

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*April 8, 2025*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

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

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 (*budget to be provided under separate cover*)
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 (*to be provided under separate cover*)
  - 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.

**FOURFTH ORDER OF BUISNESS**

**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 Manger’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 27<sup>th</sup>. 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: \_\_\_\_\_

*Budget will be  
provided under  
separate cover.*

# 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: Dixie McLaughlin

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> 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	
	<b>TOTAL PHASE 1-2</b>	<b>\$18,741,335.64</b>	<b>\$5,208,300.27</b>	<b>\$4,687,470.25</b>	<b>\$4,687,470.25</b>	

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	
	<b>TOTAL PHASE 3</b>	<b>\$6,935,170.43</b>	<b>\$2,728,397.66</b>	<b>\$2,182,718.12</b>	<b>\$2,182,718.12</b>	

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	
	<b>TOTAL PHASE 4</b>	<b>\$18,183,480.44</b>	<b>\$4,854,638.37</b>	<b>\$2,670,051.10</b>	<b>\$2,670,051.10</b>	

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	
	<b>TOTAL PHASE 5</b>	<b>\$4,551,711.49</b>	<b>\$1,217,362.83</b>	<b>\$572,160.53</b>	<b>\$572,160.53</b>	

TOTAL ALL PHASES		Total Budget	CDD Allocation	CDD Costs	Total Requisition
		\$48,411,698.00	\$14,008,699.13	\$10,112,400.00	\$10,112,400.00

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

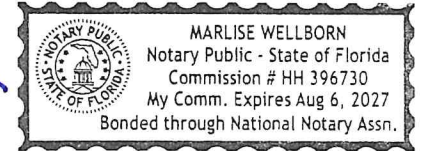
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

1. ORIGINAL CONTRACT SUM	.....\$	<u>2,409,093.05</u>
2. Net change by Change Orders	.....\$	<u>77,153.80</u>
3. CONTRACT SUM TO DATE	.....\$	<u>2,486,246.85</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>2,486,246.85</u>
5. RETAINAGE:		
a. <u>5</u> % of Completed Work \$	<u>0.00</u>	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).....\$		<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>2,486,246.85</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>2,361,350.28</u>
8. CURRENT PAYMENT DUE	.....\$	<u>124,896.58</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		<u>0.00</u>

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.

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

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		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	\$ -		
<b>TOTAL</b>		<b>\$ 2,486,246.85</b>		<b>\$ 2,486,246.85</b>		<b>\$ -</b>		<b>\$ 2,486,246.85</b>	<b>\$ 248,624.69</b>		<b>\$ 2,237,622.17</b>	<b>\$ -</b>		

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:	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
<b>Ranches at Mcleod South Central</b>													
<b>Survey Staking</b>													
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
<b>Total Survey</b>					<b>\$127,320.00</b>		<b>127,320.00</b>		<b>0.00</b>		<b>127,320.00</b>		<b>0.00</b>
<b>Excavation</b>													
2651.	Excavation	90,273	SY	\$4.13	\$373,122.64	90,273.00	\$ 373,122.64		\$ -	90,273.00	\$ 373,122.64	0.00	\$ -
<b>Total Excavation</b>					<b>\$373,122.64</b>		<b>373,122.64</b>		<b>0.00</b>		<b>373,122.64</b>		<b>0.00</b>
<b>Grading</b>													
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	\$ -
<b>Total Grading</b>					<b>\$157,121.16</b>		<b>157,121.16</b>		<b>0.00</b>		<b>157,121.16</b>		<b>0.00</b>
<b>Clear &amp; Grubb</b>													
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	\$ -
<b>Total Clear &amp; Grubb</b>					<b>\$112,248.00</b>		<b>112,248.00</b>		<b>0.00</b>		<b>112,248.00</b>		<b>0.00</b>
<b>Mobilization</b>													
2745.	Mobilization	1	LS	\$80,240.00	\$80,240.00	1.00	\$ 80,240.00		\$ -	1.00	\$ 80,240.00	0.00	\$ -
<b>Total Mobilization</b>					<b>\$80,240.00</b>		<b>80,240.00</b>		<b>0.00</b>		<b>80,240.00</b>		<b>0.00</b>
<b>Erosion Control</b>													
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	\$ -
<b>Total Erosion Control</b>					<b>\$74,211.25</b>		<b>74,211.25</b>		<b>0.00</b>		<b>74,211.25</b>		<b>0.00</b>
<b>Sanitary Sewer</b>													
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	\$ -
<b>Total Sanitary Sewer</b>					<b>\$ 425,685.00</b>		<b>\$ 425,685.00</b>		<b>\$ -</b>		<b>\$ 425,685.00</b>		<b>\$ -</b>

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
	<b>Lift Station</b>												
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	\$ -	
	<b>Forcemain</b>												
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	\$ -	
	<b>Total Liftstation Forcemain</b>				\$ 509,752.00		\$ 509,752.00	\$ -		\$ 509,752.00		\$ -	
	<b>Storm Drains</b>												
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	\$ -	
	<b>Total Storms</b>				\$549,393.00		\$ 549,393.00	\$ -		\$ 549,393.00		\$ -	
	<b>Change Order 001</b>												
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	\$ -	
	<b>Change Order 002</b>												
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	\$ -	
	<b>Change Order 003</b>												
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	\$ -	
	<b>Change Order 004</b>												
CO 4	Irrigation sleeves	1	LS	\$43,265.61	\$43,265.61	1.00	\$ 43,265.61	\$ -	1.00	\$ 43,265.61	0.00	\$ -	
	<b>Change Order 005</b>												
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	\$ -	
	<b>Change Order 006</b>												
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	\$ -
	<b>SUBTOTAL</b>				\$2,486,246.85		\$2,486,246.85	\$0.00		\$2,486,246.85		\$0.00	
	<b>CONTRACT TOTAL</b>				\$ 2,486,246.85		\$ 2,486,246.85	\$ -		\$ 2,486,246.85		\$ -	

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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. VIA: EMAIL  
2816 East Robinson Street  
Orlando, FL 32803



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.

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.

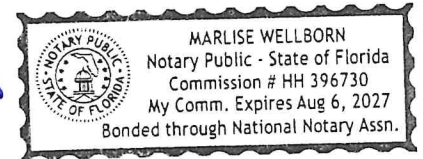
- 1. ORIGINAL CONTRACT SUM .....\$ 2,421,765.20
- 2. Net change by Change Orders .....\$ 0.00
- 3. CONTRACT SUM TO DATE .....\$ 2,421,765.20
- 4. TOTAL COMPLETED & STORED TO DATE .....\$ 2,421,765.20
- 5. RETAINAGE:
  - a. 5% of Completed Work \$ 0.00 Ret Reduction  
(Columns D + E on G703) 121,088.26
  - 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

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.

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

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													
	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		\$ -
<b>TOTAL</b>		<b>\$ 2,421,765.20</b>			<b>\$ 2,421,765.20</b>		<b>\$ -</b>		<b>\$ 2,421,765.20</b>	<b>\$ 242,176.52</b>	<b>\$ 2,179,588.68</b>		<b>\$ -</b>
VENDOR: 2726673 CONTRACT # 25940172		Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention		\$ -	121,088.26 5% Ret Reduction				
JMHC						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					
ACCT# 1112703 ACCT. DATE:		Date:	Date:	Date:	Date:	Balance Due This Application		\$ 121,088.26					
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2 Sanitary Sewer & Storms													

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
<b>Ranches at Mcleod South Central</b>													
<b>Sanitary Sewer</b>													
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	\$ -
<b>Total Sanitary</b>					<b>\$ 1,003,066.00</b>		<b>\$ 1,003,066.00</b>		<b>\$ -</b>		<b>\$ 1,003,066.00</b>		<b>\$ -</b>
<b>Storms Pipe</b>													
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	\$ -
<b>Total Turf</b>					<b>\$1,418,699.20</b>		<b>\$ 1,418,699.20</b>		<b>\$ -</b>		<b>\$ 1,418,699.20</b>		<b>\$ -</b>
<b>SUBTOTAL</b>					<b>\$ 2,421,765.20</b>		<b>\$ 2,421,765.20</b>		<b>\$ -</b>		<b>\$ 2,421,765.20</b>		<b>\$ -</b>
<b>CONTRACT TOTAL</b>					<b>\$ 2,421,765.20</b>		<b>\$ 2,421,765.20</b>		<b>\$ -</b>		<b>\$ 2,421,765.20</b>		<b>\$ -</b>



**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

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.

1. ORIGINAL CONTRACT SUM	.....\$	<u>1,170,209.00</u>
2. Net change by Change Orders	.....\$	<u>2,943.98</u>
3. CONTRACT SUM TO DATE	.....\$	<u>1,173,152.98</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>1,173,152.98</u>
5. RETAINAGE:		
a. <u>5</u> % of Completed Work \$	<u>0.00</u>	Ret Reduction
(Column 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).....\$		<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>1,173,152.98</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>1,114,495.33</u>
8. CURRENT PAYMENT DUE	.....\$	<u>58,657.65</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$	<u>0.00</u>	

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 Wilborn

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.

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

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									
	Water	\$ 1,170,209.00	2851	\$ 1,170,209.00	\$ -	\$ 1,170,209.00	117,020.90	1,053,188.10	\$ -
	Change Order 1 - Water Main Mtrl Costs	\$2,943.98	2851	\$ 2,943.98	\$ -	\$ 2,943.98	294.40	2,649.58	\$ -
	<b>TOTAL</b>	<b>\$ 1,173,152.98</b>		<b>\$ 1,173,152.98</b>	<b>\$ -</b>	<b>\$ 1,173,152.98</b>	<b>\$ 117,315.30</b>	<b>\$ 1,055,837.68</b>	<b>\$ -</b>

VENDOR: 2726673	CONTRACT #	25940745	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ -	58,657.65	5% Ret Reduction
JMHC	INV.#	APPL.# 13RET					Total Due To-Date	\$ 1,173,152.98	\$ 58,657.65	
INV.DATE: 01/25/25			Date:	Date:	Date:	Date:	Previous Application	\$ 1,114,495.33		
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2 Water							Balance Due This Application	\$ 58,657.65		
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
<b><i>Ranches at Mcleod South Central</i></b>													
<b>Water</b>													
2851.	8" Gate Valves	42	EA	\$3,430.00	\$144,060.00	42.00	\$ 144,060.00	\$ -	42.00	\$ 144,060.00	0.00	\$ -	
2851.	8" PVC Water Main	10,369	LF	\$50.00	\$518,450.00	10,369.00	\$ 518,450.00	\$ -	10,369.00	\$ 518,450.00	0.00	\$ -	
2851.	Connect to Existing Water Main w/Temp jump	8	EA	\$4,587.50	\$36,700.00	8.00	\$ 36,700.00	\$ -	8.00	\$ 36,700.00	0.00	\$ -	
2851.	Double Service Assembly	115	EA	\$2,140.00	\$246,100.00	115.00	\$ 246,100.00	\$ -	115.00	\$ 246,100.00	0.00	\$ -	
2851.	Fire Hydrant Assembly (Includes Gate Valve and Tee)	12	EA	\$8,270.00	\$99,240.00	12.00	\$ 99,240.00	\$ -	12.00	\$ 99,240.00	0.00	\$ -	
2851.	Miscellaneous Fittings	2	EA	\$21,657.50	\$43,315.00	2.00	\$ 43,315.00	\$ -	2.00	\$ 43,315.00	0.00	\$ -	
2851.	Single Service Assembly	14	EA	\$1,387.00	\$19,418.00	14.00	\$ 19,418.00	\$ -	14.00	\$ 19,418.00	0.00	\$ -	
2851.	Temporary Blow-Off Assembly	11	EA	\$1,950.00	\$21,450.00	11.00	\$ 21,450.00	\$ -	11.00	\$ 21,450.00	0.00	\$ -	
2851.	Water Main Testing	10,369	LF	\$4.00	\$41,476.00	10,369.00	\$ 41,476.00	\$ -	10,369.00	\$ 41,476.00	0.00	\$ -	
	<b>Total Water</b>				<b>\$ 1,170,209.00</b>		<b>\$ 1,170,209.00</b>	<b>\$ -</b>		<b>\$ 1,170,209.00</b>		<b>\$ -</b>	
<b>Change Order 001</b>													
CO 1	Water Main Mtrl Costs - Revision 3	1	LS	\$2,943.98	\$2,943.98	1.00	\$ 2,943.98	\$ -	1.00	\$ 2,943.98	0.00	\$ -	
	<b>SUBTOTAL</b>				<b>\$ 1,173,152.98</b>		<b>\$ 1,173,152.98</b>	<b>\$ -</b>		<b>\$ 1,173,152.98</b>		<b>\$ -</b>	
	<b>CONTRACT TOTAL</b>				<b>\$ 1,173,152.98</b>		<b>\$ 1,173,152.98</b>	<b>\$ -</b>		<b>\$ 1,173,152.98</b>		<b>\$ -</b>	

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

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.

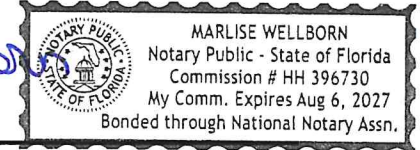
1. ORIGINAL CONTRACT SUM	.....\$	<u>2,214,342.25</u>
2. Net change by Change Orders	.....\$	<u>5,869.50</u>
3. CONTRACT SUM TO DATE	.....\$	<u>2,220,211.75</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>2,220,211.75</u>
5. RETAINAGE:		
a. <u>5</u> % of Completed Work \$	<u>0.00</u>	Ret Reduction
(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).....\$		<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>2,220,211.75</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	.....\$	<u>2,109,201.16</u>
(Line 6 from prior Certificate).....\$		
8. CURRENT PAYMENT DUE	.....\$	<u>111,010.59</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE	.....\$	<u>0.00</u>
(Line 3 less Line 6)		

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.

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

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	Amount	Amount		Amount	Amount		
<b>Application For Payment Summary</b>														
	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		\$ -	
<b>TOTAL</b>		<b>\$ 2,220,211.75</b>			<b>\$ 2,220,211.75</b>		<b>\$ -</b>		<b>\$ 2,220,211.75</b>	<b>\$ 222,021.18</b>	<b>\$ 1,998,190.58</b>		<b>\$ -</b>	

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	Date:	Date:	Date:	Previous Application	\$ 2,109,201.16		
DESCRIPTION: Ranches at Mcleod South Central Ph 1 & 2			Date:	Date:	Date:	Balance Due This Application	\$ 111,010.59		
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
<b>Ranches at Mcleod South Central</b>													
<b>Asphalt</b>													
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	\$ -
	<b>Total Asphalt</b>				<b>\$ 2,145,523.50</b>		<b>\$ 2,145,523.50</b>		<b>\$ -</b>		<b>\$ 2,145,523.50</b>		<b>\$ -</b>
<b>Turf</b>													
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	\$ -
	<b>Total Turf</b>				<b>\$ 68,818.75</b>		<b>\$ 68,818.75</b>		<b>\$ -</b>		<b>\$ 68,818.75</b>		<b>\$ -</b>
<b>Change Order #01</b>													
	Turf	1	EA	\$5,869.50	\$5,869.50	1.00	\$ 5,869.50		\$ -	1.00	\$ 5,869.50	0.00	\$ -
					<b>\$ 5,869.50</b>		<b>\$ 5,869.50</b>		<b>\$ -</b>		<b>\$ 5,869.50</b>		<b>\$ -</b>
<b>SUBTOTAL</b>					<b>\$ 2,220,211.75</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>CONTRACT TOTAL</b>					<b>\$ 2,220,211.75</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ 2,220,211.75</b>	<b>\$ -</b>	<b>\$ -</b>	

**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.

1. ORIGINAL CONTRACT SUM	.....\$	<u>2,447,370.95</u>
2. Net change by Change Orders	.....\$	<u>0.00</u>
3. CONTRACT SUM TO DATE	.....\$	<u>2,447,370.95</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>2,407,596.43</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work \$		<u>240,759.63</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).....\$		<u>240,759.63</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>2,166,836.78</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>2,138,155.60</u>
8. CURRENT PAYMENT DUE	.....\$	<u>28,681.18</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		<u>280,534.17</u>

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.

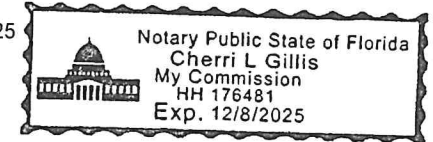
CONTRACTOR: JMHC, Inc.

By: [Signature] Date: 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.

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
<b>Application For Payment Summary</b>									
	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	\$ -
<b>TOTAL</b>		<b>\$2,447,370.95</b>		<b>2,375,728.45</b>	<b>31,867.98</b>	<b>2,407,596.42</b>	<b>240,759.64</b>	<b>2,166,836.79</b>	<b>\$ 39,774.53</b>

VENDOR: 2726673 CONTRACT # 30862031	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 240,759.64
JMHC, Inc.					Total Due To-Date	\$ 2,166,836.78
INV. DATE: 02/25/25 INV.# APPL.# 07	Date:	Date:	Date:	Date:	Previous Application	\$ 2,138,155.60
					Balance Due This Application	\$ 28,681.18
DESCRIPTION: Ranches at Lake McLeod PH 3						
ACCT# 1112704 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	
<b><u>Ranches at Lake McLeod PH 3</u></b>										
<b><u>Excavation/Sewer/Storm</u></b>										
<b><u>Survey Staking</u></b>										
2120	Certified as-built drawings	1	LS	\$25,895.00	\$25,895.00	0.75	19,421.25	1.00	25,895.00	0.00 \$ -
2120	Construction staking/layout	1	LS	\$60,810.00	\$60,810.00	1.00	60,810.00	1.00	60,810.00	0.00 \$ -
	<b>Total Survey Staking</b>				<b>\$86,705.00</b>		<b>\$80,231.25</b>		<b>\$ 86,705.00</b>	<b>\$ -</b>
<b><u>Generic Excavation &amp; Grading</u></b>										
2651	Onsite Cut (Excavation), Place & Compact Site	65159	CY	\$ 2.33	\$ 152,073.00	65,159.00	152,073.00	65,159.00	152,073.00	0.00 \$ -
	<b>Total Generic Excavation &amp; Grading</b>				<b>\$152,073.00</b>		<b>\$ 152,073.00</b>		<b>\$ 152,073.00</b>	<b>\$ -</b>
<b><u>Grading</u></b>										
2653	Final Grading (Lots)	153	EA	\$ 424.34	\$64,924.20	153.00	64,924.20	153.00	64,924.20	0.00 \$ -
2653	ROW Grading	22415	SY	\$0.80	\$17,932.00	22,415.00	17,932.00	22,415.00	17,932.00	0.00 \$0.00
	<b>Total Grading</b>				<b>\$82,856.20</b>		<b>\$82,856.20</b>		<b>\$82,856.20</b>	<b>\$ -</b>
<b><u>Clear &amp; Grubb</u></b>										
2655	Clear & Grubb (BURN ONSITE)	31	AC	\$ 640.00	\$19,840.00	31.00	19,840.00	31.00	19,840.00	0.00 \$ -
	<b>Total Clear &amp; Grubb</b>				<b>\$19,840.00</b>		<b>\$19,840.00</b>		<b>\$19,840.00</b>	<b>\$ -</b>
<b><u>Mobilization</u></b>										
2745	Mobilization	1	LS	\$ 49,230.00	\$49,230.00	1.00	49,230.00	1.00	49,230.00	0.00 \$ -
	<b>Total Mobilization</b>				<b>\$49,230.00</b>		<b>\$ 49,230.00</b>		<b>\$ 49,230.00</b>	<b>\$ -</b>
<b><u>Erosion Control</u></b>										
2749	Erosion Control Maintenance	1	LS	\$ 41,740.00	\$41,740.00	0.80	33,392.00	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	10,069.50 \$39,774.53
	<b>Total Erosion Control</b>				<b>\$98,560.75</b>		<b>\$ 33,392.00</b>		<b>\$ 58,786.23</b>	<b>\$ 39,774.53</b>
<b><u>Generic Sanitary Sewer</u></b>										
2751	8" PVC Pipe (0-6' cut)	1550	LF	\$39.00	\$60,450.00	1,550.00	60,450.00	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	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	499.00	21,457.00	0.00 \$ -
2751	Dewatering	4869	LF	\$33.00	\$160,677.00	4,869.00	160,677.00	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	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	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	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	1.00	9,225.00	0.00 \$ -
2751	Sanitary line testing	4869	LF	\$8.00	\$38,952.00	4,869.00	38,952.00	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	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		\$ -
	<b>Generic Storm Pipe</b>												
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	<b>Drainage Structures</b>								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	\$ -
	<b>Total Storm</b>				\$1,122,773.00		\$ 1,122,773.00		\$ -		\$ 1,122,773.00		\$ -
	<b>SUBTOTAL</b>				2,447,370.95		2,375,728.45		31,867.98		2,407,596.42		39,774.53
	<b>CONTRACT TOTAL</b>				2,447,370.95		2,375,728.45		31,867.98		2,407,596.42		39,774.53

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

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

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	

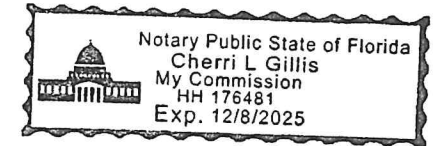
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates 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: 2-25-25

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

[Signature: Cherri L. Gillis]  
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.



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				
<b>Application For Payment Summary</b>													
	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		\$ -			
<b>TOTAL</b>		<b>\$ 1,229,607.35</b>		<b>\$ 945,111.70</b>	<b>\$ 16,974.00</b>	<b>\$ 962,085.70</b>	<b>\$ 96,208.57</b>	<b>\$ 865,877.13</b>		<b>\$ 267,521.65</b>			
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						
DESCRIPTION: Ranches at Mcleod Ph 4 Earthwork		Date:	Date:	Date:	Date:	Balance Due This Application	\$ 15,276.60						
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
<b>Ranches at Mcleod South Central</b>													
<b>Survey Staking</b>													
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
<b>Total Survey</b>					<b>\$115,775.00</b>		<b>68,720.00</b>		<b>5,975.00</b>		<b>74,695.00</b>		<b>41,080.00</b>
<b>Excavation</b>													
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	\$ -
<b>Total Excavation</b>					<b>\$492,143.40</b>		<b>492,143.40</b>		<b>0.00</b>		<b>492,143.40</b>		<b>0.00</b>
<b>Grading</b>													
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
<b>Total Grading</b>					<b>\$197,781.90</b>		<b>13,485.00</b>		<b>0.00</b>		<b>13,485.00</b>		<b>184,296.90</b>
<b>Clear &amp; Grubb</b>													
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
<b>Total Clear &amp; Grubb</b>					<b>\$161,909.20</b>		<b>161,909.20</b>		<b>0.00</b>		<b>161,909.20</b>		<b>0.00</b>
<b>Mobilization</b>													
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
<b>Total Mobilization</b>					<b>\$51,500.00</b>		<b>41,200.00</b>		<b>5,150.00</b>		<b>46,350.00</b>		<b>5,150.00</b>
<b>Erosion Control</b>													
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
<b>Total Erosion Control</b>					<b>\$89,635.75</b>		<b>46,792.00</b>		<b>5,849.00</b>		<b>52,641.00</b>		<b>36,994.75</b>
<b>Turf</b>													
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	\$ -
<b>Total Turf</b>					<b>\$ 120,862.10</b>		<b>\$ 120,862.10</b>		<b>\$ -</b>		<b>\$ 120,862.10</b>		<b>\$ -</b>
<b>SUBTOTAL</b>					<b>\$1,229,607.35</b>		<b>\$ 945,111.70</b>		<b>\$ 16,974.00</b>		<b>\$ 962,085.70</b>		<b>\$ 267,521.65</b>
<b>CONTRACT TOTAL</b>					<b>\$ 1,229,607.35</b>		<b>\$ 945,111.70</b>		<b>\$ 16,974.00</b>		<b>\$ 962,085.70</b>		<b>\$ 267,521.65</b>

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

1. ORIGINAL CONTRACT SUM	.....\$	<u>1,918,460.00</u>
2. Net change by Change Orders	.....\$	<u>0.00</u>
3. CONTRACT SUM TO DATE	.....\$	<u>1,918,460.00</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>1,792,444.41</u>
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).....\$		<u>179,244.44</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>1,613,199.97</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>1,446,190.66</u>
8. CURRENT PAYMENT DUE	.....\$	<u>167,009.31</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		<u>305,260.03</u>

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: 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.

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
<b>TOTAL</b>		<b>\$ 1,918,460.00</b>		<b>\$ 1,606,878.50</b>	<b>\$ 185,565.90</b>	<b>\$ 1,792,444.40</b>	<b>\$ 179,244.44</b>	<b>\$ 1,613,199.96</b>	<b>\$ 126,015.60</b>

VENDOR: 2726673	CONTRACT #	31005133	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 179,244.44	\$ 305,260.04
JMHC	INV.#	APPL.#07	Date:	Date:	Date:	Date:	Total Due To-Date	\$ 1,613,199.96	
INVT.# 02/25/25	INV.#	APPL.#07					Previous Application	\$ 1,446,190.65	
DESCRIPTION: Ranches at Mcleod Ph 4 Sewer, Liftstation Water							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		
<b>Ranches at Mcleod</b>													
<b>Sewer</b>													
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	\$ -
<b>Total Sanitary Sewer</b>					<b>\$ 1,394,823.00</b>	<b>2.00</b>	<b>\$ 1,333,003.50</b>	<b>\$ 57,769.50</b>	<b>\$ 1,390,773.00</b>	<b>\$ 4,050.00</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Lift Station</b>													
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	\$ -
<b>Lift Station: Force Main</b>													
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	0.00	\$ -
2836.	Force main testing	1,693	LF	\$4.50	\$7,618.50		\$ -	\$ -	\$ -	0.00	\$ -	1,693.00	\$ 7,618.50
<b>Total Lift Station</b>					<b>\$ 523,637.00</b>	<b>\$ 273,875.00</b>	<b>\$ 127,796.40</b>	<b>\$ 401,671.40</b>	<b>\$ 121,965.60</b>				
<b>SUBTOTAL</b>					<b>\$ 1,918,460.00</b>	<b>\$ 1,606,878.50</b>	<b>\$ 185,565.90</b>	<b>\$ 1,792,444.40</b>	<b>\$ 126,015.60</b>				
<b>CONTRACT TOTAL</b>					<b>\$ 1,918,460.00</b>	<b>\$ 1,606,878.50</b>	<b>\$ 185,565.90</b>	<b>\$ 1,792,444.40</b>	<b>\$ 126,015.60</b>				

**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.

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. <u>10</u> % 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	.....\$	1,847,928.60
(Line 4 less Line 5 Total)		
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
<b>TOTALS</b>	0.00	0.00
<b>NET CHANGES by Change Order</b>	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: 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.

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 Water	\$ 1,077,391.00	2851	\$ 847,424.00		\$ 229,967.00		\$ 1,077,391.00		107,739.10	969,651.90		\$ -
	Storms drains	\$ 975,863.00	3001	\$ 975,863.00		\$ -		\$ 975,863.00		97,586.30	878,276.70		\$ -
<b>TOTAL</b>		<b>\$ 2,053,254.00</b>		<b>\$ 1,823,287.00</b>		<b>\$ 229,967.00</b>		<b>\$ 2,053,254.00</b>		<b>\$ 205,325.40</b>	<b>\$ 1,847,928.60</b>		<b>\$ -</b>

VENDOR: 2726673 CONTRACT # 30962583  
 JMHC  
 INV.DATE: 02/25/25 INV.# APPL.#07  
 DESCRIPTION: Ranches at Mcleod Ph 4 Water & Storms  
 ACCT# 1112705 ACCT. DATE:

Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 205,325.40
				Total Due To-Date	\$ 1,847,928.60
				Previous Application	\$ 1,640,958.30
				Balance Due This Application	\$ 206,970.30

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
<b>Ranches at Mcleod</b>													
<b>Water</b>													
2851.	8" Gate Valves	31	EA	\$3,555.00	\$110,205.00	31.00	\$ 110,205.00		\$ -	31.00	\$ 110,205.00	0.00	\$ -
2851.	8" PVC Water Main	8,818	LF	\$52.00	\$458,536.00	8,818.00	\$ 458,536.00		\$ -	8,818.00	\$ 458,536.00	0.00	\$ -
2851.	Connect to Existing Water Main w/Temp jump	2	EA	\$6,650.00	\$13,300.00	2.00	\$ 13,300.00		\$ -	2.00	\$ 13,300.00	0.00	\$ -
2851.	Double Service Assembly	111	EA	\$2,190.00	\$243,090.00	77.70	\$ 170,163.00	33.30	\$ 72,927.00	111.00	\$ 243,090.00	0.00	\$ -
2851.	Fire Hydrant Assembly (Includes Gate Valve & Tee)	11	EA	\$9,270.00	\$101,970.00	2.00	\$ 18,540.00	9.00	\$ 83,430.00	11.00	\$ 101,970.00	0.00	\$ -
2851.	Miscellaneous Fittings	1	LS	\$62,650.00	\$62,650.00	0.70	\$ 43,855.00	0.30	\$ 18,795.00	1.00	\$ 62,650.00	0.00	\$ -
2851.	Single Service Assembly	25	EA	\$1,430.00	\$35,750.00	17.50	\$ 25,025.00	7.50	\$ 10,725.00	25.00	\$ 35,750.00	0.00	\$ -
2851.	Temporary Blow-Off Assembly	4	EA	\$1,950.00	\$7,800.00	4.00	\$ 7,800.00		\$ -	4.00	\$ 7,800.00	0.00	\$ -
2851.	Water Main Testing	8,818	LF	\$5.00	\$44,090.00		\$ -	8,818.00	\$ 44,090.00	8,818.00	\$ 44,090.00	0.00	\$ -
<b>Total Generic Water</b>					<b>\$ 1,077,391.00</b>		<b>\$ 847,424.00</b>		<b>\$ 229,967.00</b>		<b>\$ 1,077,391.00</b>		<b>\$ -</b>
<b>Storms</b>													
<b>Pipe</b>													
3001.	15" CL III RCP (HP Option)	1,390	LF	\$61.00	\$84,790.00	1,390.00	\$ 84,790.00		\$ -	1,390.00	\$ 84,790.00	0.00	\$ -
3001.	18" CL III RCP (HP Option)	1,297	LF	\$65.00	\$84,305.00	1,297.00	\$ 84,305.00		\$ -	1,297.00	\$ 84,305.00	0.00	\$ -
3001.	24" CL III RCP (HP Option)	1,841	LF	\$85.00	\$156,485.00	1,841.00	\$ 156,485.00		\$ -	1,841.00	\$ 156,485.00	0.00	\$ -
3001.	30" CL III RCP (HP Option)	922	LF	\$119.00	\$109,718.00	922.00	\$ 109,718.00		\$ -	922.00	\$ 109,718.00	0.00	\$ -
3001.	36" CL III RCP (HP Option)	1,070	LF	\$140.00	\$149,800.00	1,070.00	\$ 149,800.00		\$ -	1,070.00	\$ 149,800.00	0.00	\$ -
3001.	48" CL III RCP (HP Option)	1,038	LF	\$240.00	\$249,120.00	1,038.00	\$ 249,120.00		\$ -	1,038.00	\$ 249,120.00	0.00	\$ -
3001.	Dewatering	7,455	LF	\$19.00	\$141,645.00	7,455.00	\$ 141,645.00		\$ -	7,455.00	\$ 141,645.00	0.00	\$ -
<b>Total Storm</b>					<b>\$975,863.00</b>		<b>\$ 975,863.00</b>		<b>\$ -</b>		<b>\$ 975,863.00</b>		<b>\$ -</b>
<b>SUBTOTAL</b>					<b>\$ 2,053,254.00</b>		<b>\$ 1,823,287.00</b>		<b>\$ 229,967.00</b>		<b>\$ 2,053,254.00</b>		<b>\$ -</b>
<b>CONTRACT TOTAL</b>					<b>\$ 2,053,254.00</b>		<b>\$ 1,823,287.00</b>		<b>\$ 229,967.00</b>		<b>\$ 2,053,254.00</b>		<b>\$ -</b>

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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  
CONTRACT DATE:  
CONTRACT NO: 30964720

Distribution to:  
 OWNER  
 ENGINEER  
 CONTRACTOR

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

VIA: EMAIL



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	.....\$	<u>2,456,232.95</u>
2. Net change by Change Orders	.....\$	<u>0.00</u>
3. CONTRACT SUM TO DATE	.....\$	<u>2,456,232.95</u>
4. TOTAL COMPLETED & STORED TO DATE	.....\$	<u>936,450.25</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work \$	<u>93,645.03</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).....\$		<u>93,645.03</u>
6. TOTAL EARNED LESS RETAINAGE	.....\$	<u>842,805.23</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>615,741.57</u>
8. CURRENT PAYMENT DUE	.....\$	<u>227,063.66</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		<u>1,613,427.73</u>

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	Amount	Amount	Amount	Amount		
<b>Application For Payment Summary</b>													
	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
<b>TOTAL</b>		<b>\$ 2,456,232.95</b>		<b>\$ 684,157.30</b>		<b>\$ 252,292.95</b>		<b>\$ 936,450.25</b>		<b>\$ 93,645.03</b>	<b>\$ 842,805.23</b>		<b>\$ 1,519,782.70</b>
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
<b><u>Ranches at Mcleod</u></b>													
<b>Asphalt</b>													
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
<b>Total Asphalt</b>					<b>\$ 1,768,650.95</b>		<b>\$ 83,787.70</b>		<b>\$ 191,828.95</b>		<b>\$ 275,616.65</b>		<b>\$ 1,493,034.30</b>
<b>Storms</b>													
<b>Pipe</b>													
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	\$ -
<b>Total Storm</b>					<b>\$687,582.00</b>		<b>\$ 600,369.60</b>		<b>\$ 60,464.00</b>		<b>\$ 660,833.60</b>		<b>\$ 26,748.40</b>
<b>SUBTOTAL</b>					<b>\$ 2,456,232.95</b>		<b>\$ 684,157.30</b>		<b>\$ 252,292.95</b>		<b>\$ 936,450.25</b>		<b>\$ 1,519,782.70</b>
<b>CONTRACT TOTAL</b>					<b>\$ 2,456,232.95</b>		<b>\$ 684,157.30</b>		<b>\$ 252,292.95</b>		<b>\$ 936,450.25</b>		<b>\$ 1,519,782.70</b>

**APPLICATION AND CERTIFICATE FOR PAYMENT**

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.

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	
Total approved this Month	0.00	0.00
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>
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: 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.



24040 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	Amount	Amount			Amount	
<b>Application For Payment Summary</b>													
	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	
<b>TOTAL</b>		<b>\$1,920,229.95</b>		<b>576,088.60</b>		<b>418,823.10</b>		<b>994,911.70</b>		<b>99,491.17</b>	<b>895,420.53</b>	<b>\$ 925,318.25</b>	

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		Date:	Date:	Date:	Date:	Balance Due This Application	\$ 376,940.79	
Sitework								
ACCT# 1112704	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
<b>Ranches at Lake McLeod PH 5 Sitework</b>													
<b>Survey Staking</b>													
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
	<b>Total Survey Staking</b>				<b>\$55,250.00</b>		<b>\$ 15,720.00</b>		<b>\$ 7,860.00</b>		<b>\$ 23,580.00</b>		<b>\$ 31,670.00</b>
<b>Generic Excavation &amp; Grading</b>													
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	\$ -
	<b>Total Generic Excavation &amp; Grading</b>				<b>\$162,706.80</b>		<b>\$ 162,706.80</b>		<b>\$ -</b>		<b>\$ 162,706.80</b>		<b>\$ -</b>
<b>Grading</b>													
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
	<b>Total Grading</b>				<b>\$57,297.90</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 57,297.90</b>
<b>Clear &amp; Grubb</b>													
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	\$ -
	<b>Total Clear &amp; Grubb</b>				<b>\$12,160.00</b>		<b>\$ 12,160.00</b>		<b>\$ -</b>		<b>\$ 12,160.00</b>		<b>\$ -</b>
<b>Mobilization</b>													
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
	<b>Total Mobilization</b>				<b>\$41,370.00</b>		<b>\$ 16,548.00</b>		<b>\$ 8,274.00</b>		<b>\$ 24,822.00</b>		<b>\$ 16,548.00</b>
<b>Erosion Control</b>													
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
	<b>Total Erosion Control</b>				<b>\$35,887.75</b>		<b>\$ 9,860.00</b>		<b>\$ 4,930.00</b>		<b>\$ 14,790.00</b>		<b>\$ 21,097.75</b>
<b>Generic Sanitary Sewer</b>													
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	\$ -
					<b>\$364,986.00</b>		<b>\$167,964.50</b>		<b>\$163,121.50</b>		<b>\$331,086.00</b>		<b>\$33,900.00</b>
	<b>Water</b>												
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
	<b>Total Water</b>				<b>\$336,072.00</b>		<b>\$ -</b>		<b>\$ 207,212.00</b>		<b>\$ 207,212.00</b>		<b>\$ 128,860.00</b>
	<b>Storm</b>												
	<b>Pipe</b>												
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	714	LF	\$19.10	\$13,637.40	535.50	10,228.05	178.50	3,409.35	714.00	13,637.40	0.00	\$ -
	<b>Structures</b>								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
	<b>Total Storm</b>				<b>\$266,027.40</b>		<b>\$ 191,129.30</b>		<b>\$ 27,425.60</b>		<b>\$ 218,554.90</b>		<b>\$ 47,472.50</b>
	<b>Asphalt</b>												
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
	<b>Total Asphalt</b>				<b>\$588,472.10</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 588,472.10</b>
	<b>SUBTOTAL</b>				<b>1,920,229.95</b>		<b>576,088.60</b>		<b>418,823.10</b>		<b>994,911.70</b>		<b>925,318.25</b>
	<b>CONTRACT TOTAL</b>				<b>1,920,229.95</b>		<b>576,088.60</b>		<b>418,823.10</b>		<b>994,911.70</b>		<b>925,318.25</b>

# SECTION VII

# SECTION C

*Item will be  
provided under  
separate cover.*

# 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
<b>Total Amount</b>			<b>\$ 25,298.32</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/25	00019	2/28/25	19148	202502	320-53800-47000			POND HERBICIDE-FEB25 AQUATIC WEED MANAGEMENT, INC	*	125.00	125.00	000122
3/06/25	00031	2/27/25	14416	202502	320-53800-49000			CLEANING SVCS-FEB25 CSS CLEAN STAR SERVICES OF CENTRAL	*	230.00	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 COBB & COLE PA	*	192.00	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 FRANK POLLY SOD, INC	*	4,730.00	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 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	833.33	7,849.82	000126
3/26/25	00013	1/31/25	51	202501	320-53800-48100			TAKE DOWN AND STORE DECOR GOVERNMENTAL MANAGEMENT SERVICES-CF	*	510.00	510.00	000127

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
<b>Assets:</b>					
Cash	\$ 541,444	\$ -	\$ -	\$ -	\$ 541,444
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 50,832	\$ 50,832
Due from General Fund	\$ -	\$ 2,299	\$ -	\$ -	\$ 2,299
<b>Investments:</b>					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 1,492	\$ -	\$ 1,492
Reserve	\$ -	\$ 193,528	\$ -	\$ -	\$ 193,528
Revenue	\$ -	\$ 389,789	\$ -	\$ -	\$ 389,789
<b>Total Assets</b>	<b>\$ 541,444</b>	<b>\$ 585,616</b>	<b>\$ 1,492</b>	<b>\$ 50,832</b>	<b>\$ 1,179,383</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 8,080	\$ -	\$ -	\$ -	\$ 8,080
Due to Debt Service	\$ 2,299	\$ -	\$ -	\$ -	\$ 2,299
FICA Payable	\$ 153	\$ -	\$ -	\$ -	\$ 153
<b>Total Liabilities</b>	<b>\$ 10,532</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,532</b>
<b>Fund Balance:</b>					
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
<b>Total Fund Balances</b>	<b>\$ 530,912</b>	<b>\$ 585,616</b>	<b>\$ 1,492</b>	<b>\$ 50,832</b>	<b>\$ 1,168,851</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 541,444</b>	<b>\$ 585,616</b>	<b>\$ 1,492</b>	<b>\$ 50,832</b>	<b>\$ 1,179,383</b>

# 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
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 623,453	\$ 365,853	\$ 365,853	\$ -
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 178,615	\$ 165,175
<b>Total Revenues</b>	<b>\$ 636,894</b>	<b>\$ 379,294</b>	<b>\$ 544,469</b>	<b>\$ 165,175</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
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	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 129,194</b>	<b>\$ 59,972</b>	<b>\$ 44,488</b>	<b>\$ 15,484</b>

# 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
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
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
<b>Total Operations &amp; Maintenance</b>	<b>\$ 457,700</b>	<b>\$ 195,083</b>	<b>\$ 115,406</b>	<b>\$ 79,678</b>
<b>Total Expenditures</b>	<b>\$ 586,894</b>	<b>\$ 255,056</b>	<b>\$ 159,894</b>	<b>\$ 95,161</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 384,574</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 384,574</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 146,337</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 530,912</b>	



# Ranches at Lake McLeod

## Community Development District

### Debt Service Fund - Series 2023

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

For The Period Ending February 28, 2025

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

# Ranches at Lake McLeod

## Community Development District

### Capital Projects Fund - Series 2023

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ 21	\$ 21	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 21</b>	<b>\$ 21</b>	<b>\$ -</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 21</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 21</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,471</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,492</b>	

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

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 6,681	\$ 354,108	\$ 2,183	\$ 2,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,853
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,615
<b>Total Revenues</b>	<b>\$ 119,077</b>	<b>\$ 6,681</b>	<b>\$ 354,108</b>	<b>\$ 2,183</b>	<b>\$ 62,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 544,469</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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
<b>Total General &amp; Administrative</b>	<b>\$ 20,170</b>	<b>\$ 6,018</b>	<b>\$ 4,288</b>	<b>\$ 4,409</b>	<b>\$ 9,603</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,488</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations &amp; Maintenance</i>													
<b>Field Expenditures</b>													
Property Insurance	\$ 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
<b>Total Operations &amp; Maintenance</b>	<b>\$ 35,463</b>	<b>\$ 13,018</b>	<b>\$ 22,273</b>	<b>\$ 24,108</b>	<b>\$ 20,543</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,406</b>
<b>Total Expenditures</b>	<b>\$ 55,633</b>	<b>\$ 19,036</b>	<b>\$ 26,561</b>	<b>\$ 28,518</b>	<b>\$ 30,146</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 159,894</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 63,444</b>	<b>\$ (12,355)</b>	<b>\$ 327,547</b>	<b>\$ (26,334)</b>	<b>\$ 32,274</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 384,574</b>
<b>Other Financing Sources/(Uses):</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 63,444</b>	<b>\$ (12,355)</b>	<b>\$ 327,547</b>	<b>\$ (26,334)</b>	<b>\$ 32,274</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 384,574</b>

## 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%		100%
								General Fund	Debt Service	Total
11/19/24	11/01-11/07/24	\$ 6,016.59	\$ (240.63)	\$ (115.52)	\$ -	\$ -	\$ 5,660.44	\$ 2,839.54	\$ 2,820.90	\$ 5,660.44
11/19/24	11/01-11/07/24	\$ 3,812.58	\$ (152.52)	\$ (73.20)	\$ -	\$ -	\$ 3,586.86	\$ 1,799.34	\$ 1,787.52	\$ 3,586.86
11/26/24	11/08-11/15/24	\$ 8,022.12	\$ (320.86)	\$ (154.03)	\$ -	\$ -	\$ 7,547.23	\$ 3,786.04	\$ 3,761.19	\$ 7,547.23
11/26/24	11/08-11/15/24	\$ 5,083.44	\$ (203.36)	\$ (97.60)	\$ -	\$ -	\$ 4,782.48	\$ 2,399.11	\$ 2,383.37	\$ 4,782.48
11/30/24	INV#4652197	\$ -	\$ -	\$ -	\$ -	\$ (4,115.81)	\$ (4,115.81)	\$ (2,064.68)	\$ (2,051.13)	\$ (4,115.81)
11/30/24	INV#4652198	\$ -	\$ -	\$ -	\$ -	\$ (4,143.00)	\$ (4,143.00)	\$ (2,078.32)	\$ (2,064.68)	\$ (4,143.00)
12/6/24	11/16-11/26/24	\$ 145,074.25	\$ (5,802.12)	\$ (2,785.44)	\$ -	\$ -	\$ 136,486.69	\$ 68,468.08	\$ 68,018.61	\$ 136,486.69
12/6/24	11/16-11/26/24	\$ 244,640.55	\$ (9,789.15)	\$ (4,697.03)	\$ -	\$ -	\$ 230,154.37	\$ 115,456.16	\$ 114,698.21	\$ 230,154.37
12/19/24	11/27-11/30/24	\$ 212,580.99	\$ (8,502.42)	\$ (4,081.57)	\$ -	\$ -	\$ 199,997.00	\$ 100,327.82	\$ 99,669.18	\$ 199,997.00
12/19/24	11/27-11/30/24	\$ 135,346.59	\$ (5,414.44)	\$ (2,598.64)	\$ -	\$ -	\$ 127,333.51	\$ 63,876.42	\$ 63,457.09	\$ 127,333.51
12/26/24	12/01-12/15/24	\$ 4,659.90	\$ (165.22)	\$ (89.89)	\$ -	\$ -	\$ 4,404.79	\$ 2,209.65	\$ 2,195.14	\$ 4,404.79
12/26/24	12/01-12/15/24	\$ 7,951.05	\$ (283.16)	\$ (153.36)	\$ -	\$ -	\$ 7,514.53	\$ 3,769.64	\$ 3,744.89	\$ 7,514.53
1/13/25	12/16-12/31/24	\$ 2,672.31	\$ (80.16)	\$ (51.84)	\$ -	\$ -	\$ 2,540.31	\$ 1,274.34	\$ 1,265.97	\$ 2,540.31
1/13/25	12/16-12/31/24	\$ 1,906.29	\$ (57.18)	\$ (36.98)	\$ -	\$ -	\$ 1,812.13	\$ 909.05	\$ 903.08	\$ 1,812.13
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 574.99	\$ -	\$ 574.99	\$ 288.44	\$ 286.55	\$ 574.99
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 555.94	\$ -	\$ 555.94	\$ 278.89	\$ 277.05	\$ 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	\$ 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	\$ 1,830.80
<b>Total</b>		\$ 782,569.25	\$ (31,107.28)	\$ (15,029.23)	\$ 1,130.93	\$ (8,258.81)	\$ 729,304.86	\$ 365,853.31	\$ 363,451.55	\$ 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			
2/12/25	2/1/25	2383753	\$ 59,538.48	\$ 59,538.48			
	5/1/25		\$ 59,538.48				
			\$ 238,153.93	\$ 178,615.45			

# Ranches at Lake McLeod

## Community Development District

### Long Term Debt Report

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.625%, 5.250%, 5.500%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$191,384	
Reserve Fund Balance	\$193,528	
Bonds Outstanding - 6/27/23		\$5,665,000
Less: Principal Payment 6/15/24		(\$80,000)
<b>Current Bonds Outstanding</b>		<b>\$5,585,000</b>