

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

June 10, 2025

AGENDA

Ranches at Lake McLeod

Community Development District

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

June 3, 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, June 10, 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 April 8, 2025 Board of Supervisors Meeting
4. Consideration of Disclosure of Public Financing for Series 2025 Bonds
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Landscape Maintenance Addendum to Add South Ranch Area from Frank Polly Sod & Landscape
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—355
 - iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Series 2025 Assessment Area Two Requisitions #1 through #4
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, **April 8, 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
Rick Welch <i>by Zoom</i>	District Engineer
Allen Bailey	Field Services

The following is a summary of the discussions and actions taken at the April 8, 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 at 10:03 a.m. 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 March 11, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes from the March 11, 2025, Board of Supervisors meeting. The meeting minutes have been reviewed by District Management. If there are no corrections, is there a motion to approve as presented?

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

FOURTH ORDER OF BUSINESS

**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**

Ms. Adams noted Resolution 2025-03 is on page 9 of the agenda package. Adoption of this resolution sets the public hearing on July 8, 2025, at 10:00 a.m. and adoption of this resolution also approves the proposed budget. The budget can be amended up through the time of budget adoption however once the assessment level is set today, that does cap the assessment level. The assessments could be lowered but not increased after the proposed budget is approved.

Ms. Adams stated approval of this resolution also allows for transmittal of this proposed budget to the local government, posting it on the CDD website and noticing it in the newspaper. Attached to the resolution as an exhibit is the proposed budget which she reviewed. There is an increase of the number of lots platted and assessed on the tax bill and a commercial parcel that will be direct billed. For FY26 the proposed total gross amount assessment per unit is \$681.41.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget 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 on July 8, 2025, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Authorizing the Opening of an Interest
Earning Bank Account**

Ms. Adams stated Resolution 2025-04 authorizes the opening of an interest earning account such as a money market account or the SBA. She noted both options are 100% liquid. The interest rate last month on the money market was 4.2%. The SBA is tied to market value. She recommended the money market account.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-04 Authorizing the Opening of an Interest Earning Bank Account, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Bill of Sale for South
Phases 1 through 5 Improvements**

Ms. Adams stated this is for the conveyance of property improvements from the landowner to the District. These documents have been prepared by District Counsel. Mr. Watts noted these are for the value of the improvements that have been installed and funded with the Series 2025 bonds that just closed. We will be following on with the deed dedication as those elements are completed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Bill of Sale for South Phases 1 through 5 Improvements, was ratified.

SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. Attorney

Mr. Watts noted they are working through a liability claim on an auto accident and will keep everyone posted as they get further into that.

B. Engineer

Mr. Welch stated most of their work has dealt with the requisitions for the most recent bond issuance. They will work with Lennar on a plan for the ADA ramps.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 159 of the agenda package. He did not have the updated proposal from Frank Polly. He did know that the cost would be \$10,500 a month for the whole southern section. He will have that written proposal by the next meeting.

Mr. Morgan noted he keeps having questions asked about broken sidewalk around the playground in East. Mr. Bailey noted Carly was going to have it looked at. Mr. Morgan stated that they need to take care of that.

D. District Manager's Report

Ms. Adams noted last month the Board authorized District staff to participate with the homeowner's association and do a CDD101 presentation that was scheduled the last Tuesday of the month. A Zoom presentation was done and there was positive feedback.

i. Approval of Check Register

Ms. Adams presented the check register from March 1, 2025, through March 28, 2025, totaling \$25,298.32. Immediately following the check register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of February. She noted everything has been requisitioned out for Series 2023. In future financials after March 2025, the Series 2025 bond will be added to the combined balance sheet.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Adams stated she will be checking in with Rick and Mark regarding anything that needs to be brought to the Boards attention regarding property conveyance or permit transfers.

iii. Status of Construction Funds & Requisitions

Ms. Adams noted they have already briefly discussed construction funds and requisitions. Mr. Morgan noted we are good.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Resident (Gage Westenfeld, 1217 Deep Water Circle) spoke about cracked sidewalks by the mailboxes and toward the lake entrance cracks and up sidewalk. Looks like mostly construction damage and not just regular cracks. It has been an ongoing issue since October. Ms. Adams provided the field managers email for maintenance matters. Mr. Bonin noted if something is broken, damaged or a possible safety issue it needs to be addressed immediately whether its homebuilding do it or one of our vendors do it. He needs to know about it. He asked Allen to send him any correspondence he has regarding the sidewalks. He is texting his team now about getting this done. Mr. Westenfeld talked about massive gaps in the fence running behind his property since Milton. Mr. Bailey noted they will review it.

Resident (Sean Brulett, 656 Trotters Dr. – Northside) Spoke on the issue at the entrances (no pedestrian crossing) off Bomber Road. Ms. Adams noted it's a county road and the CDD doesn't govern county roads.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Ranches at Lake McLeod Community
Development District
C/O Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

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

**Board of Supervisors¹
Ranches at Lake McLeod Community Development District**

Adam Morgan
Chairman

Kayla Word
Assistant Secretary

Rob Bonin
Vice Chairman

Brent Kewley
Assistant Secretary

Michelle Dudley
Assistant Secretary

District Manager
c/o Tricia Adams
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
(“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of May 12, 2025. For a current list of Board Members, please contact the District Manager’s Office.

TABLE OF CONTENTS

Introduction	1
What is the District and How is it Governed?	1
Overview of the District's Projects, Bonds & Debt Assessments.....	2
Methods of Collection	4
District Boundary Legal Description	Exhibit A

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

INTRODUCTION

On behalf of the Ranches at Lake McLeod Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. O-21-01, enacted by the City Commission of the City of Eagle Lake, Florida on October 5th 2020 and effective October 15th, 2020. The District boundaries encompass approximately 278.50 + / - acres within the City of Eagle Lake, Florida, generally located between Bomber Road and Gerber Dairy Road and is centrally located between Tampa and Orlando, between U.S. Highway 17 and U.S. Highway 27, with access to Interstate 4. The development plan for the lands within the District includes approximately 1,160 residential dwelling units with an additional 3 acres of commercial space known as “**Ranches at Lake McLeod**” and referred to herein as the “**Development**.” As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site Improvements, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On April 22, 2022, the Tenth Judicial Circuit of Florida, in and for Polk County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$73,390,000.00 in Special Assessment Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Tenth Judicial Circuit of Florida, in and for Polk County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In February of 2022, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, certain public infrastructure improvements necessary for the development of approximately 1,160 residential units. The CIP is estimated to cost approximately **\$75,000,000** and is described in more detail in the *Second Supplemental Engineer Report for the Ranches at Lake McLeod Community Development District Engineer's Report of Capital Improvements*, dated March 5, 2025 (the "**Engineer's Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology for Ranches at Lake McLeod Community Development District*, dated February 2, 2022 (the "**Master Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Polk County. The Master Assessment Report and any reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

The District has created two assessment areas to facilitate the phased financing plan of the Development. Assessment Area One contains 407 residential units consisting of 196 forty-foot (40') single-family detached homes, 203 fifty-foot (50') single-family detached homes and 8 sixty-foot (60') single-family detached homes ("**Assessment Area One**"). Assessment Area Two consists of approximately 172.64+/- gross acres and is planned to contain 753+/- residential units, consisting of 275 forty-foot (40') single-family detached homes, 317 fifty-foot (50') single-family detached homes and 161 sixty-foot (60') single-family detached homes ("**Assessment Area Two**"). The portion of the Capital Improvement Plan associated with Assessment Area One is referred to as the "**2023 Project**." The portion of the Capital Improvement Plan associated with Assessment Area Two is referred to as the "**2025 Project**."

Series 2023 Bonds (Assessment Area One)

The District previously issued its \$5,665,000 aggregate principal amount Special Assessment Bonds, Series 2023 (Assessment Area One) (the "**Series 2023 Bonds**"), to finance certain public improvements associated with Assessment Area One secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on the assessable lands within Assessment Area One (the "**Series 2023 Special Assessments**"). The 2023 Project is complete and all 407 residential units have been developed and platted. As of February 28, 2025, approximately 392 residential units within Assessment Area One have closed with homebuyers and 3 residential units are under construction.

Series 2025 Bonds (Assessment Area Two)

The District's \$11,085,000 Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "**Series 2025 Bonds**") are being issued to finance certain public improvements associated with Assessment Area Two. The amortization schedules for the Series 2025 Bonds are available at the District Manager's Office. The Series 2025 Project is anticipated to cost \$48,411,698 and is described in the Engineer's Report. The 2025 Project consists of: (i) the infrastructure improvements supporting the development of the lots within Assessment Area Two and (ii) impact fees.

The Series 2025 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (the "**Series 2025 Special Assessments**") on 245 platted lots within Assessment Area Two and initially on the remaining 124.76+/- unplatted gross acres of land within Assessment Area Two until such time as the remaining 508 planned lots within Assessment Area Two are platted. As platting of the remaining 508 planned lots occurs the Series 2025 Special Assessments will be assigned to such platted lots on a first-platted first-assigned basis.

The Series 2025 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Methodology.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

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

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

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Ranches at Lake McLeod Community Development District, c/o Tricia Adams, 219 E. Livingston Street, Orlando, Florida 32801 Attn: District Manager, Offices: or call (407) 841-5524.

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Ranches at Lake McLeod Community Development District* has been executed to be effective as of the _____ day of _____ 2025, and recorded in the Official Records of Polk County, Florida.

**RANCHES AT LAKE MCLEOD COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Adam Morgan
Chairperson of Board of Supervisors of District

Witness

Witness

Print Name

Address: _____

Print Name

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me [] in person or [] by means of remote notarization this _____ day of _____, 2025, by Adam Morgan, as Chairperson of the Ranches at Lake McLeod Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

Exhibit A: District Boundaries

SECTION V

SECTION C

Ranches at Lake McLeod CDD Field Management Report



June 10th, 2025

Allen Bailey – Field Manager

GMS

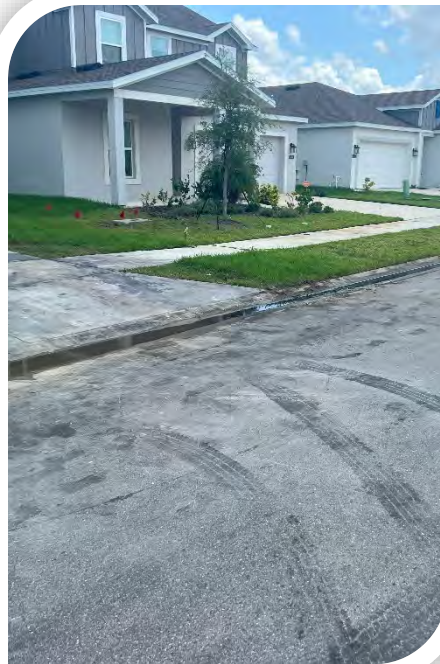
Review

Oil Spill



✚ A home in the district spilled oil and caused such an issue that the EPA was involved.

✚ The homeowner is expected to pay for the cleanup.



Review

Ranches Entrances Landscape



✚ The Ranches entrance landscape is filling out from all the rain we have experienced.

Dry Pond



✚ The dry pond are being disced.

✚ There is no major vegetation growth.

Review

Wet Ponds



✚ The district's pond at tract D3 has filled.

✚ The North corner still needs to be repaired.



Review

Park Landscape



- ✚ The landscape at the park is health.
- ✚ We are having issues with patrons damaging plants.



Review

Sidewalk Repairs



The repairs to the damaged sidewalk have been completed by the developer.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1



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

Ranches at Lake McLeod CDD South Ranch

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.



Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner’s representative after each week of service.
Includes 30 yds of Pine Bark, once a year

Work Not Included

The following items would be an “extra” to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner’s prior authorization.
Sweeping of parking areas, driveways, and breezeways except for the clean-up of debris generated by our work.
Annuals -4” pots, installed @ \$1.75 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner’s beds not included.
Much 75 yd Pine Bark. \$45.00 per yd
Prune Palms -\$75.00 per palm

Length of Contract

This contract will be for a period of twelve months beginning Nov. 1,2024 and ending on Oct. 31,2025

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$10,500.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 2024.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION D

SECTION 1

Ranches at Lake McLeod Community Development District

Summary of Check Register

March 29, 2025 to May 29, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/2/25	129-130	\$ 8,705.61
	4/14/25	131-132	\$ 13,354.00
	4/18/25	133-136	\$ 5,072.95
	4/25/25	137	\$ 1,092.71
	5/7/25	138	\$ 1,875.00
	5/9/25	139	\$ 7,334.46
	5/20/25	140-145	\$ 289,804.65
	5/21/25	146-148	\$ 2,598.14
			<hr/>
			\$ 329,837.52
Supervisor Fees - April 2025			
	Adam Morgan	10122	\$ 184.70
	Brent Kewley	10123	\$ 184.70
	Patrick Bonin	10124	\$ 184.70
	Michelle Dudley	10125	\$ 184.70
	Kayla Word	10126	\$ 184.70
			<hr/>
			\$ 923.50
Total Amount			\$ 330,761.02

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 6/02/25		PAGE 1		
*** CHECK DATES 03/29/2025 - 05/29/2025 ***		RANCHES AT LAKE MCLEOD BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
4/02/25	00036	4/01/25	27270	202504	310-51300-32200	AUDIT FYE 09/30/2024	*	3,800.00			
GRAU & ASSOCIATES								3,800.00	000129		
4/02/25	00022	4/02/25	04022025	202504	300-20700-10000	ASSESSMENT TSFR-SERIES 23	*	4,905.61			
RANCHES AT LAKE MCLEOD CDD								4,905.61	000130		
4/14/25	00004	4/03/25	63991	202503	310-51300-31500	ATTORNEY SVCS-MAR25	*	1,224.00			
COBB & COLE PA								1,224.00	000131		
4/14/25	00017	4/01/25	18590	202504	320-53800-46200	LANDSCAPE MAINT-APR25	*	12,130.00			
FRANK POLLY SOD, INC								12,130.00	000132		
4/18/25	00019	3/28/25	19388	202503	320-53800-47000	POND HERBICIDE-MAR25	*	125.00			
AQUATIC WEED MANAGEMENT, INC								125.00	000133		
4/18/25	00031	3/26/25	14652	202503	320-53800-49000	CLEANING SVCS-MAR25	*	240.00			
CSS CLEAN STAR SERVICES OF CENTRAL								240.00	000134		
4/18/25	00013	4/01/25	53	202504	310-51300-34000	MANAGEMENT FEES-APR25	*	3,541.67			
		4/01/25	53	202504	310-51300-35200	WEBSITE ADMIN-APR25	*	100.00			
		4/01/25	53	202504	310-51300-35100	INFORMATION TECH-APR25	*	150.00			
		4/01/25	53	202504	310-51300-31300	DISSEMINATION TECH-APR25	*	416.67			
		4/01/25	53	202504	310-51300-51000	OFFICE SUPPLIES-APR25	*	2.65			
		4/01/25	53	202504	310-51300-42000	POSTAGE-APR25	*	46.96			
GOVERNMENTAL MANAGEMENT SERVICES-CF								4,257.95	000135		
4/18/25	00037	2/28/25	1	202502	320-53800-48000	CLEAN PLAYGROUND GRAFFITI	*	450.00			
GOVERNMENTAL MANAGEMENT SERVICES-								450.00	000136		
4/25/25	00013	4/01/25	54	202504	320-53800-12000	FIELD MANAGEMENT-APR25	*	833.33			
		4/01/25	54	202504	320-53800-49000	DUNHAM WELL INSPECTION	*	259.38			
GOVERNMENTAL MANAGEMENT SERVICES-CF								1,092.71	000137		
RALM RANCHES AT					BOH						

*** CHECK DATES 03/29/2025 - 05/29/2025 ***
RANCHES AT LAKE MCLEOD
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/07/25	00035	4/24/25 22040009	202503 310-51300-31100	ENGINEERING SVCS-MAR25	*	1,875.00	
				PRIME AE GROUP, INC.			1,875.00 000138
5/09/25	00022	5/07/25 05072025	202505 300-20700-10000	ASSESSMENT TSFR-S2023	*	7,334.46	
				RANCHES AT LAKE MCLEOD CDD			7,334.46 000139
5/20/25	00019	4/25/25 19453	202504 320-53800-47000	POND HERBICIDE-APR25	*	125.00	
				AQUATIC WEED MANAGEMENT, INC			125.00 000140
5/20/25	00004	5/02/25 65231	202504 310-51300-31500	EMINENT DOMAIN 04.30.25	*	315.00	
		5/02/25 65232	202504 310-51300-31500	ATTORNEY SVCS-APR25	*	1,757.00	
				COBB & COLE PA			2,072.00 000141
5/20/25	00031	4/28/25 14873	202504 320-53800-49000	CLEANING SVCS-APR25	*	260.00	
				CSS CLEAN STAR SERVICES OF CENTRAL			260.00 000142
5/20/25	00017	5/01/25 18622	202505 320-53800-46200	LANDSCAPING SVCS-MAY25	*	12,130.00	
				FRANK POLLY SOD, INC			12,130.00 000143
5/20/25	00013	5/01/25 55	202505 310-51300-34000	MANAGEMENT FEES-MAY25	*	3,541.67	
		5/01/25 55	202505 310-51300-35200	WEBSITE ADMIN-MAY25	*	100.00	
		5/01/25 55	202505 310-51300-35100	INFORMATION TECH-MAY25	*	150.00	
		5/01/25 55	202505 310-51300-31300	DISSEMINATION SVCS-MAY25	*	500.00	
		5/01/25 55	202505 310-51300-51000	OFFICE SUPPLIES-MAY25	*	2.59	
		5/01/25 55	202505 310-51300-42000	POSTAGE-MAY25	*	90.06	
		5/01/25 56	202505 320-53800-12000	FIELD MANAGEMENT-MAY25	*	833.33	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,217.65 000144
5/20/25	00038	5/13/25 05132025	202505 300-15100-10000	EXCESS FUND TSFR TO SBA	*	270,000.00	
				STATE BOARD OF ADMINISTRATION C/O			270,000.00 000145

RALM RANCHES AT BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/21/25	00037	4/30/25 2	202504 320-53800-48000	TRASH CLEANUP FROM POND	*	500.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			500.00 000146
5/21/25	00035	5/15/25 22040009	202504 310-51300-31100	ENGINEERING SVCS-APR25	*	450.00	
				PRIME AE GROUP, INC.			450.00 000147
5/21/25	00022	5/20/25 05202025	202505 300-20700-10000	ASSESSMENT TSFR-SER 2023	*	1,648.14	
				RANCHES AT LAKE MCLEOD CDD			1,648.14 000148
TOTAL FOR BANK A						329,837.52	
TOTAL FOR REGISTER						329,837.52	

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
April 30, 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>Debt Service Fund - Series 2025</u>
6	<u>Capital Projects Fund - Series 2023</u>
7	<u>Capital Projects Fund - Series 2025</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>
12	<u>Long Term Debt Report</u>

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Assessment Receivable	\$ -	\$ -	\$ -		\$ -
Cash	\$ 485,241	\$ -	\$ -	\$ -	\$ 485,241
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 51,151	\$ 51,151
Due from General Fund	\$ -	\$ 7,334	\$ -	\$ -	\$ 7,334
Investments:					
<i>Series 2023</i>					
Reserve	\$ -	\$ 194,863	\$ -	\$ -	\$ 194,863
Revenue	\$ -	\$ 396,235	\$ -	\$ -	\$ 396,235
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 33,182	\$ -	\$ 33,182
Cost of Issuance	\$ -	\$ -	\$ 104	\$ -	\$ 104
Interest	\$ -	\$ 128,904	\$ -	\$ -	\$ 128,904
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 295	\$ -	\$ -	\$ 295
Total Assets	\$ 485,241	\$ 1,106,357	\$ 33,286	\$ 51,151	\$ 1,676,035
Liabilities:					
Due to Debt Service	\$ 7,334	\$ -	\$ -	\$ -	\$ 7,334
Total Liabilities	\$ 7,334	\$ -	\$ -	\$ -	\$ 7,334
Fund Balance:					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 598,432	\$ -	\$ -	\$ 598,432
Debt Service Series 2025	\$ -	\$ 507,924	\$ -	\$ -	\$ 507,924
Capital Projects Series 2023	\$ -	\$ -	\$ 0	\$ -	\$ 0
Capital Projects Series 2025	\$ -	\$ -	\$ 33,286	\$ -	\$ 33,286
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 51,151	\$ 51,151
Unassigned	\$ 477,907	\$ -	\$ -	\$ -	\$ 477,907
Total Fund Balances	\$ 477,907	\$ 1,106,357	\$ 33,286	\$ 51,151	\$ 1,668,700
Total Liabilities & Fund Balance	\$ 485,241	\$ 1,106,357	\$ 33,286	\$ 51,151	\$ 1,676,035

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 623,453	\$ 623,453	\$ 375,860	\$ (247,593)
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 178,615	\$ 165,175
Total Revenues	\$ 636,894	\$ 636,894	\$ 554,476	\$ (82,418)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,000	\$ 3,000
FICA Expense	\$ 918	\$ 536	\$ 306	\$ 230
Engineering	\$ 15,000	\$ 8,750	\$ 4,050	\$ 4,700
Attorney	\$ 15,000	\$ 8,750	\$ 2,144	\$ 6,606
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,800	\$ 1,200
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,917	\$ 2,917	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 42,500	\$ 24,792	\$ 24,792	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 1,000	\$ 583	\$ 334	\$ 249
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 292	\$ 10	\$ 282
Legal Advertising	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Other Current Charges	\$ 2,500	\$ 1,458	\$ 279	\$ 1,179
Office Supplies	\$ 500	\$ 292	\$ 8	\$ 283
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 129,194	\$ 82,542	\$ 60,238	\$ 22,304

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 5,833	\$ 5,833	\$ 0
Landscape Maintenance	\$ 203,400	\$ 118,650	\$ 71,470	\$ 47,180
Landscape Replacement	\$ 30,000	\$ 17,500	\$ 3,990	\$ 13,510
Lake Maintenance	\$ 16,800	\$ 9,800	\$ 1,350	\$ 8,450
Streetlights	\$ 80,000	\$ 46,667	\$ 44,221	\$ 2,446
Electric	\$ 15,000	\$ 8,750	\$ 5,228	\$ 3,522
Water & Sewer	\$ 45,000	\$ 26,250	\$ 12,121	\$ 14,129
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
General Repairs & Maintenance	\$ 20,000	\$ 11,667	\$ 4,335	\$ 7,331
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 8,750	\$ 1,609	\$ 7,141
Total Operations & Maintenance	\$ 457,700	\$ 270,117	\$ 162,669	\$ 107,448
Total Expenditures	\$ 586,894	\$ 352,659	\$ 222,907	\$ 129,752
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 331,569	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 331,569	
Fund Balance - Beginning	\$ -		\$ 146,337	
Fund Balance - Ending	\$ -		\$ 477,907	

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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Assessments	\$ 382,769	\$ 382,769	\$ 373,393	\$ (9,376)
Interest	\$ -	\$ -	\$ 8,376	\$ 8,376
Total Revenues	\$ 382,769	\$ 382,769	\$ 381,769	\$ (1,000)
Expenditures				
Interest - 12/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
Prinicpal - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 148,428	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,856	\$ 148,428	\$ 148,428	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 913		\$ 233,340	
Net Change in Fund Balance	\$ 913		\$ 233,340	
Fund Balance - Beginning	\$ 173,774		\$ 365,092	
Fund Balance - Ending	\$ 174,687		\$ 598,432	

Ranches at Lake McLeod

Community Development District

Debt Service Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 295	\$ 295
Total Revenues	\$ -	\$ -	\$ 295	\$ 295
<u>Expenditures</u>				
Interest - 6/15	\$ 128,904	\$ -	\$ -	\$ -
Total Expenditures	\$ 128,904	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (128,904)		\$ 295	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 507,629	\$ 507,629
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 507,629	\$ 507,629
Net Change in Fund Balance	\$ (128,904)		\$ 507,924	
Fund Balance - Beginning	\$ 173,774		\$ -	
Fund Balance - Ending	\$ 44,870		\$ 507,924	

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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 21	\$ 21
Total Revenues	\$ -	\$ -	\$ 21	\$ 21
<u>Expenditures</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,492	\$ (1,492)
Total Expenditures	\$ -	\$ -	\$ 1,492	\$ (1,492)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,470)	
Net Change in Fund Balance	\$ -		\$ (1,470)	
Fund Balance - Beginning	\$ -		\$ 1,471	
Fund Balance - Ending	\$ -		\$ 0	

Ranches at Lake McLeod

Community Development District

Capital Projects Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 5,885	\$ 5,885
Total Revenues	\$ -	\$ -	\$5,885	\$ 5,885
<u>Expenditures</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 10,091,225	\$ (10,091,225)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 458,745.70	\$ (458,746)
Total Expenditures	\$ -	\$ -	\$ 10,549,971	\$ (10,549,971)
Excess (Deficiency) of Revenues over Expenditures	\$ -		(\$10,544,085)	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 10,577,371	\$ 10,577,371
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,577,371	\$ 10,577,371
Net Change in Fund Balance	\$ -		\$33,286	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 33,286	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,151	\$ 1,151
Total Revenues	\$ -	\$ -	\$ 1,151	\$ 1,151
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,151	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 1,151	
Fund Balance - Beginning	\$ 50,000		\$ 50,000	
Fund Balance - Ending	\$ 100,000		\$ 51,151	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 6,681	\$ 354,108	\$ 2,183	\$ 2,881	\$ 2,624	\$ 7,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,860
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,615
Total Revenues	\$ 119,077	\$ 6,681	\$ 354,108	\$ 2,183	\$ 62,420	\$ 2,624	\$ 7,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554,476
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ 1,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,792
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ 10	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,180	\$ 6,018	\$ 4,288	\$ 4,409	\$ 9,603	\$ 6,563	\$ 9,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,238

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 7,761	\$ -	\$ -	\$ 2,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,823
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ 11,230	\$ 12,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,470
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ 5,866	\$ 5,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,221
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ 4,061	\$ 487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,228
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ 2,917	\$ 1,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,121
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,100	\$ -	\$ 2,785	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,335
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,687
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ 230	\$ 240	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,609
Total Operations & Maintenance	\$ 35,463	\$ 13,018	\$ 22,273	\$ 24,108	\$ 20,993	\$ 25,273	\$ 21,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,669
Total Expenditures	\$ 55,643	\$ 19,036	\$ 26,561	\$ 28,518	\$ 30,596	\$ 31,836	\$ 30,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,907
Excess (Deficiency) of Revenues over Expenditures	\$ 63,434	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (29,212)	\$ (23,334)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,569
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 63,434	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (29,212)	\$ (23,334)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,569

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

												50%		50%		100%			
Date	Distribution	Gross Amount		Discount/Penalty		Commision		Interest		Property Appraiser		Net Receipts		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
3/7/25	02/01-02/28/25	\$	3,267.87	\$	(28.94)	\$	(64.78)	\$	-	\$	-	\$	3,174.15	\$	1,592.30	\$	1,581.85	\$	3,174.15
3/7/25	02/01-02/28/25	\$	2,118.09	\$	(19.04)	\$	(41.98)	\$	-	\$	-	\$	2,057.07	\$	1,031.92	\$	1,025.15	\$	2,057.07
4/11/25	03/01-03/31/25	\$	9,060.37	\$	(8.92)	\$	(181.03)	\$	-	\$	-	\$	8,870.42	\$	4,449.82	\$	4,420.60	\$	8,870.42
4/11/25	03/01-03/31/25	\$	5,930.61	\$	(6.35)	\$	(118.49)	\$	-	\$	-	\$	5,805.77	\$	2,912.44	\$	2,893.33	\$	5,805.77
4/30/25	01/01-03/31/25	\$	-	\$	-	\$	-	\$	16.29	\$	-	\$	16.29	\$	8.17	\$	8.12	\$	16.29
4/30/25	01/01-03/31/25	\$	-	\$	-	\$	-	\$	24.91	\$	-	\$	24.91	\$	12.50	\$	12.41	\$	24.91
Total		\$	802,946.19	\$	(31,170.53)	\$	(15,435.51)	\$	1,172.13	\$	(8,258.81)	\$	749,253.47	\$	375,860.46	\$	373,393.01	\$	749,253.47

	97.55%	Net Percentage Collected
\$	18,815.79	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

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

Lennar Homes, LLC							
2025-02			Net Assessments	\$	238,153.93	\$	238,153.93
Date Received	Due Date	Check Number	Net Assessed	Amount Received		General Fund	
	5/1/25		\$ 13,441.00				
			\$ 13,441.00	\$	-	\$	-

Ranches at Lake McLeod

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds

Interest Rate:	4.625%, 5.250%, 5.500%
Maturity Date:	6/15/2053
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$191,384
Reserve Fund Balance	\$194,863
Bonds Outstanding - 6/27/23	\$5,665,000
Less: Principal Payment - 6/15/24	(\$80,000)
Current Bonds Outstanding	\$5,585,000

Series 2025, Special Assessment Revenue Bonds

Interest Rate:	4.250%, 4.550%, 5.450%, 5.650%
Maturity Date:	6/15/2055
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$378,725
Reserve Fund Balance	\$378,725
Bonds Outstanding - 3/27/25	\$11,085,000
Current Bonds Outstanding	\$11,085,000

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Ranches at Lake McLeod CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

**RE: Ranches at Lake McLeod Community Development District Registered
Voters**

Dear Ms. Ham,

In response to your request, there are currently **355** voters within the Ranches at Lake McLeod Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

SECTION E

SECTION 3

SECTION (a)

REQUISITION

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Ranches at Lake McLeod Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: TraceAir Technologies, Inc.
- (D) Amount Payable: \$790.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 16554 - Advances Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

By: 

Responsible Officer

Date: 4/2/2025

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Consulting Engineer 3/20/25

REQUISITION

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Ranches at Lake McLeod Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: Lennar Homes, LLC
- (D) Amount Payable: \$10,084,310.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition Costs
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive


payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

By:


Responsible Officer

Date:

4/2/2025

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

**Richard C
Welch**

Consulting Engineer

Digitally signed by Richard C
Welch

Date: 2025.04.02 15:27:30
-04'00'

REQUISITION

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Ranches at Lake McLeod Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: TraceAir Technologies Inc
- (D) Amount Payable: \$3,340.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 20424 & 16554 - Advanced Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

By:


Responsible Officer

Date:

6/8/2025

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Richard C Welch

Digitally signed by Richard C
Welch
Date: 2025.06.03 11:03:38 -04'00'

Consulting Engineer

REQUISITION

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Ranches at Lake McLeod Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: TraceAir Technologies Inc
- (D) Amount Payable: \$3,150.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22038 - Gold Scan
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

By:

Responsible Officer

Date:

6/3/25

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Richard C Welch

Digitally signed by Richard C
Welch
Date: 2025.05.27 13:41:09 -04'00'

Consulting Engineer