

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

April 8, 2025

AGENDA

Ranches at Lake McLeod Community Development District

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

April 1, 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, April 8, 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 March 11, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 8, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2025-04 Authorizing the Opening of an Interest Earning Bank Account
6. Ratification of Bill of Sale for South Phases 1 through 5
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
 - iii. Status of Construction Funds & Requisitions
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, March 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	Assistant Secretary
Kayla Word	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Rick Welch <i>by Zoom</i>	District Engineer, PRIME AE Group
Allen Bailey	Field Services, GMS

The following is a summary of the discussions and actions taken at the March 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. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 11,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and asked for any corrections. The meeting minutes have been reviewed by staff. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the February 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts spoke about a fence panel being removed to allow access to the irrigation meter.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 16 of the agenda package.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register for \$392,076.55. She noted that a substantial amount of the check register is the assessment transfer of debt fees to the Trustee.

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

Ms. Adams stated they are looking to close the Series 2025 bond issue on March 27th. She updated the Board on an easement request from the Polk County Water Coop. Ms. Adams stated she would like to do a CDD101 for homeowners that have basic questions about the CDD.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of January. No action is required from the Board. She offered to take any questions.

E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Bailey updated the Board on the well inspection and Mr. Watts is preparing the form of documents for the conveyances of the improvements to the CDD. If there is any warranty information for the well, that warranty needs to be assigned to the District. Mr. Bonin spoke about a form that he wants filled out when they are accepting something.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

SEVENTH 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

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Ranches at Lake McLeod Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and

pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 8, 2025
HOUR: 10:00 AM
LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, Florida 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Eagle Lake and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Ranches at Lake McLeod
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-6	General Fund Narrative
7	Debt Service Fund - Series 2023
8-9	Series 2023 Amortization Schedule
10	Debt Service Fund - Series 2025
11-12	Series 2025 Amortization Schedule
13	Capital Reserve Fund

Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - On Roll	\$ 623,453	\$ 365,853	\$ 19,446	\$ 385,299	\$ 735,110
Assessments - Direct	\$ 13,441	\$ 178,615	\$ 72,979	\$ 251,595	\$ 2,090
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 636,894	\$ 544,469	\$ 92,426	\$ 636,894	\$ 737,200
-----------------------	-------------------	-------------------	------------------	-------------------	-------------------

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 7,000	\$ 9,000	\$ 12,000
FICA Expense	\$ 918	\$ 153	\$ 536	\$ 689	\$ 918
Engineering	\$ 15,000	\$ 4,050	\$ 8,750	\$ 12,800	\$ 15,000
Attorney	\$ 15,000	\$ 920	\$ 8,750	\$ 9,670	\$ 15,000
Annual Audit	\$ 5,000	\$ -	\$ 3,800	\$ 3,800	\$ 4,900
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage Rebate	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination Agent	\$ 6,000	\$ 2,083	\$ 4,083	\$ 6,167	\$ 6,600
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ 3,192	\$ 1,064	\$ 4,256	\$ 9,363
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 43,775
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,236
Postage & Delivery	\$ 1,000	\$ 277	\$ 583	\$ 860	\$ 1,000
Insurance	\$ 6,181	\$ 5,981	\$ -	\$ 5,981	\$ 6,878
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Other Current Charges	\$ 2,500	\$ 196	\$ 287	\$ 483	\$ 2,500
Office Supplies	\$ 500	\$ 3	\$ 292	\$ 295	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Subtotal Administrative</u>	\$ 129,194	\$ 44,488	\$ 70,378	\$ 114,867	\$ 140,600
---------------------------------------	-------------------	------------------	------------------	-------------------	-------------------

Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 9,823	\$ -	\$ 9,823	\$ 12,000
Field Management	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,300
Landscape Maintenance	\$ 203,400	\$ 48,110	\$ 77,560	\$ 125,670	\$ 258,000
Landscape Replacement	\$ 30,000	\$ 3,990	\$ 17,500	\$ 21,490	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 1,225	\$ 5,075	\$ 6,300	\$ 16,800
Streetlights	\$ 80,000	\$ 32,489	\$ 52,115	\$ 84,604	\$ 100,000
Electric	\$ 15,000	\$ 680	\$ 2,100	\$ 2,780	\$ 15,000
Water & Sewer	\$ 45,000	\$ 7,241	\$ 14,000	\$ 21,241	\$ 45,000
Irrigation Repairs	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Janitorial Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,000
General Repairs & Maintenance	\$ 20,000	\$ 3,885	\$ 11,667	\$ 15,552	\$ 20,000
Holiday Decorations	\$ 2,500	\$ 2,687	\$ -	\$ 2,687	\$ 2,500
Contingency	\$ 15,000	\$ 1,110	\$ 8,750	\$ 9,860	\$ 15,000
Subtotal Field Expenditures	\$ 457,700	\$ 115,406	\$ 203,350	\$ 318,756	\$ 546,600
<u>Total Operations & Maintenance</u>	\$ 457,700	\$ 115,406	\$ 203,350	\$ 318,756	\$ 546,600
<u>Other Expenditures</u>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<u>Total Other Expenses</u>	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Expenditures	\$ 636,894	\$ 159,894	\$ 323,728	\$ 483,622	\$ 737,200
Excess Revenues/(Expenditures)	\$ -	\$ 384,574	\$ (231,303)	\$ 153,272	\$ -

Net Assessments	\$735,110
Add: Discounts & Collections 7%	\$55,331
Gross Assessments	<u>\$790,441</u>

Assessable Units 1160

Gross Per Unit Assessment \$681.41

Net Per Unit Assessment \$633.72

	FY2025	FY2026	INCREASE
Gross Per Unit Assessments:	\$635.43	\$681.41	\$45.98
Net Per Unit Assessments:	\$590.95	\$633.72	\$42.77

Ranches at Lake McLeod

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bond Series 2025

Ranches at Lake McLeod

Community Development District

General Fund Budget

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon bond Series 2025.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverage.

Field Management

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

Landscape Maintenance

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

North	\$78,000
South	\$126,000
East	\$54,000
Total	\$258,000

Landscape Replacement

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

Lake Maintenance

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

Ranches at Lake McLeod
Community Development District
General Fund Budget

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

Sidewalk & Asphalt Maintenance

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

Janitorial Maintenance

Represents estimated costs to provide janitorial services and supplies for the District's facilities.

General Repairs & Maintenance

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

Holiday Decorations

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

Contingency

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

Other Expenditures:

Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments	\$ 382,769	\$ 363,452	\$ 19,317	\$ 382,769	\$ 382,769
Interest	\$ -	\$ 5,500	\$ 2,750	\$ 8,250	\$ -
Carry Forward Surplus	\$ 173,774	\$ 171,564	\$ -	\$ 171,564	\$ 180,727
Total Revenues	\$ 556,543	\$ 540,516	\$ 22,067	\$ 562,583	\$ 563,495

Expenditures

Interest - 12/15	\$ 148,428	\$ 148,428	\$ -	\$ 148,428	\$ 146,463
Prinicpal - 6/15	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 90,000
Interest - 6/15	\$ 148,428	\$ -	\$ 148,428	\$ 148,428	\$ 146,463
Total Expenditures	\$ 381,856	\$ 148,428	\$ 233,428	\$ 381,856	\$ 382,925

Other Financing Sources/(Uses)

Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -

Excess Revenues/(Expenditures)	\$ 174,687	\$ 392,088	\$ (211,361)	\$ 180,727	\$ 180,570
---------------------------------------	-------------------	-------------------	---------------------	-------------------	-------------------

Interest Expense 12/15/26	\$ 144,381
Total	\$ 144,381

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/25	\$ 5,500,000.00	\$ -	\$ 146,462.50	\$ 379,890.63
6/15/26	\$ 5,500,000.00	\$ 90,000.00	\$ 146,462.50	\$ -
12/15/26	\$ 5,410,000.00	\$ -	\$ 144,381.25	\$ 380,843.75
06/15/27	\$ 5,410,000.00	\$ 95,000.00	\$ 144,381.25	\$ -
12/15/27	\$ 5,315,000.00	\$ -	\$ 142,184.38	\$ 381,565.63
06/15/28	\$ 5,315,000.00	\$ 100,000.00	\$ 142,184.38	\$ -
12/15/28	\$ 5,215,000.00	\$ -	\$ 139,871.88	\$ 382,056.25
06/15/29	\$ 5,215,000.00	\$ 105,000.00	\$ 139,871.88	\$ -
12/15/29	\$ 5,110,000.00	\$ -	\$ 137,443.75	\$ 382,315.63
06/15/30	\$ 5,110,000.00	\$ 110,000.00	\$ 137,443.75	\$ -
12/15/30	\$ 5,000,000.00	\$ -	\$ 134,900.00	\$ 382,343.75
06/15/31	\$ 5,000,000.00	\$ 115,000.00	\$ 134,900.00	\$ -
12/15/31	\$ 4,885,000.00	\$ -	\$ 131,881.25	\$ 381,781.25
06/15/32	\$ 4,885,000.00	\$ 120,000.00	\$ 131,881.25	\$ -
12/15/32	\$ 4,765,000.00	\$ -	\$ 128,731.25	\$ 380,612.50
06/15/33	\$ 4,765,000.00	\$ 125,000.00	\$ 128,731.25	\$ -
12/15/33	\$ 4,640,000.00	\$ -	\$ 125,450.00	\$ 379,181.25
06/15/34	\$ 4,640,000.00	\$ 135,000.00	\$ 125,450.00	\$ -
12/15/34	\$ 4,765,000.00	\$ -	\$ 121,906.25	\$ 382,356.25
06/15/35	\$ 4,640,000.00	\$ 140,000.00	\$ 121,906.25	\$ -
12/15/35	\$ 4,640,000.00	\$ -	\$ 118,231.25	\$ 380,137.50
06/15/36	\$ 4,505,000.00	\$ 150,000.00	\$ 118,231.25	\$ -
12/15/36	\$ 4,505,000.00	\$ -	\$ 114,293.75	\$ 382,525.00
06/15/37	\$ 4,365,000.00	\$ 155,000.00	\$ 114,293.75	\$ -
12/15/37	\$ 4,365,000.00	\$ -	\$ 110,225.00	\$ 379,518.75
06/15/38	\$ 4,215,000.00	\$ 165,000.00	\$ 110,225.00	\$ -
12/15/38	\$ 4,215,000.00	\$ -	\$ 105,893.75	\$ 381,118.75
06/15/39	\$ 4,060,000.00	\$ 175,000.00	\$ 105,893.75	\$ -
12/15/39	\$ 4,060,000.00	\$ -	\$ 101,300.00	\$ 382,193.75
06/15/40	\$ 3,895,000.00	\$ 185,000.00	\$ 101,300.00	\$ -
12/15/40	\$ 3,895,000.00	\$ -	\$ 96,443.75	\$ 382,743.75
06/15/41	\$ 3,720,000.00	\$ 195,000.00	\$ 96,443.75	\$ -
12/15/41	\$ 3,720,000.00	\$ -	\$ 91,325.00	\$ 382,768.75
06/15/42	\$ 2,920,000.00	\$ 205,000.00	\$ 91,325.00	\$ -
12/15/42	\$ 2,920,000.00	\$ -	\$ 85,943.75	\$ 382,268.75
06/15/43	\$ 2,920,000.00	\$ 215,000.00	\$ 85,943.75	\$ -
12/15/43	\$ 2,920,000.00	\$ -	\$ 80,300.00	\$ 381,243.75

06/15/44	\$	2,920,000.00	\$	225,000.00	\$	80,300.00	\$	-
12/15/44	\$	2,695,000.00	\$	-	\$	74,112.50	\$	379,412.50
06/15/45	\$	2,695,000.00	\$	240,000.00	\$	74,112.50	\$	-
12/15/45	\$	2,455,000.00	\$	-	\$	67,512.50	\$	381,625.00
06/15/46	\$	2,455,000.00	\$	250,000.00	\$	67,512.50	\$	-
12/15/46	\$	2,205,000.00	\$	-	\$	60,637.50	\$	378,150.00
06/15/47	\$	2,205,000.00	\$	265,000.00	\$	60,637.50	\$	-
12/15/47	\$	1,940,000.00	\$	-	\$	53,350.00	\$	378,987.50
06/15/48	\$	1,940,000.00	\$	280,000.00	\$	53,350.00	\$	-
12/15/48	\$	1,660,000.00	\$	-	\$	45,650.00	\$	379,000.00
06/15/49	\$	1,660,000.00	\$	295,000.00	\$	45,650.00	\$	-
12/15/49	\$	1,365,000.00	\$	-	\$	37,537.50	\$	378,187.50
06/15/50	\$	1,365,000.00	\$	315,000.00	\$	37,537.50	\$	-
12/15/50	\$	1,050,000.00	\$	-	\$	28,875.00	\$	381,412.50
06/15/51	\$	1,050,000.00	\$	330,000.00	\$	28,875.00	\$	-
12/15/51	\$	720,000.00	\$	-	\$	19,800.00	\$	378,675.00
06/15/52	\$	720,000.00	\$	350,000.00	\$	19,800.00	\$	-
12/15/52	\$	370,000.00	\$	-	\$	10,175.00	\$	379,975.00
06/15/53	\$	370,000.00	\$	370,000.00	\$	10,175.00	\$	380,175.00

	\$	5,665,000	\$	5,897,031	\$	11,562,031
--	----	-----------	----	-----------	----	------------

Ranches at Lake McLeod
Community Development District
Proposed Budget
Debt Service Fund - Series 2025

Description	Proposed Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 297,471	\$ -	\$ 297,471	\$ 297,471	\$ 757,450
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 297,471
Total Revenues	\$ 297,471	\$ -	\$ 297,471	\$ 297,471	\$ 1,054,921
Expenditures					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 297,471
Prinicpal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest - 6/15	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 297,471
Total Expenditures	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 759,943
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 507,629	\$ -	\$ 507,629	\$ 507,629	\$ -
Total Other Financing Sources/(Uses)	\$ 507,629	\$ -	\$ 507,629	\$ 507,629	\$ -
Excess Revenues/(Expenditures)	\$ 676,196	\$ -	\$ 676,196	\$ 676,196	\$ 294,979

Interest Expense 12/15/26	\$ 293,965
Total	\$ 293,965

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 40	275	\$ 228,071	\$829	\$892
Single Family 50	317	\$ 329,014	\$1,038	\$1,116
Single Family 60	161	\$ 200,366	\$1,245	\$1,338
	753	\$ 757,450		

Ranches at Lake McLeod
Community Development District
Series 2025 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/25	\$ 11,085,000.00	\$ -	\$ 297,471.25	\$ 426,375.46
6/15/26	\$ 11,085,000.00	\$ 165,000.00	\$ 297,471.25	\$ -
12/15/26	\$ 10,920,000.00	\$ -	\$ 293,965.00	\$ 756,436.25
06/15/27	\$ 10,920,000.00	\$ 170,000.00	\$ 293,965.00	\$ -
12/15/27	\$ 10,750,000.00	\$ -	\$ 290,352.50	\$ 754,317.50
06/15/28	\$ 10,750,000.00	\$ 180,000.00	\$ 290,352.50	\$ -
12/15/28	\$ 10,570,000.00	\$ -	\$ 286,527.50	\$ 756,880.00
06/15/29	\$ 10,570,000.00	\$ 185,000.00	\$ 286,527.50	\$ -
12/15/29	\$ 10,385,000.00	\$ -	\$ 282,596.25	\$ 754,123.75
06/15/30	\$ 10,385,000.00	\$ 195,000.00	\$ 282,596.25	\$ -
12/15/30	\$ 10,190,000.00	\$ -	\$ 278,452.50	\$ 756,048.75
06/15/31	\$ 10,190,000.00	\$ 205,000.00	\$ 278,452.50	\$ -
12/15/31	\$ 9,985,000.00		\$ 273,788.75	\$ 757,241.25
06/15/32	\$ 9,985,000.00	\$ 210,000.00	\$ 273,788.75	\$ -
12/15/32	\$ 9,775,000.00	\$ -	\$ 269,011.25	\$ 752,800.00
06/15/33	\$ 9,775,000.00	\$ 220,000.00	\$ 269,011.25	\$ -
12/15/33	\$ 9,555,000.00	\$ -	\$ 264,006.25	\$ 753,017.50
06/15/34	\$ 9,555,000.00	\$ 230,000.00	\$ 264,006.25	\$ -
12/15/34	\$ 9,325,000.00	\$ -	\$ 258,773.75	\$ 752,780.00
06/15/35	\$ 9,325,000.00	\$ 245,000.00	\$ 258,773.75	\$ -
12/15/35	\$ 9,080,000.00	\$ -	\$ 253,200.00	\$ 756,973.75
06/15/36	\$ 9,080,000.00	\$ 255,000.00	\$ 253,200.00	\$ -
12/15/36	\$ 8,825,000.00	\$ -	\$ 246,251.25	\$ 754,451.25
06/15/37	\$ 8,825,000.00	\$ 270,000.00	\$ 246,251.25	\$ -
12/15/37	\$ 8,555,000.00	\$ -	\$ 238,893.75	\$ 755,145.00
06/15/38	\$ 8,555,000.00	\$ 285,000.00	\$ 238,893.75	\$ -
12/15/38	\$ 8,270,000.00	\$ -	\$ 231,127.50	\$ 755,021.25
06/15/39	\$ 8,270,000.00	\$ 300,000.00	\$ 231,127.50	\$ -
12/15/39	\$ 7,970,000.00	\$ -	\$ 222,952.50	\$ 754,080.00
06/15/40	\$ 7,970,000.00	\$ 320,000.00	\$ 222,952.50	\$ -
12/15/40	\$ 7,650,000.00	\$ -	\$ 214,232.50	\$ 757,185.00
06/15/41	\$ 7,650,000.00	\$ 335,000.00	\$ 214,232.50	\$ -
12/15/41	\$ 7,315,000.00	\$ -	\$ 205,103.75	\$ 754,336.25
06/15/42	\$ 7,315,000.00	\$ 355,000.00	\$ 205,103.75	\$ -
12/15/42	\$ 6,960,000.00	\$ -	\$ 195,430.00	\$ 755,533.75
06/15/43	\$ 6,960,000.00	\$ 375,000.00	\$ 195,430.00	\$ -
12/15/43	\$ 6,585,000.00	\$ -	\$ 185,211.25	\$ 755,641.25

Ranches at Lake McLeod
Community Development District
Series 2025 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
06/15/44	\$ 6,585,000.00	\$ 395,000.00	\$ 185,211.25	\$ -
12/15/44	\$ 6,190,000.00	\$ -	\$ 174,447.50	\$ 754,658.75
06/15/45	\$ 6,190,000.00	\$ 420,000.00	\$ 174,447.50	\$ -
12/15/45	\$ 5,770,000.00	\$ -	\$ 163,002.50	\$ 757,450.00
06/15/46	\$ 5,770,000.00	\$ 440,000.00	\$ 163,002.50	\$ -
12/15/46	\$ 5,330,000.00	\$ -	\$ 150,572.50	\$ 753,575.00
06/15/47	\$ 5,330,000.00	\$ 465,000.00	\$ 150,572.50	\$ -
12/15/47	\$ 4,865,000.00	\$ -	\$ 137,436.25	\$ 753,008.75
06/15/48	\$ 4,865,000.00	\$ 495,000.00	\$ 137,436.25	\$ -
12/15/48	\$ 4,370,000.00	\$ -	\$ 123,452.50	\$ 755,888.75
06/15/49	\$ 4,370,000.00	\$ 525,000.00	\$ 123,452.50	\$ -
12/15/49	\$ 3,845,000.00	\$ -	\$ 108,621.25	\$ 757,073.75
06/15/50	\$ 3,845,000.00	\$ 555,000.00	\$ 108,621.25	\$ -
12/15/50	\$ 3,290,000.00	\$ -	\$ 92,942.50	\$ 756,563.75
06/15/51	\$ 3,290,000.00	\$ 585,000.00	\$ 92,942.50	\$ -
12/15/51	\$ 2,705,000.00	\$ -	\$ 76,416.25	\$ 754,358.75
06/15/52	\$ 2,705,000.00	\$ 620,000.00	\$ 76,416.25	\$ -
12/15/52	\$ 2,085,000.00	\$ -	\$ 58,901.25	\$ 755,317.50
06/15/53	\$ 2,085,000.00	\$ 655,000.00	\$ 58,901.25	\$ -
12/15/53	\$ 1,430,000.00	\$ -	\$ 40,397.50	\$ 754,298.75
06/15/54	\$ 1,430,000.00	\$ 695,000.00	\$ 40,397.50	\$ -
12/15/54	\$ 735,000.00	\$ -	\$ 20,763.75	\$ 756,161.25
06/15/55	\$ 735,000.00	\$ 735,000.00	\$ 20,763.75	\$ 755,763.75
		\$ 11,085,000	\$ 11,997,507	\$ 23,082,507

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

Description	Adopted Budget FY2024	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Carry Forward Surplus	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Total Revenues	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 150,000

SECTION V

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION; AND REPEALING RESOLUTION 2022-16.

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

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 2. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to

act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

SECTION 3. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

SECTION 4. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

SECTION 5. Resolution 2021-19, which was previously adopted by the District Board of Supervisors on January 12, 2021, is hereby repealed.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of April 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

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

BILL OF SALE

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

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

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

Dedicator represents that the Public Improvements transferred to the District have a cost of at least \$10,112,400.00 and are being transferred to the District in accordance with the terms of the Acquisition Agreement between Dedicator and District.

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

IN WITNESS WHEREOF, Dedicator has executed these presents this 27 day of March, 2025.

LENNAR HOMES, LLC, a Florida limited liability company

By: [Signature]
Name: Mark McDonald
Title: Vice President

Witnesses:

[Signature]
Print Name: Lane Register

[Signature]
Print Name: Patty McLaughlin

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 27th day of March, 2025 by Mark McDonald as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]



[Signature]
Notary Public Commission:

EXHIBIT A

Phase 1 - 2	RALM Phase 1-2 Cost Summary	Total Budget	CDD Allocation	CDD Costs	Total Requisition	Phase 1 - 2
	General Site Preparations	\$692,930.64	\$439,295.31	\$395,365.78	\$395,365.78	
	Sod and Grading	\$225,939.91	\$143,238.50	\$128,914.65	\$128,914.65	
	Erosion Control - SWPP	\$74,211.25	\$47,047.50	\$42,342.75	\$42,342.75	
	Storm Drainage System	\$1,968,092.20	\$1,247,705.93	\$1,122,935.34	\$1,122,935.34	
	Potable Water System	\$1,170,209.00	\$741,874.14	\$667,686.73	\$667,686.73	
	Lift Station	\$509,752.00	\$323,166.06	\$290,849.45	\$290,849.45	
	Sanitary Wastewater System	\$1,428,751.00	\$905,781.29	\$815,203.16	\$815,203.16	
	Asphalt / Paving / Curb	\$2,145,523.50	\$1,360,191.56	\$1,224,172.40	\$1,224,172.40	
	Soft Costs	\$993,799.60			\$0.00	
	Landscaping / Pedestrian Improvements	\$1,091,194.54			\$0.00	
	Signage / Lighting / Power	\$760,314.80			\$0.00	
	Recreation	\$1,320,253.60			\$0.00	
	Impact Fees	\$4,800,328.40			\$0.00	
	Contingency	\$1,560,035.20			\$0.00	
	TOTAL PHASE 1-2	\$18,741,335.64	\$5,208,300.27	\$4,687,470.25	\$4,687,470.25	

Phase 3	RALM Phase 3 Cost Summary	Total Budget	CDD Allocation	CDD Costs	Total Requisition	Phase 3
	General Site Preparations	\$307,848.00	\$195,165.54	\$156,132.43	\$156,132.43	
	Sod and Grading	\$139,676.95	\$88,550.61	\$70,840.49	\$70,840.49	
	Erosion Control - SWPP	\$41,740.00	\$26,461.79	\$21,169.43	\$21,169.43	
	Storm Drainage System	\$1,122,773.00	\$711,801.27	\$569,441.02	\$569,441.02	
	Potable Water System	\$619,604.00	\$392,808.62	\$314,246.90	\$314,246.90	
	Sanitary Wastewater System	\$835,333.00	\$529,573.73	\$423,658.99	\$423,658.99	
	Asphalt / Paving / Curb	\$1,236,713.94	\$784,036.09	\$627,228.87	\$627,228.87	
	Soft Costs	\$248,449.90			\$0.00	
	Landscaping / Pedestrian Improvements	\$272,798.64			\$0.00	
	Signage / Lighting / Power	\$190,078.70			\$0.00	
	Recreation	\$330,063.40			\$0.00	
	Impact Fees	\$1,200,082.10			\$0.00	
	Contingency	\$390,008.80			\$0.00	
	TOTAL PHASE 3	\$6,935,170.43	\$2,728,397.66	\$2,182,718.12	\$2,182,718.12	

Phase 4	RALM Phase 4 Cost Summary	Total Budget	CDD Allocation	CDD Costs	Total Requisition	Phase 4
	General Site Preparations	\$821,327.60	\$520,694.77	\$286,382.12	\$286,382.12	
	Sod and Grading	\$318,644.00	\$202,009.85	\$111,105.42	\$111,105.42	
	Erosion Control - SWPP	\$89,635.75	\$56,826.13	\$31,254.37	\$31,254.37	
	Storm Drainage System	\$1,663,445.00	\$1,054,569.59	\$580,013.28	\$580,013.28	
	Potable Water System	\$1,077,391.00	\$683,030.57	\$375,666.81	\$375,666.81	
	Lift Station	\$523,637.00	\$331,968.69	\$182,582.78	\$182,582.78	
	Sanitary Wastewater System	\$1,394,823.00	\$884,272.05	\$486,349.63	\$486,349.63	
	Asphalt / Paving / Curb	\$1,768,650.95	\$1,121,266.72	\$616,696.69	\$616,696.69	
	Soft Costs	\$993,799.60			\$0.00	
	Landscaping / Pedestrian Improvements	\$1,091,194.54			\$0.00	
	Signage / Lighting / Power	\$760,314.80			\$0.00	
	Recreation	\$1,320,253.60			\$0.00	
	Impact Fees	\$4,800,328.40			\$0.00	
	Contingency	\$1,560,035.20			\$0.00	
	TOTAL PHASE 4	\$18,183,480.44	\$4,854,638.37	\$2,670,051.10	\$2,670,051.10	

Phase 5	RALM Phase 5 Cost Summary	Total Budget	CDD Allocation	CDD Costs	Total Requisition	Phase 5
	General Site Preparations	\$271,486.80	\$172,113.73	\$80,893.45	\$80,893.45	
	Sod and Grading	\$57,297.90	\$36,324.99	\$17,072.75	\$17,072.75	
	Erosion Control - SWPP	\$35,887.75	\$22,751.66	\$10,693.28	\$10,693.28	
	Storm Drainage System	\$266,027.40	\$168,652.65	\$79,266.75	\$79,266.75	
	Potable Water System	\$336,072.00	\$213,058.63	\$100,137.56	\$100,137.56	
	Sanitary Wastewater System	\$364,986.00	\$231,389.16	\$108,752.90	\$108,752.90	
	Asphalt / Paving / Curb	\$588,472.10	\$373,072.02	\$175,343.85	\$175,343.85	
	Soft Costs	\$248,449.90			\$0.00	
	Landscaping / Pedestrian Improvements	\$272,798.64			\$0.00	
	Signage / Lighting / Power	\$190,078.70			\$0.00	
	Recreation	\$330,063.40			\$0.00	
	Impact Fees	\$1,200,082.10			\$0.00	
	Contingency	\$390,008.80			\$0.00	
	TOTAL PHASE 5	\$4,551,711.49	\$1,217,362.83	\$572,160.53	\$572,160.53	

TOTAL ALL PHASES	\$48,411,698.00	\$14,008,699.13	\$10,112,400.00	\$10,112,400.00	
-------------------------	------------------------	------------------------	------------------------	------------------------	--

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: **Ranches at Mcleod South**
Survey, Excavation, Grading,
Sanitary, Lift Station, Storm

APPLICATION NO: **13RET**
DATE: 01/25/25
PROJECT NO: 24010A

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: **25920242**



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM\$ 2,409,093.05
2. Net change by Change Orders\$ 77,153.80
3. CONTRACT SUM TO DATE\$ 2,486,246.85
4. TOTAL COMPLETED & STORED TO DATE\$ 2,486,246.85

5. RETAINAGE:

a. 5 % of Completed Work \$ 0.00 Ret Reduction
(Columns D + E on G703) 123,728.11

b. % of Stored Material \$
(Column F on G703)

Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ 0.00

6. TOTAL EARNED LESS RETAINAGE\$ 2,486,246.85
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate).....\$ 2,361,350.28

8. CURRENT PAYMENT DUE\$ 124,896.58

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	77,153.80	
Total approved this Month	0.00	0.00
TOTALS	77,153.80	0.00
NET CHANGES by Change Order	77,153.80	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 1-23-25

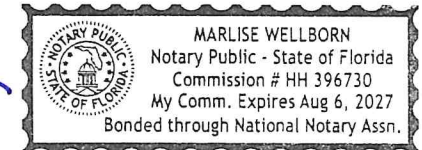
State of Florida Notary Public:

County of Orange

Subscribed and sworn to before
me this 23 day of Jan, 2025

[Signature: Marlise Wellborn]

My Commission expires:

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Survey	\$ 127,320.00	2120		\$ 127,320.00		\$ -		\$ 127,320.00	\$ 12,732.00	114,588.00		\$ -
	Excavation	\$ 373,122.64	2651		\$ 373,122.64		\$ -		\$ 373,122.64	\$ 37,312.26	335,810.38		\$ -
	Grading	\$ 157,121.16	2653		\$ 157,121.16		\$ -		\$ 157,121.16	\$ 15,712.12	141,409.04		\$ -
	Clear & Grubb	\$ 112,248.00	2655		\$ 112,248.00		\$ -		\$ 112,248.00	\$ 11,224.80	101,023.20		\$ -
	Mobilization	\$ 80,240.00	2745		\$ 80,240.00		\$ -		\$ 80,240.00	\$ 8,024.00	72,216.00		\$ -
	Erosion Control	\$ 74,211.25	2749		\$ 74,211.25		\$ -		\$ 74,211.25	\$ 7,421.13	66,790.13		\$ -
	Sanitary Sewer	\$ 425,685.00	2751		\$ 425,685.00		\$ -		\$ 425,685.00	\$ 42,568.50	383,116.50		\$ -
	Lift Station Force Main	\$ 509,752.00	2836		\$ 509,752.00		\$ -		\$ 509,752.00	\$ 50,975.20	458,776.80		\$ -
	Storm Drains	\$ 549,393.00	3001		\$ 549,393.00		\$ -		\$ 549,393.00	\$ 54,939.30	494,453.70		\$ -
	Change Order 001 -Generic Sanitary Sewer	\$6,526.38	2851		\$ 6,526.38		\$ -		\$ 6,526.38	\$ 652.64	5,873.74		\$ -
	Change Order 002 - Asbestos Pipe Removal	\$4,905.96	2651		\$ 4,905.96		\$ -		\$ 4,905.96	\$ 490.60	4,415.36		\$ -
	Change Order 003 - Engineer Changes to SMH-405	\$10,771.18	2751		\$ 10,771.18		\$ -		\$ 10,771.18	\$ 1,077.12	9,694.06		\$ -
	Change Order 004 - Irrigation	\$43,265.61	3586		\$ 43,265.61		\$ -		\$ 43,265.61	\$ 4,326.56	38,939.05		\$ -
	Change Order 005 - Lift Station Transformer Pad	\$1,770.00			\$ 1,770.00		\$ -		\$ 1,770.00	\$ 177.00	1,593.00		\$ -
	Change Order 006 - Phase 2 - Sod BOC (2')	\$9,914.67	2749		\$ 9,914.67		\$ -		\$ 9,914.67	\$ 991.47	8,923.21		\$ -
TOTAL		\$ 2,486,246.85			\$ 2,486,246.85		\$ -		\$ 2,486,246.85	\$ 248,624.69	\$ 2,237,622.17		\$ -

VENDOR: 2726673 CONTRACT # 25920242				Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ -	123728.11 5% Retainage Reduction
JMHC								Total Due To-Date	\$ 2,486,246.84	\$ 124,896.58
INV.DATE: 01/25/25 INV.# APPL.# 13RET								Previous Application	\$ 2,361,350.27	
				Date:	Date:	Date:	Date:	Balance Due This Application	\$ 124,896.58	
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2										
ACCT# 1112703 ACCT. DATE:										

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<i>Ranches at Mcleod South Central</i>												
	Survey Staking												
2120.	Certified as-built drawings	1	LS	\$36,070.00	\$36,070.00	1.00	\$ 36,070.00	0.00	\$ -	1.00	\$ 36,070.00	0.00	\$ -
2120.	Construction staking/layout	1	LS	\$91,250.00	\$ 91,250.00	1.00	\$ 91,250.00		\$ -	1.00	\$ 91,250.00	0.00	\$ 0.00
	Total Survey				\$127,320.00		127,320.00		0.00		127,320.00		0.00
	Excavation												
2651.	Excavation	90,273	SY	\$4.13	\$373,122.64	90,273.00	\$ 373,122.64		\$ -	90,273.00	\$ 373,122.64	0.00	\$ -
	Total Excavation				\$373,122.64		373,122.64		0.00		373,122.64		0.00
	Grading												
2653.	Final Grading (Lots)	244	EA	\$445.98	\$108,818.16	244.00	\$ 108,818.16		\$ -	244.00	\$ 108,818.16	0.00	\$ -
2653.	Pond Grading	12,125	SF	\$0.60	\$7,275.00	12,125.00	\$ 7,275.00		\$ -	12,125.00	\$ 7,275.00	0.00	\$ -
2653.	ROW Grading	51,285	SF	\$0.80	\$ 41,028.00	51,285.00	\$ 41,028.00		\$ -	51,285.00	\$ 41,028.00	0.00	\$ 0.00
	Total Grading				\$157,121.16		157,121.16		0.00		157,121.16		0.00
	Clear & Grubb												
2655.	Clear & Grubb (BURN ONSITE)	55	AC	\$640.00	\$35,200.00	55.00	\$ 35,200.00		\$ -	55.00	\$ 35,200.00	0.00	\$ -
2655.	Dewatering for Pond Excavation	1	LS	\$77,048.00	\$ 77,048.00	1.00	\$ 77,048.00		\$ -	1.00	\$ 77,048.00	0.00	\$ 0.00
	Total Clear & Grubb				\$112,248.00		112,248.00		0.00		112,248.00		0.00
	Mobilization												
2745.	Mobilization	1	LS	\$80,240.00	\$80,240.00	1.00	\$ 80,240.00		\$ -	1.00	\$ 80,240.00	0.00	\$ -
	Total Mobilization				\$80,240.00		80,240.00		0.00		80,240.00		0.00
	Erosion Control												
2749.	Erosion Control Maintenance	1	LS	\$39,850.00	\$39,850.00	1.00	\$ 39,850.00		\$ -	1.00	\$ 39,850.00	0.00	\$ -
2749.	Sod (2 Strips back of curb)	8,925	SF	\$3.85	\$ 34,361.25	8,925.00	\$ 34,361.25		\$ -	8,925.00	\$ 34,361.25	0.00	\$ 0.00
	Total Erosion Control				\$74,211.25		74,211.25		0.00		74,211.25		0.00
	Sanitary Sewer												
2751.	Manhole (0-6' cut)	7	EA	\$7,090.00	\$49,630.00	7.00	\$ 49,630.00		\$ -	7.00	\$ 49,630.00	0.00	\$ -
2751.	Manhole (10'-12' cut)	6	EA	\$11,590.00	\$69,540.00	6.00	\$ 69,540.00		\$ -	6.00	\$ 69,540.00	0.00	\$ -
2751.	Manhole (12'-14' cut)	5	EA	\$23,464.00	\$117,320.00	5.00	\$ 117,320.00		\$ -	5.00	\$ 117,320.00	0.00	\$ -
2751.	Manhole (14'-16' cut)	1	EA	\$30,000.00	\$30,000.00	1.00	\$ 30,000.00		\$ -	1.00	\$ 30,000.00	0.00	\$ -
2751.	Manhole (6'-8' cut)	17	EA	\$8,195.00	\$139,315.00	17.00	\$ 139,315.00		\$ -	17.00	\$ 139,315.00	0.00	\$ -
2751.	Manhole (8'-10' cut)	2	EA	\$9,940.00	\$19,880.00	2.00	\$ 19,880.00		\$ -	2.00	\$ 19,880.00	0.00	\$ -
	Total Sanitary Sewer				\$ 425,685.00		\$ 425,685.00		\$ -		\$ 425,685.00		\$ -

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	Lift Station												
2836.	2" Lift Station Service W/BFP	1	EA	\$2,700.00	\$2,700.00	1.00	\$ 2,700.00		\$ -	1.00	\$ 2,700.00	0.00	\$ -
2836.	Lift Station (Pumps, Controls, Wet well)	1	EA	\$458,312.00	\$458,312.00	1.00	\$ 458,312.00		\$ -	1.00	\$ 458,312.00	0.00	\$ -
	Forcemain												
2836.	Connect to Existing Force main	1	EA	\$6,030.00	\$6,030.00	1.00	\$ 6,030.00		\$ -	1.00	\$ 6,030.00	0.00	\$ -
2836.	Force main fittings	1	LF	\$3,400.00	\$3,400.00	1.00	\$ 3,400.00		\$ -	1.00	\$ 3,400.00	0.00	\$ -
2836.	Force main testing	774	LF	\$4.50	\$3,483.00	774.00	\$ 3,483.00		\$ -	774.00	\$ 3,483.00	0.00	\$ -
2836.	Ultra Flow Mag Meter (Force Main)	1		\$8,495.00	\$8,495.00	1.00	\$ 8,495.00		\$ -	1.00	\$ 8,495.00	0.00	\$ -
2836.	4" PVC (Force Main)	774		\$28.00	\$21,672.00	774.00	\$ 21,672.00		\$ -	774.00	\$ 21,672.00	0.00	\$ -
2836.	4" Plug Valve (Force Main)	2		\$2,830.00	\$5,660.00	2.00	\$ 5,660.00		\$ -	2.00	\$ 5,660.00	0.00	\$ -
	Total Liftstation Forcemain				\$ 509,752.00		\$ 509,752.00		\$ -		\$ 509,752.00		\$ -
	Storm Drains												
3001.	FDOT TYPE "P-5" CURB INLET	20		\$7,220.00	\$144,400.00	20.00	\$ 144,400.00		\$ -	20.00	\$ 144,400.00	0.00	\$ -
3001.	FDOT TYPE "P-6" CURB INLET	11		\$10,227.27	\$112,500.00	11.00	\$ 112,500.00		\$ -	11.00	\$ 112,500.00	0.00	\$ -
3001.	P-8T MANHOLE	21		\$13,088.57	\$274,860.00	21.00	\$ 274,860.00		\$ -	21.00	\$ 274,860.00	0.00	\$ -
3001.	RCP MES: 15"	1		\$3,070.00	\$3,070.00	1.00	\$ 3,070.00		\$ -	1.00	\$ 3,070.00	0.00	\$ -
3001.	RCP MES: 48"	1		\$10,190.00	\$10,190.00	1.00	\$ 10,190.00		\$ -	1.00	\$ 10,190.00	0.00	\$ -
3001.	TYPE 'C' INLET	1		\$4,373.00	\$4,373.00	1.00	\$ 4,373.00		\$ -	1.00	\$ 4,373.00	0.00	\$ -
	Total Storms				\$549,393.00		\$ 549,393.00		\$ -		\$ 549,393.00		\$ -
	Change Order 001												
CO 1	Generic Sanitary Sewer	1	EA	\$6,526.38	\$6,526.38	1.00	\$ 6,526.38		\$ -	1.00	\$ 6,526.38	0.00	\$ -
	Change Order 002												
CO 2	Asbestos Pipe Removal	1	LS	\$4,905.96	\$4,905.96	1.00	\$ 4,905.96		\$ -	1.00	\$ 4,905.96	0.00	\$ -
	Change Order 003												
CO 3	Engineer Changes to SMH-405	1	LS	\$10,771.18	\$10,771.18	1.00	\$ 10,771.18		\$ -	1.00	\$ 10,771.18	0.00	\$ -
	Change Order 004												
CO 4	Irrigation sleeves	1	LS	\$43,265.61	\$43,265.61	1.00	\$ 43,265.61		\$ -	1.00	\$ 43,265.61	0.00	\$ -
	Change Order 005												
CO 5	Lift Staton Transformer Pad	1	LS	\$1,770.00	\$1,770.00	1.00	\$ 1,770.00		\$ -	1.00	\$ 1,770.00	0.00	\$ -
	Change Order 006												
CO 6	Phase 2 - Sod BOC (2')	2,542	SY	\$3.90	\$9,914.67	2,542.22	\$ 9,914.67	0.00	\$ -	2,542.22	\$ 9,914.67	0.00	\$ -
	SUBTOTAL				\$2,486,246.85		\$2,486,246.85		\$0.00		\$2,486,246.85		\$0.00
	CONTRACT TOTAL				\$ 2,486,246.85		\$ 2,486,246.85		\$ -		\$ 2,486,246.85		\$ -

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: Ranches at Mcleod South
Sanitary Sewer/Storm

APPLICATION NO: 13RET
DATE: 01/25/25
PROJECT NO: 24010B

Distribution to:
OWNER ☒
ENGINEER ☒
CONTRACTOR ☐

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: 25940172



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM\$ 2,421,765.20
2. Net change by Change Orders\$ 0.00
3. CONTRACT SUM TO DATE\$ 2,421,765.20
4. TOTAL COMPLETED & STORED TO DATE\$ 2,421,765.20

5. RETAINAGE:

a. 5% of Completed Work \$ 0.00 Ret Reduction
(Columns D + E on G703) 121,088.26

b. % of Stored Material \$
(Column F on G703)

Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ 0.00

6. TOTAL EARNED LESS RETAINAGE\$ 2,421,765.20
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate).....\$ 2,300,676.94

8. CURRENT PAYMENT DUE\$ 121,088.26

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 1-23-25

State of Florida Notary Public:

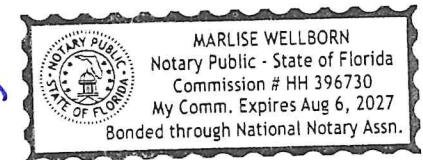
County of Orange

Subscribed and sworn to before

me this 23 day of Jan, 2025

Marlise Wellborn

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Sewer	\$ 1,003,066.00	2751		\$ 1,003,066.00		\$ -		\$ 1,003,066.00	100,306.60	902,759.40		\$ -
	Storms drains	\$ 1,418,699.20	3001		\$ 1,418,699.20		\$ -		\$ 1,418,699.20	141,869.92	1,276,829.28		\$ -
TOTAL		\$ 2,421,765.20			\$ 2,421,765.20		\$ -		\$ 2,421,765.20	\$ 242,176.52	\$ 2,179,588.68		\$ -
VENDOR: 2726673 CONTRACT # 25940172		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ -		121,088.26		5% Ret Reduction	
JMHCH						Total Due To-Date		\$ 2,421,765.20		\$ 121,088.26			
INV.DATE: 01/25/25 INV.# APPL.# 13RET						Previous Application		\$ 2,300,676.94					
		Date:	Date:	Date:	Date:	Balance Due This Application		\$ 121,088.26					
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2 Sanitary Sewer & Storms													
ACCT# 1112703 ACCT. DATE:													

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Mcleod South Central</u>												
	<u>Sanitary Sewer</u>												
2751.	8" PVC Pipe (0-6' cut)	709	LF	\$39.00	\$27,651.00	709.00	\$ 27,651.00		\$ -	709.00	\$ 27,651.00	0.00	\$ -
2751.	8" PVC Pipe (10'-12' cut)	1,680	LF	\$44.00	\$73,920.00	1,680.00	\$ 73,920.00		\$ -	1,680.00	\$ 73,920.00	0.00	\$ -
2751.	8" PVC Pipe (12'-14' cut)	1,214	LF	\$67.00	\$81,338.00	1,214.00	\$ 81,338.00		\$ -	1,214.00	\$ 81,338.00	0.00	\$ -
2751.	8" PVC Pipe (14'-16' cut)	348	LF	\$94.00	\$32,712.00	348.00	\$ 32,712.00		\$ -	348.00	\$ 32,712.00	0.00	\$ -
2751.	8" PVC Pipe (6'-8' cut)	4,165	LF	\$40.00	\$166,600.00	4,165.00	\$ 166,600.00		\$ -	4,165.00	\$ 166,600.00	0.00	\$ -
2751.	8" PVC Pipe (8'-10' cut)	808	LF	\$43.00	\$34,744.00	808.00	\$ 34,744.00		\$ -	808.00	\$ 34,744.00	0.00	\$ -
2751.	Dewatering	6,539	LF	\$21.00	\$137,319.00	6,539.00	\$ 137,319.00		\$ -	6,539.00	\$ 137,319.00	0.00	\$ -
2751.	Double Service Assembly (Including Fittings)	113	EA	\$2,800.00	\$316,400.00	113.00	\$ 316,400.00		\$ -	113.00	\$ 316,400.00	0.00	\$ -
2751.	Sanitary line testing	8,924	LF	\$8.00	\$71,392.00	8,924.00	\$ 71,392.00		\$ -	8,924.00	\$ 71,392.00	0.00	\$ -
2751.	Single Service Assembly (Including Fittings)	24	EA	\$2,160.00	\$51,840.00	24.00	\$ 51,840.00		\$ -	24.00	\$ 51,840.00	0.00	\$ -
2751.	8" Resilient Wedge Gate Valve (Sanitary)	1	EA	\$3,900.00	\$3,900.00	1.00	\$ 3,900.00		\$ -	1.00	\$ 3,900.00	0.00	\$ -
2751.	Sanitary Manhole Drop Connection	3	EA	\$1,750.00	\$5,250.00	3.00	\$ 5,250.00		\$ -	3.00	\$ 5,250.00	0.00	\$ -
	Total Sanitary				\$ 1,003,066.00		\$ 1,003,066.00		\$ -		\$ 1,003,066.00		\$ -
	<u>Storms</u>												
	<u>Pipe</u>												
3001.	15" CL III RCP (HP Option)	3,208	LF	\$74.73	\$239,725.00	3,208.00	\$ 239,725.00		\$ -	3,208.00	\$ 239,725.00	0.00	\$ -
3001.	18" CL III RCP (HP Option)	1,855	LF	\$59.00	\$109,448.00	1,855.00	\$ 109,448.00		\$ -	1,855.00	\$ 109,448.00	0.00	\$ -
3001.	24" CL III RCP (HP Option)	2,282	LF	\$84.36	\$192,506.00	2,282.00	\$ 192,506.00		\$ -	2,282.00	\$ 192,506.00	0.00	\$ -
3001.	30" CL III RCP (HP Option)	995	LF	\$125.89	\$125,258.00	995.00	\$ 125,258.00		\$ -	995.00	\$ 125,258.00	0.00	\$ -
3001.	36" CL III RCP	344	LF	\$144.00	\$49,536.00	344.00	\$ 49,536.00		\$ -	344.00	\$ 49,536.00	0.00	\$ -
3001.	48" CL III RCP	377	LF	\$245.00	\$92,365.00	377.00	\$ 92,365.00		\$ -	377.00	\$ 92,365.00	0.00	\$ -
3001.	60" CL III RCP (HP Option)	836	LF	\$444.53	\$371,630.00	836.00	\$ 371,630.00		\$ -	836.00	\$ 371,630.00	0.00	\$ -
3001.	Dewatering	5,324	LF	\$17.90	\$95,299.60	5,324.00	\$ 95,299.60		\$ -	5,324.00	\$ 95,299.60	0.00	\$ -
3001.	Connect to existing Storms Structures (DS-20,DS-29,DS-39,DS-45,DS-80,DS-158,DS-234)	9	EA	\$2,506.11	\$22,555.00	9.00	\$ 22,555.00		\$ -	9.00	\$ 22,555.00	0.00	\$ -
3001.	Well Point Dewatering for Connection tie ins	1	LS	\$10,125.00	\$10,125.00	1.00	\$ 10,125.00		\$ -	1.00	\$ 10,125.00	0.00	\$ -
3001.	Install Type 5 Tops on Existing Str. (DS-39,DS-45)	2	EA	\$2,400.00	\$4,800.00	2.00	\$ 4,800.00		\$ -	2.00	\$ 4,800.00	0.00	\$ -
3001.	Adjust existing MH Tops to grade (DS-29,DS-80,DS-158)	3	EA	\$685.00	\$2,055.00	3.00	\$ 2,055.00		\$ -	3.00	\$ 2,055.00	0.00	\$ -
3001.	Clean & Inspect Storm Drainage	3,981	LF	\$7.80	\$31,051.80	3,981.00	\$ 31,051.80		\$ -	3,981.00	\$ 31,051.80	0.00	\$ -
3001.	Control Structure CS-S-F	1	EA	\$26,200.00	\$26,200.00	1.00	\$ 26,200.00		\$ -	1.00	\$ 26,200.00	0.00	\$ -
3001.	Clean & Inspect storm drainage	5,916	LF	\$7.80	\$46,144.80	5,916.00	\$ 46,144.80		\$ -	5,916.00	\$ 46,144.80	0.00	\$ -
	Total Turf				\$1,418,699.20		\$ 1,418,699.20		\$ -		\$ 1,418,699.20		\$ -
SUBTOTAL					\$ 2,421,765.20		\$ 2,421,765.20		\$ -		\$ 2,421,765.20		\$ -
CONTRACT TOTAL					\$ 2,421,765.20		\$ 2,421,765.20		\$ -		\$ 2,421,765.20		\$ -

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: **Ranches at Mcleod South**
Water

APPLICATION NO: **13RET**
DATE: 01/25/25
PROJECT NO: 24010C

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: **25940745**



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM\$ 1,170,209.00
2. Net change by Change Orders\$ 2,943.98
3. CONTRACT SUM TO DATE\$ 1,173,152.98
4. TOTAL COMPLETED & STORED TO DATE\$ 1,173,152.98
5. RETAINAGE:
 - a. 5 % of Completed Work \$ 0.00 Ret Reduction
(Columns D + E on G703) 58,657.65
 - b. % of Stored Material \$
(Column F on G703)Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ 0.00
6. TOTAL EARNED LESS RETAINAGE\$ 1,173,152.98
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate).....\$ 1,114,495.33
8. CURRENT PAYMENT DUE\$ 58,657.65
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	2,943.98	
Total approved this Month	0.00	0.00
TOTALS	2,943.98	0.00
NET CHANGES by Change Order	2,943.98	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 1-23-25

State of Florida Notary Public:

County of Orange

Subscribed and sworn to before

me this 23 day of Jan, 2025[Signature]

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Page D-1

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: **Ranches at Mcleod South
Asphalt**

APPLICATION NO: **13RET**

DATE: 01/25/25

PROJECT NO: 24010D

Distribution to:

☒

OWNER

☒

ENGINEER

☐

CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:

CONTRACT NO: **25941435**

CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM\$ 2,214,342.25
2. Net change by Change Orders\$ 5,869.50
3. CONTRACT SUM TO DATE\$ 2,220,211.75
4. TOTAL COMPLETED & STORED TO DATE\$ 2,220,211.75
5. RETAINAGE:
- a. 5 % of Completed Work \$ 0.00 Ret Reduction
(Columns D + E on G703) 111,010.59
- b. _____ % of Stored Material \$ _____
(Column F on G703)
- Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ 0.00
6. TOTAL EARNED LESS RETAINAGE\$ 2,220,211.75
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate).....\$ 2,109,201.16
8. CURRENT PAYMENT DUE\$ 111,010.59
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	5,869.50	0.00
TOTALS	5,869.50	0.00
NET CHANGES by Change Order	5,869.50	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By:

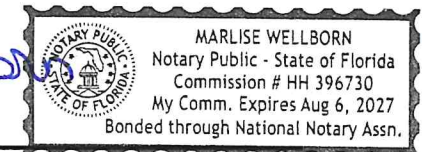
Date: 1-23-25

State of Florida
County of Orange

Notary Public:

Subscribed and sworn to before
me this 23 day of Jan, 2025

My Commission expires:

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____

Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Asphalt	\$ 2,145,523.50	3279		\$ 2,145,523.50		\$ -		\$ 2,145,523.50	214,552.35	1,930,971.15		\$ -
	Turf	\$ 68,818.75	3554		\$ 68,818.75		\$ -		\$ 68,818.75	6,881.88	61,936.88		\$ -
	Change Order #01	\$ 5,869.50			\$ 5,869.50		\$ -		\$ 5,869.50	586.95	5,282.55		\$ -
TOTAL		\$ 2,220,211.75			\$ 2,220,211.75		\$ -		\$ 2,220,211.75	\$ 222,021.18	\$ 1,998,190.58		\$ -
VENDOR: 2726673 CONTRACT # 25941435		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention			\$ -	111,010.59	5% Ret Reduction		
JMHC						Total Due To-Date			\$ 2,220,211.75	\$ 111,010.59			
INV.DATE: 01/25/25 INV.# APPL.# 13RET						Previous Application			\$ 2,109,201.16				
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2		Date:	Date:	Date:	Date:	Balance Due This Application			\$ 111,010.59				
ACCT# 1112703 ACCT. DATE:													

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Mcleod South Central</u>												
	Asphalt												
3279.	1.5" Asphalt, Type SP-9.5 (1 Lift)	29,342	SY	\$14.95	\$438,662.90	29,342.00	\$ 438,662.90		\$ -	29,342.00	\$ 438,662.90	0.00	\$ -
3279.	12" Stabilized subgrade (LBR 40)	35,816	SY	\$10.00	\$358,160.00	35,816.00	\$ 358,160.00		\$ -	35,816.00	\$ 358,160.00	0.00	\$ -
3279.	4" Sidewalk (Unreinforced)*	13,040	SF	\$12.00	\$156,480.00	13,040.00	\$ 156,480.00		\$ -	13,040.00	\$ 156,480.00	0.00	\$ -
3279.	6" Limerock Base (LBR 100)	29,342	SY	\$17.30	\$507,616.60	29,342.00	\$ 507,616.60		\$ -	29,342.00	\$ 507,616.60	0.00	\$ -
3279.	Handicap Ramps with Truncate Domes	2	EA	\$3,200.00	\$6,400.00	2.00	\$ 6,400.00		\$ -	2.00	\$ 6,400.00	0.00	\$ -
3279.	Miami Curb*	15,715	LF	\$30.00	\$471,450.00	15,715.00	\$ 471,450.00		\$ -	15,715.00	\$ 471,450.00	0.00	\$ -
3279.	Type "F" Curb And Gutter*	4,342	LF	\$32.00	\$138,944.00	4,342.00	\$ 138,944.00		\$ -	4,342.00	\$ 138,944.00	0.00	\$ -
3279.	Stripping & Signage	2	LS	\$12,650.00	\$25,300.00	2.00	\$ 25,300.00		\$ -	2.00	\$ 25,300.00	0.00	\$ -
3279.	Temp Cul-De-Sac	2,834	SY	\$15.00	\$42,510.00	2,834.00	\$ 42,510.00	0.00	\$ -	2,834.00	\$ 42,510.00	0.00	\$ -
	Total Asphalt				\$ 2,145,523.50		\$ 2,145,523.50		\$ -		\$ 2,145,523.50		\$ -
	Turf												
3554.	Sod (Pond Slopes)	17,875	SY	\$3.85	\$68,818.75	17,875.00	\$ 68,818.75		\$ -	17,875.00	\$ 68,818.75	0.00	\$ -
	Total Turf				\$ 68,818.75		\$ 68,818.75		\$ -		\$ 68,818.75		\$ -
	Change Order #01												
	Turf	1	EA	\$5,869.50	\$5,869.50	1.00	\$ 5,869.50		\$ -	1.00	\$ 5,869.50	0.00	\$ -
					\$ 5,869.50		\$ 5,869.50		\$ -		\$ 5,869.50		\$ -
SUBTOTAL					\$ 2,220,211.75		\$ 2,220,211.75		\$ -		\$ 2,220,211.75		\$ -
CONTRACT TOTAL					\$ 2,220,211.75		\$ 2,220,211.75		\$ -		\$ 2,220,211.75		\$ -

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: RALM PH 3
Survey,Excavation,Grading,
MOB. Sanitary,Storm

APPLICATION NO: 7
DATE: 02/25/25
PROJECT NO: 24020A

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: 30862031



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

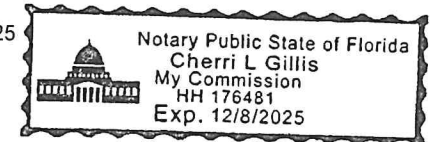
By:  Date: 2-25-25

State of Florida
County of Orange

Notary Public:

Subscribed and sworn to before
me this 25 day of February, 2025


My Commission expires: 12.8.25

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	\$	2,447,370.95
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE	\$	2,447,370.95
4. TOTAL COMPLETED & STORED TO DATE	\$	2,407,596.43
5. RETAINAGE:		
a. 10% of Completed Work	\$	240,759.63
(Columns D + E on G703)		
b. % of Stored Material	\$	
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	240,759.63
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	2,166,836.78
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	2,138,155.60
8. CURRENT PAYMENT DUE	\$	28,681.18
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	280,534.17

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Surveying Staking	\$86,705.00	2120		\$ 80,231.25		\$ 6,473.75		\$ 86,705.00	8,670.50	78,034.50		\$ -
	Generic Excavation & Grading	\$152,073.00	2651		\$ 152,073.00		\$ -		\$ 152,073.00	15,207.30	136,865.70		\$ -
	Grading	\$82,856.20	2653		\$ 82,856.20		\$ -		\$ 82,856.20	8,285.62	74,570.58		\$ -
	Clear & Grubb	\$19,840.00	2655		\$ 19,840.00		\$ -		\$ 19,840.00	1,984.00	17,856.00		\$ -
	Mobilization	\$49,230.00	2745		\$ 49,230.00		\$ -		\$ 49,230.00	4,923.00	44,307.00		\$ -
	Erosion Control	\$98,560.75	2749		\$ 33,392.00		\$ 25,394.23		\$ 58,786.23	5,878.62	52,907.60		\$ 39,774.53
	Generic Sanitary Sewer	\$835,333.00	2751		\$ 835,333.00		\$ -		\$ 835,333.00	83,533.30	751,799.70		\$ -
	Generic Storm Drains	\$1,122,773.00	3001		\$ 1,122,773.00		\$ -		\$ 1,122,773.00	112,277.30	1,010,495.70		\$ -
TOTAL		\$2,447,370.95			2,375,728.45		31,867.98		2,407,596.42	240,759.64	2,166,836.79		\$ 39,774.53

VENDOR: 2726673 CONTRACT # 30862031
JMHC, Inc.

INV. DATE: 02/25/25 INV.# APPL.# 07

Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 240,759.64
				Total Due To-Date	\$ 2,166,836.78
				Previous Application	\$ 2,138,155.60
				Balance Due This Application	\$ 28,681.18

DESCRIPTION: Ranches at Lake McLeod PH 3

ACCT# 1112704 ACCT. DATE:

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Lake McLeod PH 3</u>												
	<u>Excavation/Sewer/Storm</u>												
	<u>Survey Staking</u>												
2120	Certified as-built drawings	1	LS	\$25,895.00	\$25,895.00	0.75	19,421.25	0.25	6,473.75	1.00	25,895.00	0.00	\$ -
2120	Construction staking/layout	1	LS	\$60,810.00	\$60,810.00	1.00	60,810.00		0.00	1.00	60,810.00	0.00	\$ -
	Total Survey Staking				\$86,705.00		\$80,231.25		\$6,473.75		\$ 86,705.00		\$ -
	<u>Generic Excavation & Grading</u>												
2651	Onsite Cut (Excavation), Place & Compact Site	65159	CY	\$2.33	\$ 152,073.00	65,159.00	152,073.00		0.00	65,159.00	152,073.00	0.00	\$ -
	Total Generic Excavation & Grading				\$152,073.00		\$ 152,073.00		\$ -		\$ 152,073.00		\$ -
	<u>Grading</u>												
2653	Final Grading (Lots)	153	EA	\$ 424.34	\$64,924.20	153.00	64,924.20		0.00	153.00	64,924.20	0.00	\$ -
2653	ROW Grading	22415	SY	\$0.80	\$17,932.00	22,415.00	17,932.00		0.00	22,415.00	17,932.00	0.00	\$0.00
	Total Grading				\$82,856.20		\$82,856.20		\$0.00		\$82,856.20		\$ -
	<u>Clear & Grubb</u>												
2655	Clear & Grubb (BURN ONSITE)	31	AC	\$ 640.00	\$19,840.00	31.00	19,840.00		0.00	31.00	19,840.00	0.00	\$ -
	Total Clear & Grubb				\$19,840.00		\$19,840.00		\$0.00		\$19,840.00		\$ -
	<u>Mobilization</u>												
2745	Mobilization	1	LS	\$ 49,230.00	\$49,230.00	1.00	49,230.00		0.00	1.00	49,230.00	0.00	\$ -
	Total Mobilization				\$49,230.00		\$ 49,230.00		\$ -		\$ 49,230.00		\$ -
	<u>Erosion Control</u>												
2749	Erosion Control Maintenance	1	LS	\$ 41,740.00	\$41,740.00	0.80	33,392.00	0.20	8,348.00	1.00	41,740.00	0.00	\$ -
2749	Sod (Entire ROW Back Of Curb)	14385	SY	\$ 3.95	\$56,820.75		0.00	4,315.50	17,046.23	4,315.50	17,046.23	10,069.50	\$39,774.53
	Total Erosion Control				\$98,560.75		\$ 33,392.00		\$ 25,394.23		\$ 58,786.23		\$ 39,774.53
	<u>Generic Sanitary Sewer</u>												
2751	8" PVC Pipe (0-6' cut)	1550	LF	\$39.00	\$60,450.00	1,550.00	60,450.00		0.00	1,550.00	60,450.00	0.00	\$ -
2751	8" PVC Pipe (6'-8' cut)	2820	LF	\$40.00	\$112,800.00	2,820.00	112,800.00		0.00	2,820.00	112,800.00	0.00	\$ -
2751	8" PVC Pipe (8'-10' cut)	499	LF	\$43.00	\$21,457.00	499.00	21,457.00		0.00	499.00	21,457.00	0.00	\$ -
2751	Dewatering	4869	LF	\$33.00	\$160,677.00	4,869.00	160,677.00		0.00	4,869.00	160,677.00	0.00	\$ -
2751	Double Service Assembly (Including Fittings)	71	EA	\$2,920.00	\$207,320.00	71.00	207,320.00		0.00	71.00	207,320.00	0.00	\$ -
2751	Manhole (0-6' cut)	9	EA	\$7,340.00	\$66,060.00	9.00	66,060.00		0.00	9.00	66,060.00	0.00	\$ -
2751	Manhole (6'-8' cut)	13	EA	\$8,591.54	\$111,690.00	13.00	111,690.00		0.00	13.00	111,690.00	0.00	\$ -
2751	Manhole (8'-10' cut)	1	EA	\$9,225.00	\$9,225.00	1.00	9,225.00		0.00	1.00	9,225.00	0.00	\$ -
2751	Sanitary line testing	4869	LF	\$8.00	\$38,952.00	4,869.00	38,952.00		0.00	4,869.00	38,952.00	0.00	\$ -
2751	Single Service Assembly (Including Fittings)	12	EA	\$2,160.00	\$25,920.00	12.00	25,920.00		0.00	12.00	25,920.00	0.00	\$ -

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751	Connect to Existing MH (10'-12') Deep	2	EA	\$9,400.00	\$18,800.00	2.00	18,800.00		0.00	2.00	18,800.00	0.00	\$ -
2751	Sanitary Manhole Drop Connection	1	EA	\$1,982.00	\$1,982.00	1.00	1,982.00		0.00	1.00	1,982.00	0.00	\$ -
					\$835,333.00		\$835,333.00		\$0.00		\$835,333.00		\$ -
	Generic Storm Pipe												
3001	15" CL III RCP (HP OPTION)	163	LF	\$72.00	\$11,736.00	163.00	11,736.00		0.00	163.00	11,736.00	0.00	\$ -
3001	18" CL III RCP (HP OPTION)	952	LF	\$65.00	\$61,880.00	952.00	61,880.00		0.00	952.00	61,880.00	0.00	\$ -
3001	24" CL III RCP (HP OPTION)	181	LF	\$106.00	\$19,186.00	181.00	19,186.00		0.00	181.00	19,186.00	0.00	\$ -
3001	30" CL III RCP (HP OPTION)	1032	LF	\$127.00	\$131,064.00	1,032.00	131,064.00		0.00	1,032.00	131,064.00	0.00	\$ -
3001	36" CL III RCP (HP OPTION)	414	LF	\$135.00	\$55,890.00	414.00	55,890.00		0.00	414.00	55,890.00	0.00	\$ -
3001	42" CL III RCP (HP OPTION)	306	LF	\$175.00	\$53,550.00	306.00	53,550.00		0.00	306.00	53,550.00	0.00	\$ -
3001	54" CL III RCP (HP OPTION)	572	LF	\$325.00	\$185,900.00	572.00	185,900.00		0.00	572.00	185,900.00	0.00	\$ -
3001	60" CL III RCP (HP OPTION)	398	LF	\$380.00	\$151,240.00	398.00	151,240.00		0.00	398.00	151,240.00	0.00	\$ -
3001	Dewatering	3726	LF	\$23.00	\$85,698.00	3,726.00	85,698.00		0.00	3,726.00	85,698.00	0.00	\$ -
3001	Drainage Structures								0.00		0.00		
3001	FDOT TYPE "P-5" CURB INLET	9	EA	\$8,520.00	\$76,680.00	9.00	76,680.00		0.00	9.00	76,680.00	0.00	\$ -
3001	FDOT TYPE "P-6" CURB INLET	14	EA	\$11,600.00	\$162,400.00	14.00	162,400.00		0.00	14.00	162,400.00	0.00	\$ -
3001	Install Manhole Top on DS-3 & DS-131	2	EA	\$890.00	\$1,780.00	2.00	1,780.00		0.00	2.00	1,780.00	0.00	\$ -
3001	Well Point dewatering for Connection Tie Ins	1	LS	\$7,500.00	\$7,500.00	1.00	7,500.00		0.00	1.00	7,500.00	0.00	\$ -
3001	Clean & Inspect Storm Drainage	4018	LF	\$8.00	\$32,144.00	4,018.00	32,144.00		0.00	4,018.00	32,144.00	0.00	\$ -
3001	P-8T Manhole	6	EA	\$12,850.00	\$77,100.00	6.00	77,100.00		0.00	6.00	77,100.00	0.00	\$ -
3001	Connect to existing storm Structures (DS-3,DS-131)	3	EA	\$3,008.33	\$9,025.00	3.00	9,025.00		0.00	3.00	9,025.00	0.00	\$ -
	Total Storm				\$1,122,773.00		\$ 1,122,773.00		\$ -		\$ 1,122,773.00		\$ -
SUBTOTAL					2,447,370.95		2,375,728.45		31,867.98		2,407,596.42		39,774.53
CONTRACT TOTAL					2,447,370.95		2,375,728.45		31,867.98		2,407,596.42		39,774.53

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: Ranches at Mcleod Ph 4
Earthwork

APPLICATION NO: 7
DATE: 02/25/25
PROJECT NO: 24030A

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: 31000686



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

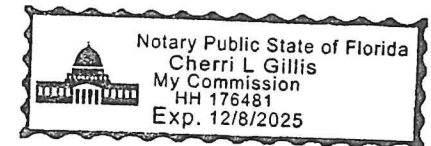
By:  Date: 2-25-25

State of Florida
County of Orange

Notary Public:

Subscribed and sworn to before
me this 25 day of February, 2025


My Commission expires: 12-8-25

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

..... \$
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	.....\$	1,229,607.35
2. Net change by Change Orders	.....\$	0.00
3. CONTRACT SUM TO DATE	.....\$	1,229,607.35
4. TOTAL COMPLETED & STORED TO DATE	.....\$	962,085.70
5. RETAINAGE:		
a. 10% of Completed Work \$	96,208.57	
(Columns D + E on G703)		
b. % of Stored Material \$		
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703).....\$	96,208.57	
6. TOTAL EARNED LESS RETAINAGE	.....\$	865,877.13
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$	850,600.53	
8. CURRENT PAYMENT DUE	.....\$	15,276.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$	363,730.22	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

No.		Description		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT						
				Amount	Cost Code	Amount		Amount		Amount				Amount						
Application For Payment Summary																				
	Survey	\$	115,775.00	2120		\$	68,720.00		\$	5,975.00		\$	74,695.00	7,469.50	67,225.50	\$	41,080.00			
	Excavation	\$	492,143.40	2651		\$	492,143.40		\$	-		\$	492,143.40	49,214.34	442,929.06	\$	-			
	Grading	\$	197,781.90	2653		\$	13,485.00		\$	-		\$	13,485.00	1,348.50	12,136.50	\$	184,296.90			
	Clear & Grubb	\$	161,909.20	2655		\$	161,909.20		\$	-		\$	161,909.20	16,190.92	145,718.28	\$	-			
	Mobilization	\$	51,500.00	2745		\$	41,200.00		\$	5,150.00		\$	46,350.00	4,635.00	41,715.00	\$	5,150.00			
	Erosion Control	\$	89,635.75	2749		\$	46,792.00		\$	5,849.00		\$	52,641.00	5,264.10	47,376.90	\$	36,994.75			
	Turf	\$	120,862.10	3554		\$	120,862.10		\$	-		\$	120,862.10	12,086.21	108,775.89	\$	-			
TOTAL		\$	1,229,607.35			\$	945,111.70		\$	16,974.00		\$	962,085.70	\$	96,208.57	\$	865,877.13		\$	267,521.65
VENDOR: 2726673 CONTRACT # 31000686				Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$		96,208.57	\$				363,730.22			
JMHC, Inc.								Total Due To-Date		\$		865,877.13								
INV.DATE: 02/25/25 INV.# APPL.#07								Previous Application		\$		850,600.53								
Date:				Date:	Date:	Date:		Balance Due This Application		\$		15,276.60								
DESCRIPTION: Ranches at Mcleod Ph 4 Earthwork																				
ACCT# 1112705 ACCT. DATE:																				

No.		Description		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Ranches at Mcleod South Central															
Survey Staking															
2120.	Certified as-built drawings	1	LS	\$29,875.00	\$29,875.00		\$ -	0.20	5,975.00	0.20	\$ 5,975.00	0.80	\$	23,900.00	
2120.	Construction staking/layout	1	LS	\$85,900.00	\$ 85,900.00	0.80	68,720.00		0.00	0.80	68,720.00	0.20		17,180.00	
Total Survey					\$115,775.00		68,720.00		5,975.00		74,695.00			41,080.00	
Excavation															
2651.	Excavation	118,458	CY	\$4.15	\$492,143.40	118,458.00	\$ 492,143.40		0.00	118,458.00	\$ 492,143.40	0.00	\$	-	
Total Excavation					\$492,143.40		492,143.40		0.00		492,143.40			0.00	
Grading															
2653.	Final Grading (Lots)	251	EA	\$421.09	\$105,692.40		\$ -		0.00	0.00	\$ -	251.00	\$	105,692.40	
2653.	Pond Grading	22,475	SY	\$0.60	\$13,485.00	22,475.00	\$ 13,485.00		0.00	22,475.00	\$ 13,485.00	0.00	\$	-	
2653.	Pond W1 Berm Liner (Geotextile)	1,225	LF	\$35.00	\$42,875.00		\$ -		0.00	0.00	\$ -	1,225.00	\$	42,875.00	
2653.	ROW Grading	39,585	SY	\$0.90	\$ 35,729.50		0.00		0.00	0.00	0.00	39,585.00	\$	35,729.50	
Total Grading					\$197,781.90		13,485.00		0.00		13,485.00			184,296.90	
Clear & Grubb															
2655.	Clear & Grubb (BURN ONSITE)	54	AC	\$640.00	\$34,560.00	54.00	\$ 34,560.00		0.00	54.00	\$ 34,560.00	0.00	\$	-	
2655.	Dewatering for Pond Excavation	1	LS	\$127,349.20	\$ 127,349.20	1.00	127,349.20		0.00	1.00	127,349.20	0.00		0.00	
Total Clear & Grubb					\$161,909.20		161,909.20		0.00		161,909.20			0.00	
Mobilization															
2745.	Mobilization	1	LS	\$51,500.00	\$51,500.00	0.80	\$ 41,200.00	0.10	5,150.00	0.90	\$ 46,350.00	0.10	\$	5,150.00	
Total Mobilization					\$51,500.00		41,200.00		5,150.00		46,350.00			5,150.00	
Erosion Control															
2749.	Erosion Control Maintenance	1	LS	\$58,490.00	\$58,490.00	0.80	\$ 46,792.00	0.10	5,849.00	0.90	\$ 52,641.00	0.10	\$	5,849.00	
2749.	Sod (2 Strips back of curb)	7,885	SY	\$3.95	\$ 31,145.75		0.00		0.00	0.00	0.00	7,885.00		31,145.75	
Total Erosion Control					\$89,635.75		46,792.00		5,849.00		52,641.00			36,994.75	
Turf															
3554.	Sod Pond Slopes	30,598	SY	\$3.95	\$120,862.10	30,598.00	\$ 120,862.10		0.00	30,598.00	\$ 120,862.10	0.00	\$	-	
Total Turf					\$ 120,862.10		\$ 120,862.10		\$ -		\$ 120,862.10		\$	-	
SUBTOTAL															
					\$1,229,607.35		\$ 945,111.70		\$ 16,974.00		\$ 962,085.70			\$ 267,521.65	
CONTRACT TOTAL															
					\$ 1,229,607.35		\$ 945,111.70		\$ 16,974.00		\$ 962,085.70			\$ 267,521.65	

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: Ranches at Mcleod Ph 4
Sewer, Liftstation, Water

APPLICATION NO: 7
DATE: 02/25/25
PROJECT NO: 24030B

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL



CONTRACT DATE:
CONTRACT NO: 31005133

CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

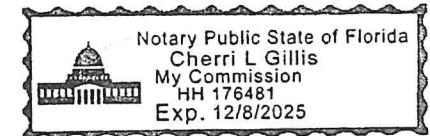
CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 2-25-25

State of Florida
County of Orange

Notary Public:

Subscribed and sworn to before
me this 25 day of February, 2025

My Commission expires: 12-8-25**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	.....\$	1,918,460.00
2. Net change by Change Orders	.....\$	0.00
3. CONTRACT SUM TO DATE	.....\$	1,918,460.00
4. TOTAL COMPLETED & STORED TO DATE	.....\$	1,792,444.41
5. RETAINAGE:		
a. <u>10</u> % of Completed Work \$	<u>179,244.44</u>	
(Columns D + E on G703)		
b. _____ % of Stored Material \$		
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703).....\$		179,244.44
6. TOTAL EARNED LESS RETAINAGE	.....\$	1,613,199.97
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		1,446,190.66
8. CURRENT PAYMENT DUE	.....\$	167,009.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		305,260.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Generic Sanitary Sewer	\$ 1,394,823.00	2751		\$ 1,333,003.50		\$ 57,769.50		\$ 1,390,773.00	139,077.30	1,251,695.70		\$ 4,050.00
	Lift Station	\$ 523,637.00	2836		\$ 273,875.00		\$ 127,796.40		\$ 401,671.40	40,167.14	361,504.26		\$ 121,965.60
TOTAL		\$ 1,918,460.00			\$ 1,606,878.50		\$ 185,565.90		\$ 1,792,444.40	\$ 179,244.44	\$ 1,613,199.96		\$ 126,015.60
VENDOR: 2726673 CONTRACT # 31005133		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ 179,244.44		\$ 305,260.04			
JMHC						Total Due To-Date		\$ 1,613,199.96					
INV.DATE: 02/25/25 INV.# APPL.#07						Previous Application		\$ 1,446,190.65					
DESCRIPTION: Ranches at Mcleod Ph 4 Sewer, Liftstation Water		Date:	Date:	Date:	Date:	Balance Due This Application		\$ 167,009.31					
ACCT# 1112705 ACCT. DATE:													

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Mcleod</u>												
	<u>Sewer</u>												
2751.	8" PVC Pipe (0-6' cut)	2,163	LF	\$39.00	\$ 84,357.00	2,163.00	\$ 84,357.00		\$ -	2,163.00	\$ 84,357.00	0.00	\$ -
2751.	8" PVC Pipe (10'-12' cut)	1,020	LF	\$46.00	\$ 46,920.00	1,020.00	\$ 46,920.00		\$ -	1,020.00	\$ 46,920.00	0.00	\$ -
2751.	8" PVC Pipe (6'-8' cut)	3,669	LF	\$40.00	\$ 146,760.00	3,669.00	\$ 146,760.00		\$ -	3,669.00	\$ 146,760.00	0.00	\$ -
2751.	8" PVC Pipe (8'-10' cut)	1,528	LF	\$43.00	\$ 65,704.00	1,528.00	\$ 65,704.00		\$ -	1,528.00	\$ 65,704.00	0.00	\$ -
2751.	Dewatering	8,380	LF	\$26.40	\$ 221,232.00	8,380.00	\$ 221,232.00		\$ -	8,380.00	\$ 221,232.00	0.00	\$ -
2751.	Double Service Assembly (Including Fittings)	125	EA	\$2,920.00	\$ 365,000.00	125.00	\$ 365,000.00		\$ -	125.00	\$ 365,000.00	0.00	\$ -
2751.	Manhole (0-6' cut)	10	EA	\$7,300.00	\$ 73,000.00	9.50	\$ 69,350.00	0.50	\$ 3,650.00	10.00	\$ 73,000.00	0.00	\$ -
2751.	Manhole (10'-12' cut)	6	EA	\$14,735.00	\$ 88,410.00	5.70	\$ 83,989.50	0.30	\$ 4,420.50	6.00	\$ 88,410.00	0.00	\$ -
2751.	Manhole (6'-8' cut)	16	EA	\$8,420.00	\$ 134,720.00	15.20	\$ 127,984.00	0.80	\$ 6,736.00	16.00	\$ 134,720.00	0.00	\$ -
2751.	Manhole (8'-10' cut)	6	EA	\$9,130.00	\$ 54,780.00	5.70	\$ 52,041.00	0.30	\$ 2,739.00	6.00	\$ 54,780.00	0.00	\$ -
2751.	Sanitary line testing	8,380	LF	\$8.00	\$ 67,040.00	3,352.00	\$ 26,816.00	5,028.00	\$ 40,224.00	8,380.00	\$ 67,040.00	0.00	\$ -
2751.	Single Service Assembly (Including Fittings)	18	EA	\$2,160.00	\$ 38,880.00	18.00	\$ 38,880.00		\$ -	18.00	\$ 38,880.00	0.00	\$ -
2751.	8" Resilient Wedge Gate Valve (Sanitary)	1	EA	\$4,050.00	\$ 4,050.00		\$ -		\$ -	0.00	\$ -	1.00	\$ 4,050.00
2751.	Manhole drop Connection SMH-606 & SMH-620 (Sanitary)	2	EA	\$1,985.00	\$ 3,970.00	2.00	\$ 3,970.00		\$ -	2.00	\$ 3,970.00	0.00	\$ -
	Total Sanitary Sewer				\$ 1,394,823.00		\$ 1,333,003.50		\$ 57,769.50		\$ 1,390,773.00		\$ 4,050.00
	<u>Lift Station</u>												
2836.	Lift Station (Pumps, Controls, Wet well)	1	LS	\$460,620.00	\$460,620.00	0.575	\$ 264,856.50	0.22	\$ 101,336.40	0.80	\$ 366,192.90	0.21	\$ 94,427.10
2836.	Lift Station PO Pump Panels deduct	(1)	LS	\$78,916.50	-\$78,916.50	-1.00	\$ (78,916.50)		\$ -	-1.00	\$ (78,916.50)	0.00	\$ -
	Lift Station: Force Main								\$ -				
2836.	6" Gate Valves	1	EA	\$3,100.00	\$3,100.00	1.00	\$ 3,100.00		\$ -	1.00	\$ 3,100.00	0.00	\$ -
2836.	6" PVC Pipe	1,595	LF	\$39.00	\$62,205.00	1,595.00	\$ 62,205.00		\$ -	1,595.00	\$ 62,205.00	0.00	\$ -
2836.	Connect to Existing Force main	-	EA	\$0.00	\$0.00		\$ -		\$ -	0.00	\$ -	0.00	\$ -
2836.	Force main fittings	1	LS	\$22,630.00	\$22,630.00	1.00	\$ 22,630.00		\$ -	1.00	\$ 22,630.00	0.00	\$ -
2836.	10" X 6" Wet Tap Connection (Force Main)	1	LF	\$19,920.00	\$19,920.00		\$ -		\$ -	0.00	\$ -	1.00	\$ 19,920.00
2836.	8" DR-11 HDPE Directional Bore (Force Main)	98	LF	\$270.00	\$26,460.00		\$ -	98.00	\$ 26,460.00	98.00	\$ 26,460.00	0.00	\$ -
2836.	Force main testing	1,693	LF	\$4.50	\$7,618.50		\$ -		\$ -	0.00	\$ -	1,693.00	\$ 7,618.50
	Total Lift Station				\$ 523,637.00		\$ 273,875.00		\$ 127,796.40		\$ 401,671.40		\$ 121,965.60
SUBTOTAL													
					\$ 1,918,460.00		\$ 1,606,878.50		\$ 185,565.90		\$ 1,792,444.40		\$ 126,015.60
CONTRACT TOTAL					\$ 1,918,460.00		\$ 1,606,878.50		\$ 185,565.90		\$ 1,792,444.40		\$ 126,015.60

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: Ranches at Mcleod Ph 4
Sewer, Liftstation, Water

APPLICATION NO: 7
DATE: 02/25/25
PROJECT NO: 24030C

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: 30962583



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

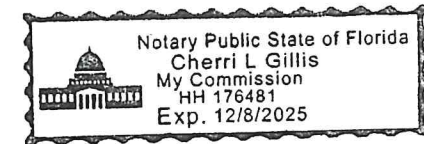
CONTRACTOR: JMHC, Inc.

By:  Date: 2-25-25

State of Florida
County of Orange

Notary Public:

Subscribed and sworn to before
me this 25 day of February, 2025



My Commission expires: 12-8-25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	\$	2,053,254.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE	\$	2,053,254.00
4. TOTAL COMPLETED & STORED TO DATE	\$	2,053,254.00
5. RETAINAGE:		
a. 10% of Completed Work	\$	205,325.40
(Columns D + E on G703)		
b. % of Stored Material	\$	
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	205,325.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	1,847,928.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,640,958.30
8. CURRENT PAYMENT DUE	\$	206,970.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	205,325.40

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

Page D-1

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: Ranches at Mcleod Ph 4
Storm & Asphalt

APPLICATION NO: 7
DATE: 02/25/25
PROJECT NO: 24030D

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: 30964720



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

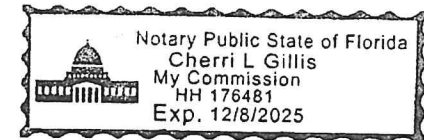
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By:  Date: 2-25-25

State of Florida Notary Public:
County of Orange
Subscribed and sworn to before
me this 25 day of February, 2025

My Commission expires: 12.8.25

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	\$	2,456,232.95
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE	\$	2,456,232.95
4. TOTAL COMPLETED & STORED TO DATE	\$	936,450.25
5. RETAINAGE:		
a. 10% of Completed Work \$	93,645.03	
(Columns D + E on G703)		
b. % of Stored Material \$		
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	93,645.03
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	842,805.23
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	615,741.57
8. CURRENT PAYMENT DUE	\$	227,063.66
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,613,427.73

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Asphalt	\$ 1,768,650.95	3279		\$ 83,787.70		\$ 191,828.95		\$ 275,616.65	27,561.67	248,054.99		\$ 1,493,034.30
	Storms drains	\$ 687,582.00	3001		\$ 600,369.60		\$ 60,464.00		\$ 660,833.60	66,083.36	594,750.24		\$ 26,748.40
TOTAL		\$ 2,456,232.95			\$ 684,157.30		\$ 252,292.95		\$ 936,450.25	\$ 93,645.03	\$ 842,805.23		\$ 1,519,782.70
VENDOR: 2726673 CONTRACT # 30964720		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ 93,645.03		\$ 1,613,427.73			
JMHC						Total Due To-Date		\$ 842,805.23					
INV.DATE: 02/25/25 INV.# APPL.#07						Previous Application		\$ 615,741.57					
DESCRIPTION: Ranches at Mcleod Ph 4 Storms & Asphalt		Date:	Date:	Date:	Date:	Balance Due This Application		\$ 227,063.66					
ACCT# 1112705 ACCT. DATE:													
No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Mcleod</u>												
	Asphalt												
3279.	1.5" Asphalt, Type SP-9.5 (1 Lift)	26,433	SY	\$16.30	\$430,857.90		\$ -		\$ -	0.00	\$ -	26,433.00	\$ 430,857.90
3279.	12" Stabilized Subgrade (LBR 40)	31,618	SY	\$10.60	\$335,150.80	7,904.50	\$ 83,787.70	7,904.50	\$ 83,787.70	15,809.00	\$ 167,575.40	15,809.00	\$ 167,575.40
3279.	4" Sidewalk (Unreinforced)*	1,975	SF	\$12.80	\$25,280.00		\$ -		\$ -	0.00	\$ -	1,975.00	\$ 25,280.00
3279.	6" Limerock base (LBR 100)	26,433	SY	\$18.25	\$482,402.25		\$ -		\$ -	0.00	\$ -	26,433.00	\$ 482,402.25
3279.	Miami Curb*	14,100	LF	\$30.65	\$432,165.00		\$ -	3,525.00	\$ 108,041.25	3,525.00	\$ 108,041.25	10,575.00	\$ 324,123.75
3279.	Type "F" Curb and Gutter*	1,450	LF	\$33.50	\$48,575.00		\$ -		\$ -	0.00	\$ -	1,450.00	\$ 48,575.00
3279.	Stripping & Signage	1	LS	\$14,220.00	\$14,220.00		\$ -		\$ -	0.00	\$ -	1.00	\$ 14,220.00
	Total Asphalt				\$ 1,768,650.95		\$ 83,787.70		\$ 191,828.95		\$ 275,616.65		\$ 1,493,034.30
	Storms												
	Pipe												
3001.	FDOT Type "P-5" Curb Inlet	26	EA	\$8,840.00	\$229,840.00	24.70	\$ 218,348.00		\$ -	24.70	\$ 218,348.00	1.30	\$ 11,492.00
3001.	FDOT Type "P-6" Curb Inlet	14	EA	\$9,912.00	\$138,768.00	13.30	\$ 131,829.60		\$ -	13.30	\$ 131,829.60	0.70	\$ 6,938.40
3001.	RCP MES: 48"	2	EA	\$10,485.00	\$20,970.00	2.00	\$ 20,970.00		\$ -	2.00	\$ 20,970.00	0.00	\$ -
3001.	Type 'C' Inlet	2	EA	\$6,480.00	\$12,960.00	1.90	\$ 12,312.00		\$ -	1.90	\$ 12,312.00	0.10	\$ 648.00
3001.	P-8T Manhole	13	EA	\$11,800.00	\$153,400.00	12.35	\$ 145,730.00		\$ -	12.35	\$ 145,730.00	0.65	\$ 7,670.00
3001.	Connec to Existing DS-3 (6'-8') (Drairage)	1	EA	\$1,520.00	\$1,520.00	1.00	\$ 1,520.00		\$ -	1.00	\$ 1,520.00	0.00	\$ -
3001.	Control Structure (Weir wall) CS-W1-A & CS-W1-B (Drairage)	2	EA	\$24,590.00	\$49,180.00	2.00	\$ 49,180.00		\$ -	2.00	\$ 49,180.00	0.00	\$ -
3001.	RIP RAP Rubble (Drainage)	160	TN	\$128.00	\$20,480.00	160.00	\$ 20,480.00		\$ -	160.00	\$ 20,480.00	0.00	\$ -
3001.	TV & Clean (Drainage)	7,558	LF	\$8.00	\$60,464.00		\$ -	7,558.00	\$ 60,464.00	7,558.00	\$ 60,464.00	0.00	\$ -
	Total Storm				\$687,582.00		\$ 600,369.60		\$ 60,464.00		\$ 660,833.60		\$ 26,748.40
SUBTOTAL					\$ 2,456,232.95		\$ 684,157.30		\$ 252,292.95		\$ 936,450.25		\$ 1,519,782.70
CONTRACT TOTAL					\$ 2,456,232.95		\$ 684,157.30		\$ 252,292.95		\$ 936,450.25		\$ 1,519,782.70

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Lennar Homes, LLC
6675 Westwood Blvd
5th Floor
Orlando, FL 32821

PROJECT: **Ranches at McLeod PH 5**
Sitework

APPLICATION NO: **7**
DATE: **02/25/25**
PROJECT NO: **24040**

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
2816 East Robinson Street
Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE:
CONTRACT NO: **31004390**



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

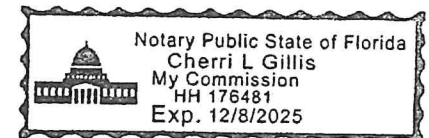
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 2-25-25

State of Florida Notary Public:
County of Orange
Subscribed and sworn to before
me this 25 day of FEBRUARY, 2025

[Signature]
My Commission expires: 12.8.25

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	.....\$	1,920,229.95
2. Net change by Change Orders	.....\$	0.00
3. CONTRACT SUM TO DATE	.....\$	1,920,229.95
4. TOTAL COMPLETED & STORED TO DATE	.....\$	994,911.70
5. RETAINAGE:		
a. <u>10</u> % of Completed Work \$	99,491.17	
(Columns D + E on G703)		
b. _____ % of Stored Material \$		
(Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703).....\$	99,491.17	
6. TOTAL EARNED LESS RETAINAGE	.....\$	895,420.53
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$	518,479.74	
8. CURRENT PAYMENT DUE	.....\$	376,940.79
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$	1,024,809.42	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

24040		CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
No.	Description	Amount	Cost Code		Amount		Amount		Amount				Amount
Application For Payment Summary													
	Surveying Staking	\$55,250.00	2120		\$ 15,720.00		\$ 7,860.00		\$ 23,580.00	2,358.00	21,222.00		\$ 31,670.00
	Generic Excavation & Grading	\$162,706.80	2651		\$ 162,706.80		\$ -		\$ 162,706.80	16,270.68	146,436.12		\$ -
	Grading	\$57,297.90	2653		\$ -		\$ -		\$ -	0.00	0.00		\$ 57,297.90
	Clear & Grubb	\$12,160.00	2655		\$ 12,160.00		\$ -		\$ 12,160.00	1,216.00	10,944.00		\$ -
	Mobilization	\$41,370.00	2745		\$ 16,548.00		\$ 8,274.00		\$ 24,822.00	2,482.20	22,339.80		\$ 16,548.00
	Erosion Control	\$35,887.75	2749		\$ 9,860.00		\$ 4,930.00		\$ 14,790.00	1,479.00	13,311.00		\$ 21,097.75
	Generic Sanitary Sewer	\$364,986.00	2751		\$ 167,964.50		\$ 163,121.50		\$ 331,086.00	33,108.60	297,977.40		\$ 33,900.00
	Water	\$336,072.00	2851		\$ -		\$ 207,212.00		\$ 207,212.00	20,721.20	186,490.80		\$ 128,860.00
	Storms Drainage	\$266,027.40	3001		\$ 191,129.30		\$ 27,425.60		\$ 218,554.90	21,855.49	196,699.41		\$ 47,472.50
	Asphal	\$588,472.10	3279		\$ -		\$ -		\$ -	0.00	0.00		\$ 588,472.10
TOTAL		\$1,920,229.95			576,088.60		418,823.10		994,911.70	99,491.17	895,420.53		\$ 925,318.25
VENDOR: 2726673 CONTRACT # 31004390		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ 99,491.17		1,024,809.42			
JMHC, Inc.						Total Due To-Date		\$ 895,420.53					
INV.DATE: 02/25/25 INV.# APPL.#07						Previous Application		\$ 518,479.74					
DESCRIPTION: Ranches at Lake McLeod PH 5 Sitework		Date:	Date:	Date:	Date:	Balance Due This Application		\$ 376,940.79					
ACCT# 1112704 ACCT. DATE:													

		CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
No.	Description	Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
	<u>Ranches at Lake McLeod PH 5 Sitework</u>												
	<u>Survey Staking</u>												
2120	Certified as-built drawings	1	LS	\$15,950.00	\$15,950.00		0.00		0.00	0.00	0.00	1.00	\$ 15,950.00
2120	Construction staking/layout	1	LD	\$39,300.00	\$39,300.00	0.40	15,720.00	0.20	7,860.00	0.60	23,580.00	0.40	\$ 15,720.00
	Total Survey Staking				\$55,250.00		\$ 15,720.00		\$ 7,860.00		\$ 23,580.00		\$ 31,670.00
	<u>Generic Excavation & Grading</u>												
2651	Onsite Cut (Excavation), Place & Compact Site	44239	CY	\$3.68	\$ 162,706.80	44,239.00	162,706.80		0.00	44,239.00	162,706.80	0.00	\$ -
	Total Generic Excavation & Grading				\$162,706.80		\$ 162,706.80		\$ -		\$ 162,706.80		\$ -
	<u>Grading</u>												
2653	Final Grading (Lots)	106	EA	\$ 400.92	\$42,497.40		0.00		0.00	0.00	0.00	106.00	\$ 42,497.40
2653	ROW Grading	18110	SY	\$0.82	\$14,800.50		0.00		0.00	0.00	0.00	18,110.00	\$14,800.50
	Total Grading				\$57,297.90		\$ -		\$ -		\$ -		\$ 57,297.90
	<u>Clear & Grubb</u>												
2655	Clear & Grubb (BURN ONSITE)	19	AC	\$ 640.00	\$12,160.00	19.00	12,160.00		0.00	19.00	12,160.00	0.00	\$ -
	Total Clear & Grubb				\$12,160.00		\$ 12,160.00		\$ -		\$ 12,160.00		\$ -
	<u>Mobilization</u>												
2745	Mobilization	1	LS	\$ 41,370.00	\$41,370.00	0.40	16,548.00	0.20	8,274.00	0.60	24,822.00	0.40	\$ 16,548.00
	Total Mobilization				\$41,370.00		\$ 16,548.00		\$ 8,274.00		\$ 24,822.00		\$ 16,548.00
	<u>Erosion Control</u>												
2749	Erosion Control Maintenance	1	LS	\$ 24,650.00	\$24,650.00	0.40	9,860.00	0.20	4,930.00	0.60	14,790.00	0.40	\$ 9,860.00
2749	Sod (Entire ROW Back Of Curb)	2845	SY	\$ 3.95	\$11,237.75		0.00		0.00	0.00	0.00	2,845.00	\$11,237.75
	Total Erosion Control				\$35,887.75		\$ 9,860.00		\$ 4,930.00		\$ 14,790.00		\$ 21,097.75
	<u>Generic Sanitary Sewer</u>												
2751	8" PVC Pipe (0-6' cut)	661	LF	\$39.00	\$25,779.00	495.75	19,334.25	165.25	6,444.75	661.00	25,779.00	0.00	\$ -
2751	8" PVC Pipe (10'-12' cut)	26	LF	\$46.00	\$1,196.00	26.00	1,196.00		0.00	26.00	1,196.00	0.00	\$ -
2751	8" PVC Pipe (6'-8' cut)	1098	LF	\$40.00	\$43,920.00	823.50	32,940.00	274.50	10,980.00	1,098.00	43,920.00	0.00	\$ -
2751	8" PVC Pipe (8'-10' cut)	119	LF	\$43.00	\$5,117.00	89.25	3,837.75	29.75	1,279.25	119.00	5,117.00	0.00	\$ -
2751	Dewatering	1904	LF	\$18.00	\$34,272.00	1,428.00	25,704.00	476.00	8,568.00	1,904.00	34,272.00	0.00	\$ -
2751	Double Service Assembly (Including Fittings)	42	EA	\$2,920.00	\$122,640.00		0.00	31.50	91,980.00	31.50	91,980.00	10.50	\$ 30,660.00

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751	Manhole (0-6' cut)	3	EA	\$7,300.00	\$21,900.00	2.25	16,425.00	0.75	5,475.00	3.00	21,900.00	0.00	\$ -
2751	Manhole (10'-12' cut)	1	EA	\$11,670.00	\$11,670.00	0.75	8,752.50	0.25	2,917.50	1.00	11,670.00	0.00	\$ -
2751	Manhole (6'-8' cut)	5	EA	\$8,420.00	\$42,100.00	3.75	31,575.00	1.25	10,525.00	5.00	42,100.00	0.00	\$ -
2751	Sanitary line testing	1904	LF	\$8.00	\$15,232.00		0.00	1,904.00	15,232.00	1,904.00	15,232.00	0.00	\$ -
2751	Single Service Assembly (Including Fittings)	6	EA	\$2,160.00	\$12,960.00		0.00	4.50	9,720.00	4.50	9,720.00	1.50	\$ 3,240.00
2751	Connet to Exist. Manhole (10'-12') (Sanitary)	3	EA	\$9,400.00	\$28,200.00	3.00	28,200.00		0.00	3.00	28,200.00	0.00	\$ -
					\$364,986.00		\$167,964.50		\$163,121.50		\$331,086.00		\$33,900.00
	Water												
2851	8" PVC Water Main	2576	LF	\$52.00	\$133,952.00		0.00	2,576.00	133,952.00	2,576.00	133,952.00	0.00	\$ -
2851	Connect to Existing Water Main w/Temp jump	8	EA	\$4,682.50	\$37,460.00		0.00	8.00	37,460.00	8.00	37,460.00	0.00	\$ -
2851	Double Service Assembly	51	EA	\$2,190.00	\$111,690.00		0.00		0.00	0.00	0.00	51.00	\$ 111,690.00
2851	Fire Hydrant Assembly (Includes Gate Valve and Tee)	2	EA	\$9,275.00	\$18,550.00		0.00	2.00	18,550.00	2.00	18,550.00	0.00	\$ -
2851	Miscellaneous Fittings	1	LS	\$17,250.00	\$17,250.00		0.00	1.00	17,250.00	1.00	17,250.00	0.00	\$ -
2851	Single Service Assembly	3	EA	\$1,430.00	\$4,290.00		0.00		0.00	0.00	0.00	3.00	\$ 4,290.00
2851	Water Main Testing	2576	LF	\$5.00	\$12,880.00		0.00		0.00	0.00	0.00	2,576.00	\$ 12,880.00
	Total Water				\$336,072.00		\$ -		\$ 207,212.00		\$ 207,212.00		\$ 128,860.00
	Storm Pipe												
3001	15" CL III RCP (HP Option)	462	LF	\$80.00	\$36,960.00	346.50	27,720.00	115.50	9,240.00	462.00	36,960.00	0.00	\$ -
3001	18" CL III RCP (HP Option)	410	LF	\$67.00	\$27,470.00	307.50	20,602.50	102.50	6,867.50	410.00	27,470.00	0.00	\$ -
3001	24" CL III RCP (HP Option)	333	LF	\$95.00	\$31,635.00	249.75	23,726.25	83.25	7,908.75	333.00	31,635.00	0.00	\$ -
3001	Dewatering Structures	714	LF	\$19.10	\$13,637.40	535.50	10,228.05	178.50	3,409.35	714.00	13,637.40	0.00	\$ -
3001	FDOT Type "P-5" Curb Inlet	7	EA	\$8,850.00	\$61,950.00	5.25	46,462.50		0.00	5.25	46,462.50	1.75	\$ 15,487.50
3001	FDOT Type "P-6" Curb Inlet	4	EA	\$9,920.00	\$39,680.00	3.00	29,760.00		0.00	3.00	29,760.00	1.00	\$ 9,920.00
3001	P-8T Manhole	3	EA	\$11,800.00	\$35,400.00	2.25	26,550.00		0.00	2.25	26,550.00	0.75	\$ 8,850.00
3001	Connec to Existing. DS-165,DS-173,DS-182,DS-190 (Drairage)	4	EA	\$1,520.00	\$6,080.00	4.00	6,080.00		0.00	4.00	6,080.00	0.00	\$ -
3001	Install type 6 Top on Exist. DS-9 (Drairage)	1	EA	\$3,575.00	\$3,575.00		0.00		0.00	0.00	0.00	1.00	\$ 3,575.00
3001	TV & Clean (Drairage)	1205	LF	\$8.00	\$9,640.00		0.00		0.00	0.00	0.00	1,205.00	\$ 9,640.00
	Total Storm				\$266,027.40		\$ 191,129.30		\$ 27,425.60		\$ 218,554.90		\$ 47,472.50
	Asphalt												
3279	1.5" Asphalt, Type SP-9.5 (1 Lift)	8322	SY	\$18.25	\$151,876.50		0.00		0.00	0.00	0.00	8,322.00	\$ 151,876.50
3279	12" Stabilized subgrade (LBR 40)	8322	SY	\$10.80	\$89,877.60		0.00		0.00	0.00	0.00	8,322.00	\$ 89,877.60
3279	6" Limerock Base (LBR 100)	8322	SY	\$19.00	\$158,118.00		0.00		0.00	0.00	0.00	8,322.00	\$ 158,118.00
3279	Miami Curb	4980	LF	\$35.00	\$174,300.00		0.00		0.00	0.00	0.00	4,980.00	\$ 174,300.00
3279	Striping & Signage	1	LS	\$14,300.00	\$14,300.00		0.00		0.00	0.00	0.00	1.00	\$ 14,300.00
	Total Asphalt				\$588,472.10		\$ -		\$ -		\$ -		\$ 588,472.10

SECTION VII

SECTION C

Ranches at Lake Mcleod CDD Field Management Report



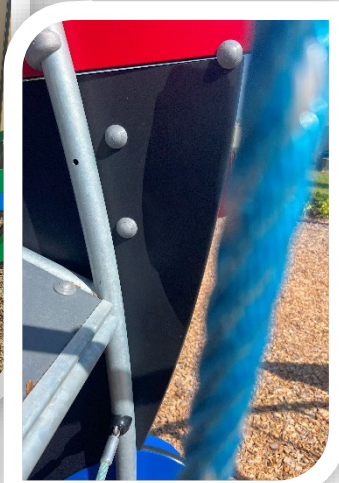
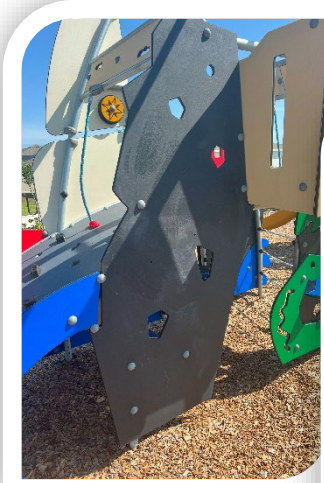
April 8th, 2025

Allen Bailey – Field Manager

GMS

Complete

Graffiti Removals



✚ The playground in Ranches East had drawings on the structure again.

✚ The graffiti has been removed.

Site Review

Ranches North Landscape



✚ The Ranches East landscape is healthy, and we expect it to improve after the rains.

Dry Pond

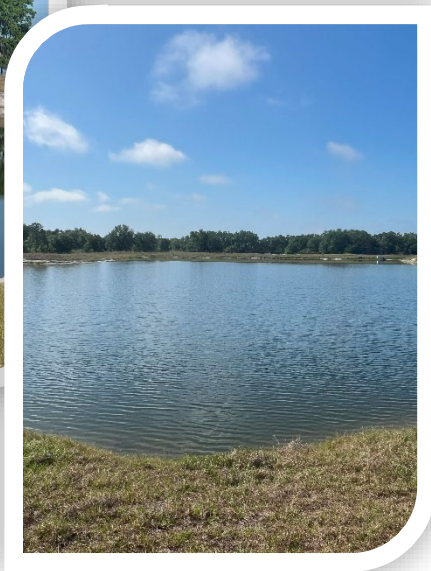


✚ The dry pond in Ranches North dock is being disced properly.

✚ There is no major vegetation growth.

Site Review

Wet Ponds



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

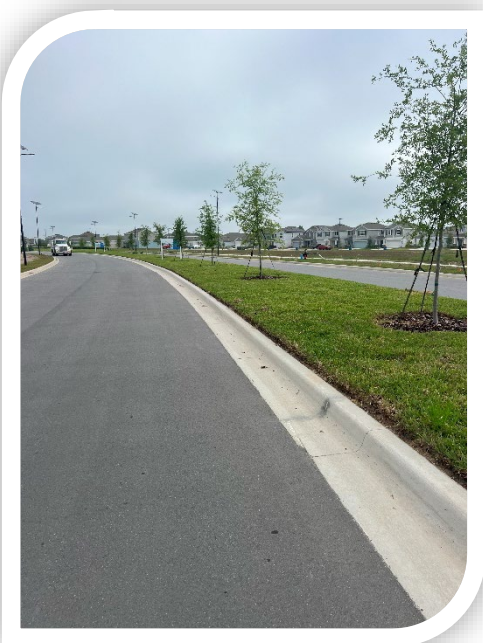
✚ We are continuing to monitor the pond as the day temperatures are rising to be ahead of any algae blooms.

Site Review

South Median Landscape



✚ The landscape islands for the southern portion of the Craftsman Rd have been reviewed and are ready for turnover.



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

March 1, 2025 to March 28, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/6/25	122-123	\$ 355.00
	3/19/25	124-126	\$ 19,759.82
	3/26/25	127-128	\$ 4,260.00
			\$ 24,374.82
Supervisor Fees - March 2025			
	Adam Morgan	10117	\$ 184.70
	Brent Kewley	10118	\$ 184.70
	Patrick Bonin	10119	\$ 184.70
	Michelle Dudley	10120	\$ 184.70
	Kayla Word	10121	\$ 184.70
			\$ 923.50
Total Amount			\$ 25,298.32

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/06/25	00019	2/28/25 19148	202502 320-53800-47000	POND HERBICIDE-FEB25	*	125.00	
				AQUATIC WEED MANAGEMENT, INC			125.00 000122
3/06/25	00031	2/27/25 14416	202502 320-53800-49000	CLEANING SVCS-FEB25	*	230.00	
				CSS CLEAN STAR SERVICES OF CENTRAL			230.00 000123
3/19/25	00004	3/06/25 63532FEB	202502 310-51300-31500	ATTORNEY SVCS-FEB25	*	488.00	
		3/06/25 63532NOV	202411 310-51300-31500	ATTORNEY SVCS-NOV24	*	192.00	
				COBB & COLE PA			680.00 000124
3/19/25	00017	3/04/25 18548	202503 320-53800-46200	LANDSCAPE MAINT-MAR25	*	6,500.00	
		3/04/25 18549	202503 320-53800-46200	EAST LNDSCAPE MAINT-MAR25	*	4,730.00	
				FRANK POLLY SOD, INC			11,230.00 000125
3/19/25	00013	12/31/24 45	202412 320-53800-48000	SOLAR LIGHTS/XMAS DECOR	*	500.00	
		12/31/24 46	202412 320-53800-48000	SIGN MAINT/SIDEWALK FIX	*	2,285.39	
		3/01/25 49	202503 310-51300-34000	MANAGEMENT FEES-MAR25	*	3,541.67	
		3/01/25 49	202503 310-51300-35200	WEBSITE ADMIN-MAR25	*	100.00	
		3/01/25 49	202503 310-51300-35100	INFORMATION TECH-MAR25	*	150.00	
		3/01/25 49	202503 310-51300-31300	DISSEMINATION SVCS-MAR25	*	416.67	
		3/01/25 49	202503 310-51300-51000	OFFICE SUPPLIES-MAR25	*	2.68	
		3/01/25 49	202503 310-51300-42000	POSTAGE-MAR25	*	10.33	
		3/01/25 49	202503 310-51300-42500	COPIES-MAR25	*	9.75	
		3/01/25 50	202503 320-53800-12000	FIELD MANAGEMENT-MAR25	*	833.33	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,849.82 000126
3/26/25	00013	1/31/25 51	202501 320-53800-48100	TAKE DOWN AND STORE DECOR	*	510.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			510.00 000127

RALM RANCHES AT BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/26/25	00035	3/07/25 22040009	202502 310-51300-31100	ENGINEERING SVCS-FEB25	*	3,750.00	
PRIME AE GROUP, INC.							3,750.00 000128

TOTAL FOR BANK A						24,374.82	
TOTAL FOR REGISTER						24,374.82	

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
February 28, 2025



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

February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 541,444	\$ -	\$ -	\$ -	\$ 541,444
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 50,832	\$ 50,832
Due from General Fund	\$ -	\$ 2,299	\$ -	\$ -	\$ 2,299
Investments:					
Series 2023					
Construction	\$ -	\$ -	\$ 1,492	\$ -	\$ 1,492
Reserve	\$ -	\$ 193,528	\$ -	\$ -	\$ 193,528
Revenue	\$ -	\$ 389,789	\$ -	\$ -	\$ 389,789
Total Assets	\$ 541,444	\$ 585,616	\$ 1,492	\$ 50,832	\$ 1,179,383
Liabilities:					
Accounts Payable	\$ 8,080	\$ -	\$ -	\$ -	\$ 8,080
Due to Debt Service	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
FICA Payable	\$ 153	\$ -	\$ -	\$ -	\$ 153
Total Liabilities	\$ 10,532	\$ -	\$ -	\$ -	\$ 10,532
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ 585,616	\$ -	\$ -	\$ 585,616
Capital Projects	\$ -	\$ -	\$ 1,492	\$ -	\$ 1,492
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 50,832	\$ 50,832
Unassigned	\$ 530,912	\$ -	\$ -	\$ -	\$ 530,912
Total Fund Balances	\$ 530,912	\$ 585,616	\$ 1,492	\$ 50,832	\$ 1,168,851
Total Liabilities & Fund Balance	\$ 541,444	\$ 585,616	\$ 1,492	\$ 50,832	\$ 1,179,383

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 623,453	\$ 365,853	\$ 365,853	\$ -
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 178,615	\$ 165,175
Total Revenues	\$ 636,894	\$ 379,294	\$ 544,469	\$ 165,175
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
FICA Expense	\$ 918	\$ 383	\$ 153	\$ 230
Engineering	\$ 15,000	\$ 6,250	\$ 4,050	\$ 2,200
Attorney	\$ 15,000	\$ 6,250	\$ 920	\$ 5,330
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,083	\$ 2,083	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 277	\$ 140
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Other Current Charges	\$ 2,500	\$ 1,042	\$ 196	\$ 846
Office Supplies	\$ 500	\$ 208	\$ 3	\$ 205
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 129,194	\$ 59,972	\$ 44,488	\$ 15,484

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Landscape Maintenance	\$ 203,400	\$ 84,750	\$ 48,110	\$ 36,640
Landscape Replacement	\$ 30,000	\$ 12,500	\$ 3,990	\$ 8,510
Lake Maintenance	\$ 16,800	\$ 7,000	\$ 1,225	\$ 5,775
Streetlights	\$ 80,000	\$ 33,333	\$ 32,489	\$ 845
Electric	\$ 15,000	\$ 6,250	\$ 680	\$ 5,570
Water & Sewer	\$ 45,000	\$ 18,750	\$ 7,241	\$ 11,510
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 3,885	\$ 4,448
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 6,250	\$ 1,110	\$ 5,140
Total Operations & Maintenance	\$ 457,700	\$ 195,083	\$ 115,406	\$ 79,678
Total Expenditures	\$ 586,894	\$ 255,056	\$ 159,894	\$ 95,161
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 384,574	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 384,574	
Fund Balance - Beginning	\$ -		\$ 146,337	
Fund Balance - Ending	\$ -		\$ 530,912	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues</u>				
Assessments	\$ 382,769	\$ 363,452	\$ 363,452	\$ -
Interest	\$ -	\$ -	\$ 5,500	\$ 5,500
Total Revenues	\$ 382,769	\$ 363,452	\$ 368,952	\$ 5,500
<u>Expenditures</u>				
Interest - 12/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
Prinicpal - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 148,428	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,856	\$ 148,428	\$ 148,428	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 913		\$ 220,524	
Fund Balance - Beginning	\$ 173,774		\$ 365,092	
Fund Balance - Ending	\$ 174,687		\$ 585,616	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ 21	\$ 21	\$ -
Total Revenues	\$ -	\$ 21	\$ 21	\$ -
<u>Expenditures</u>				
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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 832	\$ 832
Total Revenues	\$ -	\$ -	\$ 832	\$ 832
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 832	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 832	
Fund Balance - Beginning	\$ 50,000		\$ 50,000	
Fund Balance - Ending	\$ 100,000		\$ 50,832	

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	\$ 2,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,853
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,615
Total Revenues	\$ 119,077	\$ 6,681	\$ 354,108	\$ 2,183	\$ 62,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,469
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,708
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,170	\$ 6,018	\$ 4,288	\$ 4,409	\$ 9,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,488

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	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,167
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,110
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,225
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,489
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	680
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,241
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 1,100	\$ -	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,885
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,687
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,110
Total Operations & Maintenance	\$ 35,463	\$ 13,018	\$ 22,273	\$ 24,108	\$ 20,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115,406
Total Expenditures	\$ 55,633	\$ 19,036	\$ 26,561	\$ 28,518	\$ 30,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	159,894
Excess (Deficiency) of Revenues over Expenditures	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 32,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	384,574
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 32,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	384,574

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	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	\$ 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	\$ 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	\$ 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	\$ 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)	\$ (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)	\$ (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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 909.05	\$ 903.08	\$ 1,812.13	\$ 1,812.13
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 574.99	\$ -	\$ 574.99	\$ 288.44	\$ 286.55	\$ 288.44	\$ 286.55	\$ 574.99	\$ 574.99
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 555.94	\$ -	\$ 555.94	\$ 278.89	\$ 277.05	\$ 278.89	\$ 277.05	\$ 555.94	\$ 555.94
2/10/25	01/01-01/31/25	\$ 2,896.30	\$ (57.93)	\$ (56.77)	\$ -	\$ -	\$ 2,781.60	\$ 1,395.38	\$ 1,386.22	\$ 1,395.38	\$ 1,386.22	\$ 2,781.60	\$ 2,781.60
2/10/25	01/01-01/31/25	\$ 1,906.29	\$ (38.13)	\$ (37.36)	\$ -	\$ -	\$ 1,830.80	\$ 918.41	\$ 912.39	\$ 918.41	\$ 912.39	\$ 1,830.80	\$ 1,830.80
Total		\$ 782,569.25	\$ (31,107.28)	\$ (15,029.23)	\$ 1,130.93	\$ (8,258.81)	\$ 729,304.86	\$ 365,853.31	\$ 363,451.55	\$ 365,853.31	\$ 363,451.55	\$ 729,304.86	\$ 729,304.86

		94.95%		Net Percentage Collected	
\$		38,764.40		Balance Remaining To Collect	

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC					
2025-01			Net Assessments	\$ 238,153.93	\$ 238,153.93
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/24/24	11/1/24	2329770	\$ 119,076.97	\$ 119,076.97	\$ 119,076.97
2/12/25	2/1/25	2383753	\$ 59,538.48	\$ 59,538.48	\$ 59,538.48
	5/1/25		\$ 59,538.48		
			\$ 238,153.93	\$ 178,615.45	\$ 178,615.45

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	\$193,528	
Bonds Outstanding - 6/27/23		\$5,665,000
Less: Principal Payment 6/15/24		(\$80,000)
Current Bonds Outstanding		\$5,585,000