25	118-121	\$ 19,392.04
			\$ 391,153.05
Supervisor Fees - February 2025			
	Adam Morgan	10112	\$ 184.70
	Brent Kewley	10113	\$ 184.70
	Patrick Bonin	10114	\$ 184.70
	Michelle Dudley	10115	\$ 184.70
	Kayla Word	10116	\$ 184.70
			\$ 923.50
Total Amount			\$ 392,076.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/25	00019	12/27/24	18909	202412	320-53800-47000		POND HERBICIDE-DEC24 AQUATIC WEED MANAGEMENT, INC	*	725.00	725.00	000112
2/05/25	00017	1/02/25	18467	202501	320-53800-46200		LANDSCAPE MAINT-JAN25 FRANK POLLY SOD, INC	*	6,500.00	6,500.00	000113
2/05/25	00020	12/31/24	00068842	202407	310-51300-48000		NOT OF FY24/25 BUDGET GANNETT MEDIA CORP DBA	*	2,762.96	2,762.96	000114
2/05/25	00013	11/30/24	42	202411	320-53800-48100		HOLIDAY DECOR 2024 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,176.89	2,176.89	000115
2/05/25	00022	2/05/25	02052025	202502	300-20700-10000		ASSESSMENT TSFR-S2023 RANCHES AT LAKE MCLEOD CDD	*	354,515.77	354,515.77	000116
2/14/25	00013	2/01/25	47	202502	310-51300-34000		MANAGEMENT FEES-FEB25	*	3,541.67		
		2/01/25	47	202502	310-51300-35200		WEBSITE ADMIN-FEB25	*	100.00		
		2/01/25	47	202502	310-51300-35100		INFORMATION TECH-FEB25	*	150.00		
		2/01/25	47	202502	310-51300-31300		DISSEMINATION SVCS-FEB25	*	416.67		
		2/01/25	47	202502	310-51300-51000		OFFICE SUPPLIES-FEB25	*	.06		
		2/01/25	47	202502	310-51300-42000		POSTAGE-FEB25	*	38.66		
		2/01/25	48	202502	320-53800-12000		FIELD MANAGEMENT-FEB25	*	833.33		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,080.39	000117
2/28/25	00019	1/30/25	18990	202501	320-53800-47000		POND HERBICIDE-JAN25 AQUATIC WEED MANAGEMENT, INC	*	125.00	125.00	000118
2/28/25	00031	12/30/24	13953	202412	320-53800-49000		CLEANING SVCS-DEC24	*	230.00		
		1/28/25	14189	202501	320-53800-49000		CLEANING SVCS-JAN25	*	220.00		
							CSS CLEAN STAR SERVICES OF CENTRAL			450.00	000119

RALM RANCHES AT BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/25	00017	1/02/25	18468	202501	320	53800	46200		EAST LANDSCAPE MAIN-JAN25	*	4,580.00		
		1/31/25	18507	202502	320	53800	46200		LANDSCAPING MAINT-FEB25	*	11,080.00		
FRANK POLLY SOD, INC											15,660.00	000120	

2/28/25	00015	12/31/24	50000430	202412	320	53800	43100		TECO STREETLIGHTS-DEC24	*	1,578.52		
		1/31/25	50000434	202501	320	53800	43100		TECO STREETLIGHTS-JAN25	*	1,578.52		
TECO											3,157.04	000121	

TOTAL FOR BANK A											391,153.05		
TOTAL FOR REGISTER											391,153.05		

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
January 31, 2025



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9	<u>Assessment Receipt Schedule</u>
10	<u>Long Term Debt Report</u>

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

January 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 876,555	\$ -	\$ -	\$ -	\$ 876,555
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 50,686	\$ 50,686
Due from General Fund	\$ -	\$ 353,952	\$ -	\$ -	\$ 353,952
Investments:					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 1,492	\$ -	\$ 1,492
Cost of Issuance	\$ -	\$ -	\$ 0	\$ -	\$ 0
Reserve	\$ -	\$ 192,833	\$ -	\$ -	\$ 192,833
Revenue	\$ -	\$ 35,205	\$ -	\$ -	\$ 35,205
Total Assets	\$ 876,555	\$ 581,990	\$ 1,492	\$ 50,686	\$ 1,510,723
Liabilities:					
Accounts Payable	\$ 20,477	\$ -	\$ -	\$ -	\$ 20,477
Due to Debt Service	\$ 353,952	\$ -	\$ -	\$ -	\$ 353,952
Total Liabilities	\$ 374,429	\$ -	\$ -	\$ -	\$ 374,429
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ 581,990	\$ -	\$ -	\$ 581,990
Capital Projects	\$ -	\$ -	\$ 1,492	\$ -	\$ 1,492
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 50,686	\$ 50,686
Unassigned	\$ 502,126	\$ -	\$ -	\$ -	\$ 502,126
Total Fund Balances	\$ 502,126	\$ 581,990	\$ 1,492	\$ 50,686	\$ 1,136,294
Total Liabilities & Fund Balance	\$ 876,555	\$ 581,990	\$ 1,492	\$ 50,686	\$ 1,510,723

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 623,453	\$ 362,972	\$ 362,972	\$ -
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 119,077	\$ 105,636
Total Revenues	\$ 636,894	\$ 376,413	\$ 482,049	\$ 105,636
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
FICA Expense	\$ 918	\$ 306	\$ 77	\$ 230
Engineering	\$ 15,000	\$ 5,000	\$ 300	\$ 4,700
Attorney	\$ 15,000	\$ 5,000	\$ 240	\$ 4,760
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 1,667	\$ 1,667	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 42,500	\$ 14,167	\$ 14,167	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 239	\$ 95
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 2,500	\$ 833	\$ 154	\$ 679
Office Supplies	\$ 500	\$ 167	\$ 3	\$ 164
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 129,194	\$ 51,187	\$ 34,694	\$ 16,494

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Landscape Maintenance	\$ 203,400	\$ 67,800	\$ 37,030	\$ 30,770
Landscape Replacement	\$ 30,000	\$ 10,000	\$ 3,990	\$ 6,010
Lake Maintenance	\$ 16,800	\$ 5,600	\$ 1,100	\$ 4,500
Streetlights	\$ 80,000	\$ 26,667	\$ 26,622	\$ 44
Electric	\$ 15,000	\$ 5,000	\$ 397	\$ 4,603
Water & Sewer	\$ 45,000	\$ 15,000	\$ 5,115	\$ 9,885
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
General Repairs & Maintenance	\$ 20,000	\$ 6,667	\$ 1,100	\$ 5,567
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,177	\$ 323
Contingency	\$ 15,000	\$ 5,000	\$ 880	\$ 4,120
Total Operations & Maintenance	\$ 457,700	\$ 157,567	\$ 91,567	\$ 65,999
Total Expenditures	\$ 586,894	\$ 208,754	\$ 126,261	\$ 82,493
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 355,788	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 355,788	
Fund Balance - Beginning	\$ -		\$ 146,337	
Fund Balance - Ending	\$ -		\$ 502,126	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Assessments	\$ 382,769	\$ 360,589	\$ 360,589	\$ -
Interest	\$ -	\$ -	\$ 4,737	\$ 4,737
Total Revenues	\$ 382,769	\$ 360,589	\$ 365,326	\$ 4,737
Expenditures				
Interest - 12/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
Principial - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 148,428	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,856	\$ 148,428	\$ 148,428	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 913		\$ 216,898	
Fund Balance - Beginning	\$ 173,774		\$ 365,092	
Fund Balance - Ending	\$ 174,687		\$ 581,990	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ 21	\$ 21	\$ -
Total Revenues	\$ -	\$ 21	\$ 21	\$ -
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 21	
Net Change in Fund Balance	\$ -		\$ 21	
Fund Balance - Beginning	\$ -		\$ 1,471	
Fund Balance - Ending	\$ -		\$ 1,492	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 686	\$ 686
Total Revenues	\$ -	\$ -	\$ 686	\$ 686
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 686	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 686	
Fund Balance - Beginning	\$ 50,000		\$ 50,000	
Fund Balance - Ending	\$ 100,000		\$ 50,686	

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	\$ -	\$ 6,681	\$ 354,108	\$ 2,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362,972
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,077
Total Revenues	\$ 119,077	\$ 6,681	\$ 354,108	\$ 2,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,049

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Attorney	\$ 37	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,170	\$ 5,826	\$ 4,288	\$ 4,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,694

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	\$ 7,761	\$ -	\$ -	\$ 2,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,823
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,030
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,622
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,115
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,177
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Total Operations & Maintenance	\$ 35,463	\$ 13,018	\$ 19,488	\$ 23,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,567
Total Expenditures	\$ 55,633	\$ 18,844	\$ 23,776	\$ 28,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,261
Excess (Deficiency) of Revenues over Expenditures	\$ 63,444	\$ (12,163)	\$ 330,332	\$ (25,824)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,788
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 63,444	\$ (12,163)	\$ 330,332	\$ (25,824)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,788

Ranches At Lake Mcleod

Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 414,300.36 \$ 411,580.56 \$825,880.92
Net Assessments \$ 385,299.33 \$ 382,769.92 \$768,069.26

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Property Appraiser	Net Receipts	50%		50%		100%	
								General Fund	Debt Service	General Fund	Debt Service	Total	
11/19/24	11/01-11/07/24	\$ 6,016.59	\$ (240.63)	\$ (115.52)	\$ -	\$ -	\$ 5,660.44	\$ 2,839.54	\$ 2,820.90	\$ 5,660.44	\$ -	\$ -	\$ 5,660.44
11/19/24	11/01-11/07/24	\$ 3,812.58	\$ (152.52)	\$ (73.20)	\$ -	\$ -	\$ 3,586.86	\$ 1,799.34	\$ 1,787.52	\$ 3,586.86	\$ -	\$ -	\$ 3,586.86
11/26/24	11/08-11/15/24	\$ 8,022.12	\$ (320.86)	\$ (154.03)	\$ -	\$ -	\$ 7,547.23	\$ 3,786.04	\$ 3,761.19	\$ 7,547.23	\$ -	\$ -	\$ 7,547.23
11/26/24	11/08-11/15/24	\$ 5,083.44	\$ (203.36)	\$ (97.60)	\$ -	\$ -	\$ 4,782.48	\$ 2,399.11	\$ 2,383.37	\$ 4,782.48	\$ -	\$ -	\$ 4,782.48
11/30/24	INV#4652197	\$ -	\$ -	\$ -	\$ -	\$ (4,115.81)	\$ (4,115.81)	\$ (2,064.68)	\$ (2,051.13)	\$ (4,115.81)	\$ -	\$ -	\$ (4,115.81)
11/30/24	INV#4652198	\$ -	\$ -	\$ -	\$ -	\$ (4,143.00)	\$ (4,143.00)	\$ (2,078.32)	\$ (2,064.68)	\$ (4,143.00)	\$ -	\$ -	\$ (4,143.00)
12/6/24	11/16-11/26/24	\$ 145,074.25	\$ (5,802.12)	\$ (2,785.44)	\$ -	\$ -	\$ 136,486.69	\$ 68,468.08	\$ 68,018.61	\$ 136,486.69	\$ -	\$ -	\$ 136,486.69
12/6/24	11/16-11/26/24	\$ 244,640.55	\$ (9,789.15)	\$ (4,697.03)	\$ -	\$ -	\$ 230,154.37	\$ 115,456.16	\$ 114,698.21	\$ 230,154.37	\$ -	\$ -	\$ 230,154.37
12/19/24	11/27-11/30/24	\$ 212,580.99	\$ (8,502.42)	\$ (4,081.57)	\$ -	\$ -	\$ 199,997.00	\$ 100,327.82	\$ 99,669.18	\$ 199,997.00	\$ -	\$ -	\$ 199,997.00
12/19/24	11/27-11/30/24	\$ 135,346.59	\$ (5,414.44)	\$ (2,598.64)	\$ -	\$ -	\$ 127,333.51	\$ 63,876.42	\$ 63,457.09	\$ 127,333.51	\$ -	\$ -	\$ 127,333.51
12/26/24	12/01-12/15/24	\$ 4,659.90	\$ (165.22)	\$ (89.89)	\$ -	\$ -	\$ 4,404.79	\$ 2,209.65	\$ 2,195.14	\$ 4,404.79	\$ -	\$ -	\$ 4,404.79
12/26/24	12/01-12/15/24	\$ 7,951.05	\$ (283.16)	\$ (153.36)	\$ -	\$ -	\$ 7,514.53	\$ 3,769.64	\$ 3,744.89	\$ 7,514.53	\$ -	\$ -	\$ 7,514.53
1/13/25	12/16-12/31/24	\$ 2,672.31	\$ (80.16)	\$ (51.84)	\$ -	\$ -	\$ 2,540.31	\$ 1,274.34	\$ 1,265.97	\$ 2,540.31	\$ -	\$ -	\$ 2,540.31
1/13/25	12/16-12/31/24	\$ 1,906.29	\$ (57.18)	\$ (36.98)	\$ -	\$ -	\$ 1,812.13	\$ 909.05	\$ 903.08	\$ 1,812.13	\$ -	\$ -	\$ 1,812.13
Total		\$ 777,766.66	\$ (31,011.22)	\$ (14,935.10)	\$ -	\$ (8,258.81)	\$ 723,561.53	\$ 362,972.19	\$ 360,589.34	\$ 723,561.53	\$ -	\$ -	\$ 723,561.53

94.21% Net Percentage Collected
\$ 44,507.73 Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC					
2025-01					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	11/1/24	2329770	\$ 119,076.97	\$ 119,076.97	\$ 119,076.97
	2/1/25		\$ 59,538.48		
	5/1/25		\$ 59,538.48		
			\$ 238,153.93	\$ 119,076.97	\$ 119,076.97

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	\$192,833	
Bonds Outstanding - 6/27/23		\$5,665,000
Less: Principal Payment 6/15/24		(\$80,000)
Current Bonds Outstanding		\$5,585,000