

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

July 8, 2025

AGENDA

Ranches at Lake McLeod

Community Development District

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

July 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, July 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/86977987578>

Call-In Information: 1-646-876-9923

Meeting ID: 869 7798 7578

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 June 10, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Discussion Regarding Recreational Use Policies
6. Consideration of Resolution 2025-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
7. Consideration of Resolution 2025-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Suggested Date: Tuesday, November 11, 2025—Regular Meeting Date) (Seat #1, Seat #2 & Seat #3)
8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
9. Presentation of Fiscal Year 2024 Audit Report
10. 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 (*tabled from June 10, 2025 Board of Supervisors Meeting*)
 - ii. Consideration of Addendum to Pond Maintenance Contract from Aquatic Weed Management
 - 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
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. 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, June 10, 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, Connelly & Wicker
Allen Bailey	Field Manager, GMS
Will Morgan	Lennar Project Manager

The following is a summary of the discussions and actions taken at the June 10, 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 10:00 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 April 8, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 2025 Board of Supervisors meeting. She noted that the meeting minutes have been reviewed by District Management. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 8, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Disclosure of Public
Financing for Series 2025 Bonds**

Ms. Adams stated this disclosure will be recorded following the issuance of the tax-exempt 2025 bonds. She added the document was prepared by District counsel. Mr. Watts stated this document has been updated to reflect the Series 2023 bonds on Assessment Area 1 and the new 2025 bonds on Assessment Area 2.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Disclosure of Public Financing for Series 2025 Bonds, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Watts stated they had a call with District Management and the District Engineer to get details on the MOT requirements on the road construction in response to a lawsuit that was filed relating to a car accident that occurred at one of the intersections at Bomber Road. Counsel will be preparing a response to the insurance carrier regarding the accident. Mr. Watts added there was an eminent domain action filed that named the District that related to the Polk Water District and the installation of a water main. He asked the Board's direction on if they want them to contact the Water District to get the easements in place without going through the court process.

Mr. Morgan stated the easement is not CDD property yet, however they want to settle the easement agreements.

B. Engineer

Mr. Welch stated they have completed a few requisitions in the past week and they are hoping to have the transfer permits done in a couple of months.

C. Field Manager's Report

Mr. Bailey presented the Field manager's report. He stated there was a home in the District that spilled oil and caused Polk County Sheriff's Office to get involved. He noted the area was cleaned up at the cost of the homeowner. Mr. Bailey stated that the entrance landscape is filling out from the rain. The dry ponds are being disced and there is currently no major vegetation growth. For the wet ponds, the pond at tract D3 was filled, however the North corner erosion has yet to be repaired.

Mr. Morgan asked if JMHC would take care of the erosion. Mr. Welch stated he believed it was, but he will have to double check. Mr. Bonin requested proposals from JMHC to have this issue resolved.

Mr. Bailey noted they are having issues with patrons damaging plants at the park. Mr. Morgan stated if this keeps happening, he recommends removing the trees and replacing them with something else. Mr. Bailey added the repairs to the damaged sidewalk have been completed.

Ms. Dudley asked if there was an update on the ADA ramps to get to the sidewalk. Mr. Welch stated they had come up with a plan but were not yet authorized not to proceed. He added they can bring this back to the Board. Ms. Dudley stated she had received complaints from the HOA manager.

i. Consideration of Landscape Maintenance Addendum to Add South Ranch Area from Frank Polly Sod & Landscape

Mr. Bailey presented the Landscape Addendum to add South Ranch from Frank Polly Sod & Landscape to the Board. He stated once the southern section was completed, it was supposed to be \$9,500, however they requested to increase it to \$10,500 to plant St. Augustine grass going down the road of the drive-in. Mr. Bailey stated the \$10,500 was a monthly payment. Mr. Bonin asked for a map of the area the price tag reflects. The Board decided to table this item until they receive further information such as a service area map.

Ms. Dudley stated the sides of the roads on Bomber Road are filled with weeds.

Mr. Kewley asked if the pond that they were concerned about the water levels filled up. Mr. Bailey stated it filled up a little, however they are still concerned. Mr. Morgan stated this pond needs to be maintained.

Mr. Bonin asked regarding the Water Management District transfers, if East is completely turned over. Mr. Welch stated they were planning on certifying everything at once, however they learned the problem was the pond by the amenity areas. They are now looking at converting that to a dry pond because it is not holding water. He noted they were not certified because the ponds were associated with Central Ranch. Mr. Welch stated that he requested a Partial Certification and they said they could not complete a Partial Certification. Mr. Bonin asked Mr. Welch to send him documentation where they said they could not do a Partial Certification.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from March 29, 2025 through May 29, 2025 totaling \$330,761.02. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Ms. Word, 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 April.

iii. Presentation of Number of Registered Voters – 355

Ms. Adams stated there are currently 355 registered voters in the District.

iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline

Ms. Adams stated all Board members must file a Form 1 form by July 1, 2025. She added they must also complete four hours of ethic training by the end of the calendar year.

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**

Ms. Adams stated requisitions #1 through #4 are included in the agenda package on page 57. She asked for a motion to ratify the requisitions.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025 Assessment Area Two Requisitions #1 through #4, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Morgan made a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Ranches at Lake McLeod Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Ranches at Lake McLeod Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JULY 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Ranches at Lake McLeod
Community Development District

Proposed Budget
FY2026



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Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 623,453	\$ 377,519	\$ 7,780	\$ 385,299	\$ 413,177
Assessments - Direct	\$ 13,441	\$ 192,056	\$ 59,538	\$ 251,595	\$ 324,022

Total Revenues	\$ 636,894	\$ 569,576	\$ 67,318	\$ 636,894	\$ 737,200
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ 306	\$ 306	\$ 612	\$ 918
Engineering	\$ 15,000	\$ 6,375	\$ 5,000	\$ 11,375	\$ 15,000
Attorney	\$ 15,000	\$ 5,914	\$ 5,000	\$ 10,914	\$ 15,000
Annual Audit	\$ 5,000	\$ 3,800	\$ -	\$ 3,800	\$ 4,900
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage Rebate	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination Agent	\$ 6,000	\$ 3,417	\$ 2,000	\$ 5,417	\$ 6,600
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ 3,192	\$ 1,064	\$ 4,256	\$ 9,363
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,236
Postage & Delivery	\$ 1,000	\$ 425	\$ 333	\$ 758	\$ 1,000
Insurance	\$ 6,181	\$ 5,981	\$ -	\$ 5,981	\$ 8,079
Copies	\$ 500	\$ 10	\$ 167	\$ 176	\$ 500
Legal Advertising	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Other Current Charges	\$ 2,500	\$ 321	\$ 164	\$ 485	\$ 1,940
Office Supplies	\$ 500	\$ 11	\$ 167	\$ 178	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Subtotal Administrative</u>	\$ 129,194	\$ 70,759	\$ 41,767	\$ 112,527	\$ 141,241
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Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 9,823	\$ -	\$ 9,823	\$ 11,359
Field Management	\$ 10,000	\$ 6,667	\$ 3,333	\$ 10,000	\$ 10,300
Landscape Maintenance	\$ 203,400	\$ 83,600	\$ 48,520	\$ 132,120	\$ 258,000
Landscape Replacement	\$ 30,000	\$ 3,990	\$ 10,000	\$ 13,990	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 2,200	\$ 500	\$ 2,700	\$ 16,800
Streetlights	\$ 80,000	\$ 54,823	\$ 29,780	\$ 84,603	\$ 100,000
Electric	\$ 15,000	\$ 8,660	\$ 4,200	\$ 12,860	\$ 15,000
Water & Sewer	\$ 45,000	\$ 14,593	\$ 8,000	\$ 22,593	\$ 45,000
Irrigation Repairs	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Janitorial Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,000
General Repairs & Maintenance	\$ 20,000	\$ 4,835	\$ 6,667	\$ 11,502	\$ 20,000
Holiday Decorations	\$ 2,500	\$ 2,687	\$ -	\$ 2,687	\$ 2,500
Contingency	\$ 15,000	\$ 2,119	\$ 5,000	\$ 7,119	\$ 15,000
Subtotal Field Expenditures	\$ 457,700	\$ 193,997	\$ 124,333	\$ 318,331	\$ 545,959
<u>Total Operations & Maintenance</u>	\$ 457,700	\$ 193,997	\$ 124,333	\$ 318,331	\$ 545,959
<u>Other Expenditures</u>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<u>Total Other Expenses</u>	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Expenditures	\$ 636,894	\$ 264,757	\$ 216,101	\$ 480,857	\$ 737,200
Excess Revenues/(Expenditures)	\$ -	\$ 304,819	\$ (148,782)	\$ 156,037	\$ -

Net Assessments	\$735,101
Add: Discounts & Collections 7%	\$55,330
Gross Assessments	<u>\$790,431</u>

Assessable Units 1160

Gross Per Unit Assessment \$681.41

Net Per Unit Assessment \$633.71

	FY2025	FY2026	INCREASE
Gross Per Unit Assessments:	\$635.43	\$681.41	\$45.98
Net Per Unit Assessments:	\$590.95	\$633.71	\$42.76

Ranches at Lake McLeod

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Rebate

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Dissemination Agent

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

Disclosure Software

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverage.

Field Management

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

Landscape Maintenance

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

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

Landscape Replacement

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

Lake Maintenance

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

Sidewalk & Asphalt Maintenance

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

Janitorial Maintenance

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

General Repairs & Maintenance

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

Holiday Decorations

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

Contingency

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

Other Expenditures:

Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 382,769	\$ 375,041	\$ 7,728	\$ 382,769	\$ 382,769
Interest	\$ -	\$ 9,992	\$ 5,710	\$ 15,702	\$ 7,851
Carry Forward Surplus	\$ 173,774	\$ 173,708	\$ -	\$ 173,708	\$ 190,323

Total Revenues	\$ 556,543	\$ 558,741	\$ 13,438	\$ 572,179	\$ 580,942
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Expenditures

Interest - 12/15	\$ 148,428	\$ 148,428	\$ -	\$ 148,428	\$ 146,463
Prinicpal - 6/15	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 90,000
Interest - 6/15	\$ 148,428	\$ -	\$ 148,428	\$ 148,428	\$ 146,463

Total Expenditures	\$ 381,856	\$ 148,428	\$ 233,428	\$ 381,856	\$ 382,925
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Other Financing Sources/((Uses))

Interfund Transfer In/((Out))	\$ -	\$ -	\$ -	\$ -	\$ -
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Total Other Financing Sources/((Uses))	\$ -	\$ -	\$ -	\$ -	\$ -
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Excess Revenues/((Expenditures))	\$ 174,687	\$ 410,313	\$ (219,991)	\$ 190,323	\$ 198,017
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Interest Expense 12/15/26	\$ 144,381
Total	\$ 144,381

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

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

AMORTIZATION SCHEDULE

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

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

	\$	5,665,000	\$	5,897,031	\$	11,562,031
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Ranches at Lake McLeod
Community Development District
Proposed Budget
Debt Service Fund - Series 2025

Description	Proposed Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 297,471	\$ -	\$ 297,471	\$ 297,471	\$ 757,450
Interest	\$ -	\$ 2,068	\$ 1,182	\$ 3,249	\$ 1,625
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 300,720
Total Revenues	\$ 297,471	\$ 2,068	\$ 298,653	\$ 300,720	\$ 1,059,795

Expenditures

Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 297,471
Prinicpal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest - 6/15	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 297,471
Total Expenditures	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 759,943

Other Financing Sources/(Uses)

Bond Proceeds	\$ 507,629	\$ 507,629	\$ -	\$ 507,629	\$ -
Total Other Financing Sources/(Uses)	\$ 507,629	\$ 507,629	\$ -	\$ 507,629	\$ -
Excess Revenues/(Expenditures)	\$ 676,196	\$ 509,697	\$ 169,748	\$ 679,445	\$ 299,853

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

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

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

AMORTIZATION SCHEDULE

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

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

AMORTIZATION SCHEDULE

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

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

Description	Adopted Budget FY2024	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 1,314	\$ 657	\$ 1,971	\$ 986
Carry Forward Surplus	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Total Revenues	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 150,000

SECTION B

SECTION 1

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ranches at Lake McLeod Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 8TH DAY OF JULY 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Ranches at Lake McLeod
Community Development District

Proposed Budget
FY2026



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13	Capital Reserve Fund

Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 623,453	\$ 377,519	\$ 7,780	\$ 385,299	\$ 413,177
Assessments - Direct	\$ 13,441	\$ 192,056	\$ 59,538	\$ 251,595	\$ 324,022

Total Revenues	\$ 636,894	\$ 569,576	\$ 67,318	\$ 636,894	\$ 737,200
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ 306	\$ 306	\$ 612	\$ 918
Engineering	\$ 15,000	\$ 6,375	\$ 5,000	\$ 11,375	\$ 15,000
Attorney	\$ 15,000	\$ 5,914	\$ 5,000	\$ 10,914	\$ 15,000
Annual Audit	\$ 5,000	\$ 3,800	\$ -	\$ 3,800	\$ 4,900
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage Rebate	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination Agent	\$ 6,000	\$ 3,417	\$ 2,000	\$ 5,417	\$ 6,600
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ 3,192	\$ 1,064	\$ 4,256	\$ 9,363
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,236
Postage & Delivery	\$ 1,000	\$ 425	\$ 333	\$ 758	\$ 1,000
Insurance	\$ 6,181	\$ 5,981	\$ -	\$ 5,981	\$ 8,079
Copies	\$ 500	\$ 10	\$ 167	\$ 176	\$ 500
Legal Advertising	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Other Current Charges	\$ 2,500	\$ 321	\$ 164	\$ 485	\$ 1,940
Office Supplies	\$ 500	\$ 11	\$ 167	\$ 178	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Subtotal Administrative</u>	\$ 129,194	\$ 70,759	\$ 41,767	\$ 112,527	\$ 141,241
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Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
<i><u>Operations & Maintenance</u></i>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 9,823	\$ -	\$ 9,823	\$ 11,359
Field Management	\$ 10,000	\$ 6,667	\$ 3,333	\$ 10,000	\$ 10,300
Landscape Maintenance	\$ 203,400	\$ 83,600	\$ 48,520	\$ 132,120	\$ 258,000
Landscape Replacement	\$ 30,000	\$ 3,990	\$ 10,000	\$ 13,990	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 2,200	\$ 500	\$ 2,700	\$ 16,800
Streetlights	\$ 80,000	\$ 54,823	\$ 29,780	\$ 84,603	\$ 100,000
Electric	\$ 15,000	\$ 8,660	\$ 4,200	\$ 12,860	\$ 15,000
Water & Sewer	\$ 45,000	\$ 14,593	\$ 8,000	\$ 22,593	\$ 45,000
Irrigation Repairs	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Janitorial Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,000
General Repairs & Maintenance	\$ 20,000	\$ 4,835	\$ 6,667	\$ 11,502	\$ 20,000
Holiday Decorations	\$ 2,500	\$ 2,687	\$ -	\$ 2,687	\$ 2,500
Contingency	\$ 15,000	\$ 2,119	\$ 5,000	\$ 7,119	\$ 15,000
Subtotal Field Expenditures	\$ 457,700	\$ 193,997	\$ 124,333	\$ 318,331	\$ 545,959
<i><u>Total Operations & Maintenance</u></i>	\$ 457,700	\$ 193,997	\$ 124,333	\$ 318,331	\$ 545,959
<i><u>Other Expenditures</u></i>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<i><u>Total Other Expenses</u></i>	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Expenditures	\$ 636,894	\$ 264,757	\$ 216,101	\$ 480,857	\$ 737,200
Excess Revenues/(Expenditures)	\$ -	\$ 304,819	\$ (148,782)	\$ 156,037	\$ -

Net Assessments	\$735,101
Add: Discounts & Collections 7%	\$55,330
Gross Assessments	<u>\$790,431</u>

Assessable Units 1160

Gross Per Unit Assessment \$681.41

Net Per Unit Assessment \$633.71

	FY2025	FY2026	INCREASE
Gross Per Unit Assessments:	\$635.43	\$681.41	\$45.98
Net Per Unit Assessments:	\$590.95	\$633.71	\$42.76

Ranches at Lake McLeod

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Rebate

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Dissemination Agent

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

Disclosure Software

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverage.

Field Management

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

Landscape Maintenance

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

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

Landscape Replacement

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

Lake Maintenance

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

Sidewalk & Asphalt Maintenance

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

Janitorial Maintenance

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

General Repairs & Maintenance

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

Holiday Decorations

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

Contingency

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

Other Expenditures:

Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 382,769	\$ 375,041	\$ 7,728	\$ 382,769	\$ 382,769
Interest	\$ -	\$ 9,992	\$ 5,710	\$ 15,702	\$ 7,851
Carry Forward Surplus	\$ 173,774	\$ 173,708	\$ -	\$ 173,708	\$ 190,323
Total Revenues	\$ 556,543	\$ 558,741	\$ 13,438	\$ 572,179	\$ 580,942

Expenditures

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

Other Financing Sources/(Uses)

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

Excess Revenues/(Expenditures)	\$ 174,687	\$ 410,313	\$ (219,991)	\$ 190,323	\$ 198,017
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Interest Expense 12/15/26	\$ 144,381
Total	\$ 144,381

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

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

AMORTIZATION SCHEDULE

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

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

	\$	5,665,000	\$	5,897,031	\$	11,562,031
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Ranches at Lake McLeod
Community Development District
Proposed Budget
Debt Service Fund - Series 2025

Description	Proposed Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 297,471	\$ -	\$ 297,471	\$ 297,471	\$ 757,450
Interest	\$ -	\$ 2,068	\$ 1,182	\$ 3,249	\$ 1,625
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 300,720
Total Revenues	\$ 297,471	\$ 2,068	\$ 298,653	\$ 300,720	\$ 1,059,795

Expenditures

Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 297,471
Prinicpal - 6/15	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Interest - 6/15	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 297,471
Total Expenditures	\$ 128,904	\$ -	\$ 128,904	\$ 128,904	\$ 759,943

Other Financing Sources/(Uses)

Bond Proceeds	\$ 507,629	\$ 507,629	\$ -	\$ 507,629	\$ -
Total Other Financing Sources/(Uses)	\$ 507,629	\$ 507,629	\$ -	\$ 507,629	\$ -
Excess Revenues/(Expenditures)	\$ 676,196	\$ 509,697	\$ 169,748	\$ 679,445	\$ 299,853

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

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

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

AMORTIZATION SCHEDULE

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

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

AMORTIZATION SCHEDULE

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

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

Description	Adopted Budget FY2024	Actuals Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 1,314	\$ 657	\$ 1,971	\$ 986
Carry Forward Surplus	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Total Revenues	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 150,000

Ranches At Lake McLeod CDD FY 26 Assessment Roll

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
26291800000042010						
262918689953000010	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000020	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000030	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000040	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000050	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000060	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000070	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000080	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000090	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000100	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000110	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000120	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000130	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000140	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000150	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000160	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000170	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000180	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000190	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000200	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000210	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000220	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000230	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000240	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000250	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000260	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000270	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000280	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000290	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000300	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000310	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000320	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000330	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000340	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000350	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000360	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000370	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000380	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000390	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000400	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000410	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000420	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000430	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000440	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000450	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000460	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000470	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000480	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000490	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000500	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000510	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000520	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000530	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000540	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000550	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000560	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000570	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000580	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000590	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000600	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000610	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000620	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000630	1	50	\$681.41	\$1,114.76		\$1,796.17

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689953000640	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000650	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000660	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000670	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000680	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000690	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000700	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000710	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000720	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000730	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000740	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000750	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000760	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000770	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000780	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000790	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000800	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000810	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000820	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000830	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000840	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000850	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000860	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000870	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000880	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000890	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000900	1	40	\$681.41	\$890.77		\$1,572.18
262918689953000910	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000920	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000930	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000940	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000950	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000960	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000970	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000980	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953000990	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001000	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001010	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001020	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001030	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001040	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001050	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001060	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001070	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001080	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001090	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001100	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001110	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001120	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001130	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001140	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001150	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001160	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001170	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001180	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001190	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001200	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001210	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001220	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001230	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001240	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001250	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001260	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001270	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001280	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001290	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001300	1	50	\$681.41	\$1,114.76		\$1,796.17

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689953001310	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001320	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001330	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001340	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001350	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001360	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689953001370	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001380	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001390	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001400	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001410	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001420	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001430	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001440	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001450	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001460	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001470	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001480	1	40	\$681.41	\$890.77		\$1,572.18
262918689953001490						\$0.00
262918689953001500						\$0.00
262918689953001510						\$0.00
262918689953001520						\$0.00
262918689953001530						\$0.00
262918689953001540						\$0.00
262918689953001550						\$0.00
262918689953001560						\$0.00
262918689953001570						\$0.00
262918689954001490	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001500	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001510	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001520	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001530	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001540	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001550	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001560	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001570	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001580	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001590	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001600	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001610	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001620	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001630	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001640	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001650	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001660	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001670	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001680	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001690	1	40	\$681.41	\$890.77		\$1,572.18
262918689954001700	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001710	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001720	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001730	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001740	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001750	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001760	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001770	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001780	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001790	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001800	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001810	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001820	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001830	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001840	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001850	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001860	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001870	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001880	1	50	\$681.41	\$1,114.76		\$1,796.17

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689954001890	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001900	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001910	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001920	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001930	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001940	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001950	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001960	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001970	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001980	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954001990	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002000	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002010	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002020	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002030	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002040	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002050	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002060	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002070	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002080	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002090	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002100	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002110	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002120	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002130	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002140	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002150	1	60	\$681.41	\$1,336.67		\$2,018.08
262918689954002160	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002170	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002180	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002190	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002200	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002210	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002220	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002230	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002240	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002250	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002260	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002270	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002280	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002290	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002300	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002310	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002320	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002330	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002340	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002350	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002360	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002370	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002380	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002390	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002400	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002410	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002420	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002430	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002440	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002450	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002460	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002470	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002480	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002490	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002500	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002510	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002520	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002530	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002540	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002550	1	50	\$681.41	\$1,114.76		\$1,796.17

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689954002560	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002570	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002580	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002590	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002600	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002610	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002620	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002630	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002640	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002650	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002660	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002670	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002680	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002690	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002700	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002710	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002720	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002730	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002740	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002750	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002760	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002770	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002780	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002790	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002800	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002810	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002820	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002830	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002840	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002850	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002860			\$681.41			
	1	40		\$890.77		\$1,572.18
262918689954002870	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002880	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002890	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002900	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002910	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002920	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002930	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002940	1	40	\$681.41	\$890.77		\$1,572.18
262918689954002950	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002960	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002970	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002980	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954002990	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003000	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003010	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003020	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003030	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003040	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003050	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003060	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003070	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003080	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003090	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003100	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003110	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003120	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003130	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003140	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003150	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003160	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003170	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003180	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003190	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003200	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003210	1	40	\$681.41	\$890.77		\$1,572.18

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689954003220	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003230	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003240	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003250	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003260	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003270	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003280	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003290	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003300	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003310	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003320	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003330	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003340	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003350	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003360	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003370	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003380	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003390	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003400	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003410	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003420	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003430	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003440	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003450	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003460	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003470	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003480	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003490	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003500	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003510	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003520	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003530	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003540	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003550	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003560	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003570	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003580	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003590	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003600	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003610	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003620	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003630	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003640	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003650	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003660	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003670	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003680	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003690	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003700	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003710	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003720	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003730	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003740	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003750	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003760	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003770	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003780	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003790	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003800	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003810	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003820	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003830	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003840	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003850	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003860	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003870	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003880	1	50	\$681.41	\$1,114.76		\$1,796.17

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689954003890	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003900	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003910	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003920	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003930	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003940	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003950	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003960	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954003970	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003980	1	40	\$681.41	\$890.77		\$1,572.18
262918689954003990	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004000	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004010	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004020	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004030	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004040	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004050	1	40	\$681.41	\$890.77		\$1,572.18
262918689954004060	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954004070	1	50	\$681.41	\$1,114.76		\$1,796.17
262918689954004080						\$0.00
262918689954004090						\$0.00
262918689954004100						\$0.00
262918689954004110						\$0.00
262918689954004120						\$0.00
262918689954004130						\$0.00
262918689954004140						\$0.00
262918689954004150						\$0.00
262918689955004080	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004090	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004100	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004110	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004120	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004130	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004140	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004150	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004160	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004170	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004180	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004190	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004200	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004210	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004220	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004230	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004240	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004250	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004260	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004270	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004280	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004290	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004300	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004310	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004320	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004330	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004340	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004350	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004360	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004370	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004380	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004390	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004400	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004410	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004420	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004430	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004440	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004450	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004460	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004470	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689955004480	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004490	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004500	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004510	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004520	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004530	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004540	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004550	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004560	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004570	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004580	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004590	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004600	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004610	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004620	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004630	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004640	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004650	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004660	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004670	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004680	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004690	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004700	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004710	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004720	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004730	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004740	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004750	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004760	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004770	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955004780	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004790	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004800	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004810	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004820	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004830	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004840	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955004850	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004860	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004870	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004880	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004890	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004900	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004910	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004920	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004930	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004940	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004950	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004960	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004970	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004980	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955004990	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005000	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005010	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005020	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005030	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005040	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005050	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005060	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005070	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005080	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005090	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005100	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005110	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005120	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005130	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005140	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689955005150	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955005160	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005170	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005180	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005190	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005200	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005210	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005220	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005230	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005240	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005250	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005260	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005270	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005280	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005290	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005300	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005310	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005320	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005330	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005340	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005350	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005360	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005370	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005380	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005390	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005400	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005410	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005420	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005430	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005440	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005450	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005460	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005470	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005480	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005490	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005500	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005510	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005520	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005530	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005540	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005550	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005560	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005570	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005580	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005590	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005600	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005610	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005620	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005630	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005640	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005650	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005660	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005670	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005680	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005690	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005700	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005710	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005720	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005730	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005740	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955005750	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005760	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005770	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005780	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005790	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005800	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005810	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689955005820	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005830	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005840	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005850	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005860	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005870	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005880	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005890	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005900	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005910	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005920	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005930	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955005940	1	60	\$681.41	\$0.00	\$1,338.18	\$2,019.59
262918689955005950	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005960	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955005970	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005980	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955005990	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006000	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006010	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006020	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006030	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006040	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006050	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006060	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006070	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006080	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006090	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006100	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006110	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006120	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006130	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006140	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006150	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006160	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006170	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006180	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006190	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006200	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006210	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006220	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006230	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006240	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006250	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006260	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006270	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006280	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006290	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006300	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006310	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006320	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006330	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006340	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006350	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006360	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006370	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006380	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006390	1	50	\$681.41	\$0.00	\$1,116.02	\$1,797.43
262918689955006400	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006410	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006420	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006430	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006440	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006450	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006460	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006470	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006480	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18

PARCEL ID	Units	Type	FY 26 O&M	2023 Debt	2025 Debt	Total
262918689955006490	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006500	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006510	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006520	1	40	\$681.41	\$0.00	\$891.77	\$1,573.18
262918689955006530						
262918689955006540						
262918689955006550						
262918689955006560						
262918689955006570						
262918689955006580						
262918689955006590						
262918689955006600						
262918689955006610						
262918689955006621						
262918689955006622						
262918689955006630						
Total Gross Onroll	652		\$444,279.32	\$411,580.56	\$257,000.31	\$1,112,860.19
Total Net Onroll			\$413,179.77	\$382,769.92	\$239,010.29	\$1,034,959.98
Direct Billing	Acres					
262918689955006530	102.44		\$286,075.39	\$0.00	\$457,733.96	\$743,809.35
262918689955006630	22.32		\$62,328.24	\$0.00	\$99,728.10	\$162,056.34
Total Gross Direct	124.76		\$348,403.63	\$0.00	\$557,462.06	\$905,865.69
Total Net Direct			\$324,015.38	\$0.00	\$518,439.71	\$842,455.09
Total Gross Assessments			\$792,682.95	\$411,580.56	\$814,462.37	\$2,018,725.88
Total Net Assessments			\$737,195.14	\$382,769.92	\$757,450.00	\$1,877,415.06

SECTION V

Stormwater Pond and Playground Policy
Ranches at Lake McLeod Community Development District

Stormwater Ponds

- The District's stormwater system is for the sole purpose of water management and stormwater attenuation.
- Stormwater tracts and stormwater ponds are not designed for nor intended for any recreational access.
- The stormwater ponds and parcels are a habitat for dangerous wildlife including biting insects, poisonous snakes, snapping turtles and alligators. Be aware wildlife may be present and active, posing a threat to personal safety. Do not feed or approach alligators or any other wildlife. Wildlife should neither be removed from nor released into the District stormwater system; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about a nuisance alligator can call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- The embankments can be slippery and/or steep and dangerous. There may be stormwater pond conditions where banks are eroding. It can be difficult to escape from the water if someone falls in and there is a risk of drowning or encountering dangerous wildlife in or around the stormwater pond.
- The stormwater ponds are designed to gather and filter pollutants before they enter nearby natural bodies of water. Therefore, the stormwater ponds are likely contaminated with pollutants such as sediments, oils, grease, trash, heavy metals, pesticides, herbicides and pathogens. Therefore, there is a health risks from accessing stormwater ponds.
- Any stormwater pond maintenance or other issues must be reported to the District Manager's office Tricia Adams, at (407)

841-5524 ext. 138 or tadams@gmscfl.com or the District's Field Manager Allen Bailey at abailey@gmscfl.com

Playground

- Use at Own Risk. Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- Hours of Operation. Unless otherwise posted, all playground and park hours are from dawn to dusk.
- Supervision of Children. Supervision by an adult eighteen (18) years and older is required for children under the age of thirteen (13) years. Children must remain in the sight of adult supervisor at all times.
- Shoes. Proper footwear is required.
- Mulch. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- Food & Drink. No food or drinks other than water are permitted on the playground.
- Glass Containers. No glass containers are permitted.
- Any Playground maintenance or other issues must be reported to the District Manager's office Tricia Adams, at (407) 841-5524 ext. 138 or tadams@gmscfl.com or the District's Field Manager Allen Bailey at abailey@gmscfl.com

SECTION VI

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2025/2026”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of July 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of Ranches at Lake McLeod Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at 10:00 AM on the 2nd Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

October 14, 2025
November 11, 2025 (Landowners' Meeting & BOS Meeting)
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VII

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kayla Word	11/2025
2	Brent Kewley	11/2025
3	Michelle Dudley	11/2025

This year, Seat 1 currently held by Kayla Word, Seat 2 currently held by Brent Kewley, and Seat 3 currently held by Michelle Dudley, respectively are subject to a landowner election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **11th day of November 2025, at 10:00 AM and located at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.**

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **July 8, 2025** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of July 2025.

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Ranches at Lake McLeod Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land approximately 278.5 acres, generally located both north and south of Bomber Road, east of Ben Durrance Road, and west of Gerber Dairy Road, within the boundaries of the City of Eagle Lake, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Tuesday, November 11, 2025
HOUR:	10:00 AM
LOCATION:	Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 11, 2025**

TIME: **10:00 AM**

LOCATION: **Lake Alfred Public Library
245 N Seminole Avenue
Lake Alfred, Florida 33850**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 11, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Ranches at Lake McLeod Community Development District to be held at the **Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, on Tuesday, November 11, 2025, at 10:00 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 11, 2025

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ranches at Lake McLeod Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____
Printed Name: _____

SECTION VIII

SECTION A

Ranches at Lake McLeod Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ranches at Lake McLeod Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ranches at Lake McLeod Community Development District

SECTION B

Ranches at Lake McLeod Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ranches at Lake McLeod Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ranches at Lake McLeod Community Development District

SECTION IX

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,361,678.
- The change in the District's total net position in comparison with the prior fiscal year was \$346,980, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$562,899, an increase of \$277,307 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 568,288	\$ 5,528,255
Capital assets, net of depreciation	11,430,526	11,430,526
Total assets	11,998,814	16,958,781
Current liabilities	91,972	5,400,307
Long-term liabilities	5,545,164	5,543,776
Total liabilities	5,637,136	10,944,083
Net position		
Net investment in capital assets	5,885,362	808,087
Restricted	278,509	5,204,420
Unrestricted	197,807	2,191
Total net position	\$ 6,361,678	\$ 6,014,698

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 828,264	\$ 140,260
Operating grants and contributions	26,031	6,365,941
Capital grants and contributions	51,467	-
General revenues		
Miscellaneous	-	300
Total revenues	905,762	6,506,501
Expenses:		
General government	93,116	63,708
Maintenance and operations	164,801	11,806
Interest	300,865	78,049
Bond issue costs	-	315,675
Total expenses	558,782	469,238
Change in net position	346,980	6,037,263
Net position - beginning	6,014,698	(22,565)
Net position - ending	\$ 6,361,678	\$ 6,014,698

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$558,782. Program revenues are comprised of assessments, Developer contributions, and interest income. In total, expenses, increased from the prior fiscal year. The majority of the increase was the result of an increase in interest expenses and maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$11,430,526 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken as the assets have not been placed in service. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$5,585,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District issued \$11,085,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2030 – June 15, 2055 and fixed interest rates ranging from 4.25% to 5.65%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Ranches at Lake McLeod Community Development District's Finance Department at 219 E Livingston Street, Orlando, FL 32801.

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 176,833
Due from Developer	528
Due from others	140
Assessments receivable	1,635
Prepays	23,434
Restricted assets:	
Investments	365,718
Capital assets:	
Nondepreciable	11,430,526
Total assets	<u>11,998,814</u>
LIABILITIES	
Accounts payable	5,389
Accrued interest payable	86,583
Non-current liabilities:	
Due within one year	85,000
Due in more than one year	5,460,164
Total liabilities	<u>5,637,136</u>
NET POSITION	
Net investment in capital assets	5,885,362
Restricted for debt service	278,509
Unrestricted	197,807
Total net position	<u><u>\$ 6,361,678</u></u>

See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 93,116	\$ 93,116	\$ 9,046	\$ -	\$ 9,046
Maintenance and operations	164,801	349,901	-	51,467	236,567
Interest on long-term debt	300,865	385,247	16,985	-	101,367
Total governmental activities	558,782	828,264	26,031	51,467	346,980
					Change in net position 346,980
					Net position - beginning 6,014,698
					Net position - ending <u>\$ 6,361,678</u>

See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 126,833	\$ -	\$ 50,000	\$ 176,833
Investments	-	364,248	1,470	365,718
Due from Developer	528	-	-	528
Assessments receivable	791	844	-	1,635
Due from others	140	-	-	140
Prepaid items	23,434	-	-	23,434
Total assets	<u>\$ 151,726</u>	<u>\$ 365,092</u>	<u>\$ 51,470</u>	<u>\$ 568,288</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,389	\$ -	\$ -	\$ 5,389
Total liabilities	<u>5,389</u>	<u>-</u>	<u>-</u>	<u>5,389</u>
Fund balances:				
Nonspendable:				
Prepaid items	23,434	-	-	23,434
Restricted for:				
Debt service	-	365,092	-	365,092
Capital projects	-	-	1,470	1,470
Assigned to:				
Capital reserves	-	-	50,000	50,000
Unassigned	122,903	-	-	122,903
Total fund balances	<u>146,337</u>	<u>365,092</u>	<u>51,470</u>	<u>562,899</u>
Total liabilities and fund balances	<u>\$ 151,726</u>	<u>\$ 365,092</u>	<u>\$ 51,470</u>	<u>\$ 568,288</u>

See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	562,899
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as position in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	11,430,526	
Accumulated depreciation	-	11,430,526

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(86,583)	
Bonds payable	(5,545,164)	(5,631,747)

Net position of governmental activities	\$	6,361,678
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See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 443,017	\$ 385,247	\$ -	\$ 828,264
Developer contributions	9,046	-	-	9,046
Interest income	-	16,985	51,467	68,452
Total revenues	452,063	402,232	51,467	905,762
EXPENDITURES				
Current:				
General government	93,116	-	-	93,116
Maintenance and operations	164,801	-	-	164,801
Debt service:				
Principal	-	80,000	-	80,000
Interest	-	290,538	-	290,538
Total expenditures	257,917	370,538	-	628,455
Excess (deficiency) of revenues over (under) expenditures	194,146	31,694	51,467	277,307
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	(50,000)	104	49,896	-
Total other financing sources (uses)	(50,000)	104	49,896	-
Net change in fund balances	144,146	31,798	101,363	277,307
Fund balances - beginning	2,191	333,294	(49,893)	285,592
Fund balances - ending	\$ 146,337	\$ 365,092	\$ 51,470	\$ 562,899

See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 277,307
Amounts reported for governmental activities in the statement of activities are different because:	
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,388)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	80,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(8,939)</u>
Change in net position of governmental activities	<u>\$ 346,980</u>

See notes to the financial statements

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Ranches at Lake McLeod Community Development District ("District") was created on October 5, 2020 by Ordinance O-21-01 of the City of Eagle Lake, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by landowners as such term is defined in chapter 190, Florida Statutes. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Lennar Homes LLC, ("Developer").

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon an adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital assets within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

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

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

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and approve an Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market Fund	\$ 365,718	N/A	N/A
	<u>\$ 365,718</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 50,000
Debt service	104	-
Capital projects	49,896	-
Total	<u>\$ 50,000</u>	<u>\$ 50,000</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made to fund the capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 11,430,526	\$ -	\$ -	\$ 11,430,526
Total capital assets, not being depreciated	11,430,526	-	-	11,430,526
Governmental activities capital assets, net	\$ 11,430,526	\$ -	\$ -	\$ 11,430,526

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$73.2 million and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 – LONG TERM LIABILITIES

Series 2023

On June 27, 2023, the District issued \$5,665,000 of Special Assessment Bonds, Series 2023 (Assessment Area One) consisting of Term Bonds with due dates from June 15, 2030 to June 15, 2053 and fixed interest rates ranging from 4.625% to 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2024 through June 15, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023	\$ 5,665,000	\$ -	\$ 80,000	\$ 5,585,000	\$ 85,000
Less: original issue discount	(41,224)	-	(1,388)	(39,836)	-
Total	\$ 5,623,776	\$ -	\$ 78,612	\$ 5,545,164	\$ 85,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 85,000	\$ 296,856	\$ 381,856
2026	90,000	292,926	382,926
2027	95,000	288,762	383,762
2028	100,000	284,368	384,368
2029	105,000	279,742	384,742
2030-2034	605,000	1,316,812	1,921,812
2035-2039	785,000	1,141,098	1,926,098
2040-2044	1,025,000	910,622	1,935,622
2045-2049	1,330,000	602,522	1,932,522
2050-2053	1,365,000	192,774	1,557,774
Total	<u>\$ 5,585,000</u>	<u>\$ 5,606,482</u>	<u>\$ 11,191,482</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. Additionally, pursuant to a funding agreement between the District and the Developer, Developer contributions to the general fund were \$9,046.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued \$11,085,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from June 15, 2030 – June 15, 2055 and fixed interest rates ranging from 4.25% to 5.65%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 440,694	\$ 443,017	\$ 2,323
Developer contributions	-	9,046	9,046
Total revenues	<u>440,694</u>	<u>452,063</u>	<u>11,369</u>
EXPENDITURES			
Current:			
General government	125,294	93,116	32,178
Maintenance and operations	265,400	164,801	100,599
Total expenditures	<u>390,694</u>	<u>257,917</u>	<u>132,777</u>
Excess (deficiency) of revenues over (under) expenditures	50,000	194,146	144,146
OTHER FINANCING SOURCES (USES)			
Interfund transfer	(50,000)	(50,000)	-
Total other financing sources (uses)	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	144,146	<u>\$ 144,146</u>
Fund balance - beginning		<u>2,191</u>	
Fund balance - ending		<u>\$ 146,337</u>	

See notes to required supplementary information

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
CITY OF EAGLE LAKE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	1
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$5,000
Independent contractor compensation	\$251,389
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$947.78 Debt service - \$890.77 - \$1,336.67
Special assessments collected	\$828,264
Outstanding Bonds: Series 2023	\$5,585,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 13, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have examined Ranches at Lake McLeod Community Development District's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 13, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 13, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION X

SECTION C

Ranches at lake Mcleod CDD Field Management Report



July 8th, 2025

Allen Bailey – Field Manager

GMS

Review

Landscape



✚ The landscape on the center islands and right of ways is healthy and growing.



Review

Landscape Cont



Dry Ponds



- ✚ The dry ponds in the North are being disced.
- ✚ There is no major vegetation growth.

Review

Wet Ponds



✚ The district's pond has remained filled from all the rain.

✚ The South corner of pond D3 (Triangle Pond) is in the process of being cleaned up.



Review

Pond Turnover



- ✚ The Pond near the amenity (D1) is filled with water.
- ✚ There are a few areas of erosion that will need to be addressed.



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 2

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Ranches at Lake McLeod CDD
GMS - Central Fla
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1605
Estimate date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 1 pond (next to amenities center). Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	1	\$150.00	\$150.00

Total \$150.00

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION D

SECTION 1

Ranches at Lake McLeod Community Development District

Summary of Check Register

May 30, 2025 to June 23, 2025

Fund	Date	Check No.'s	Amount
General Fund	6/3/25	149	\$ 250.00
	6/17/25	150-153	\$ 19,288.56
	6/19/25	154	\$ 5,206.01
			<hr/>
			\$ 24,744.57
Supervisor Fees - June 2025			
	Adam Morgan	10127	\$ 184.70
	Brent Kewley	10128	\$ 184.70
	Patrick Bonin	10129	\$ 184.70
	Michelle Dudley	10130	\$ 184.70
	Kayla Word	10131	\$ 184.70
			<hr/>
			\$ 923.50
Total Amount			\$ 25,668.07

*** CHECK DATES 05/30/2025 - 06/23/2025 ***
RANCHES AT LAKE MCLEOD
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
6/03/25	00031	5/23/25 15108	202505 320-53800-49000	CLEANING SVCS-MAY25	*	250.00	
				CSS CLEAN STAR SERVICES OF CENTRAL			250.00 000149
6/17/25	00019	5/27/25 19617	202505 320-53800-47000	POND HERBICIDE-MAY25	*	725.00	
				AQUATIC WEED MANAGEMENT, INC			725.00 000150
6/17/25	00004	6/03/25 66689	202505 310-51300-31500	EMINENT DOMAIN-MAY25	*	585.00	
		6/03/25 66690	202505 310-51300-31500	ATTORNEY SVCS-MAY25	*	1,113.00	
				COBB & COLE PA			1,698.00 000151
6/17/25	00017	6/02/25 18674	202506 320-53800-46200	LANDSCAPE MAINT-JUN25	*	12,130.00	
				FRANK POLLY SOD, INC			12,130.00 000152
6/17/25	00015	6/03/25 50000444	202503 320-53800-43100	TECO STREETLIGHTS-MAR25	*	1,578.52	
		6/03/25 50000444	202504 320-53800-43100	TECO STREETLIGHTS-APR25	*	1,578.52	
		6/03/25 50000444	202505 320-53800-43100	TECO STREETLIGHTS-MAY25	*	1,578.52	
				TECO			4,735.56 000153
6/19/25	00013	6/01/25 57	202506 320-53800-12000	FIELD MANAGEMENT-JUN25	*	833.33	
		6/01/25 58	202506 310-51300-34000	MANAGEMENT FEES-JUN25	*	3,541.67	
		6/01/25 58	202506 310-51300-35200	WEBSITE ADMIN-JUN25	*	100.00	
		6/01/25 58	202506 310-51300-35100	INFORMATION TECH-JUN25	*	150.00	
		6/01/25 58	202506 310-51300-31300	DISSEMINATION TECH-JUN25	*	500.00	
		6/01/25 58	202506 310-51300-51000	OFFICE SUPPLIES-JUN25	*	.45	
		6/01/25 58	202506 310-51300-42000	POSTAGE-JUN25	*	80.56	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,206.01 000154
TOTAL FOR BANK A						24,744.57	
TOTAL FOR REGISTER						24,744.57	
RALM RANCHES AT				BOH			

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 458,565	\$ -	\$ -	\$ -	\$ 458,565
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 51,314	\$ 51,314
Investments:					
Series 2023					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 410,313	\$ -	\$ -	\$ 410,313
Series 2025					
Construction	\$ -	\$ -	\$ 35,644	\$ -	\$ 35,644
Cost of Issuance	\$ -	\$ -	\$ 104	\$ -	\$ 104
Interest	\$ -	\$ 128,904	\$ -	\$ -	\$ 128,904
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 2,068	\$ -	\$ -	\$ 2,068
Total Assets	\$ 458,565	\$ 1,111,395	\$ 35,752	\$ 51,314	\$ 1,657,026
Liabilities:					
Accounts Payable	\$ 7,409	\$ -	\$ -	\$ -	\$ 7,409
Total Liabilities	\$ 7,409	\$ -	\$ -	\$ -	\$ 7,409
Fund Balance:					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 601,698	\$ -	\$ -	\$ 601,698
Debt Service Series 2025	\$ -	\$ 509,697	\$ -	\$ -	\$ 509,697
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 35,748	\$ -	\$ 35,748
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 51,314	\$ 51,314
Unassigned	\$ 451,157	\$ -	\$ -	\$ -	\$ 451,157
Total Fund Balances	\$ 451,157	\$ 1,111,395	\$ 35,752	\$ 51,314	\$ 1,649,617
Total Liabilities & Fund Balance	\$ 458,565	\$ 1,111,395	\$ 35,752	\$ 51,314	\$ 1,657,026

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 623,453	\$ 623,453	\$ 377,519	\$ (245,934)
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 192,056	\$ 178,616
Total Revenues	\$ 636,894	\$ 636,894	\$ 569,576	\$ (67,318)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,000	\$ 4,000
FICA Expense	\$ 918	\$ 612	\$ 306	\$ 306
Engineering	\$ 15,000	\$ 10,000	\$ 6,375	\$ 3,625
Attorney	\$ 15,000	\$ 10,000	\$ 5,914	\$ 4,086
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,800	\$ 1,200
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 3,417	\$ 3,417	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 425	\$ 242
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 333	\$ 10	\$ 324
Legal Advertising	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Other Current Charges	\$ 2,500	\$ 1,667	\$ 321	\$ 1,346
Office Supplies	\$ 500	\$ 333	\$ 11	\$ 322
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 129,194	\$ 91,410	\$ 70,759	\$ 20,651

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 6,667	\$ 6,667	\$ 0
Landscape Maintenance	\$ 203,400	\$ 135,600	\$ 83,600	\$ 52,000
Landscape Replacement	\$ 30,000	\$ 20,000	\$ 3,990	\$ 16,010
Lake Maintenance	\$ 16,800	\$ 11,200	\$ 2,200	\$ 9,000
Streetlights	\$ 80,000	\$ 53,333	\$ 54,823	\$ (1,490)
Electric	\$ 15,000	\$ 10,000	\$ 8,660	\$ 1,340
Water & Sewer	\$ 45,000	\$ 30,000	\$ 14,593	\$ 15,407
Irrigation Repairs	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 20,000	\$ 13,333	\$ 4,835	\$ 8,498
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 10,000	\$ 2,119	\$ 7,881
Total Operations & Maintenance	\$ 457,700	\$ 307,633	\$ 193,997	\$ 113,636
Total Expenditures	\$ 586,894	\$ 399,043	\$ 264,757	\$ 134,287
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 304,819	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 304,819	
Fund Balance - Beginning	\$ -		\$ 146,337	
Fund Balance - Ending	\$ -		\$ 451,157	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Assessments	\$ 382,769	\$ 382,769	\$ 375,041	\$ (7,728)
Interest	\$ -	\$ -	\$ 9,992	\$ 9,992
Total Revenues	\$ 382,769	\$ 382,769	\$ 385,034	\$ 2,265
<u>Expenditures</u>				
Interest - 12/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
Prinicpal - 6/15	\$ 85,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 148,428	\$ -	\$ -	\$ -
Total Expenditures	\$ 381,856	\$ 148,428	\$ 148,428	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 913		\$ 236,605	
Fund Balance - Beginning	\$ 173,774		\$ 365,092	
Fund Balance - Ending	\$ 174,687		\$ 601,698	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 2,068	\$ 2,068
Total Revenues	\$ -	\$ -	\$ 2,068	\$ 2,068
<u>Expenditures</u>				
Interest - 6/15	\$ 128,904	\$ -	\$ -	\$ -
Total Expenditures	\$ 128,904	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (128,904)		\$ 2,068	
<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)		\$ 509,697	
Fund Balance - Beginning	\$ 173,774		\$ -	
Fund Balance - Ending	\$ 44,870		\$ 509,697	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ -	\$ -	\$ 25	\$ 25
<u>Expenditures</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,492	\$ (1,492)
Total Expenditures	\$ -	\$ -	\$ 1,492	\$ (1,492)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,466)	
Fund Balance - Beginning	\$ -		\$ 1,471	
Fund Balance - Ending	\$ -		\$ 4	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 8,348	\$ 8,348
Total Revenues	\$ -	\$ -	\$8,348	\$ 8,348
<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	\$ -		(\$10,541,623)	
<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	\$ -		\$35,748	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 35,748	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,314	\$ 1,314
Total Revenues	\$ -	\$ -	\$ 1,314	\$ 1,314
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,314	
<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		\$ 1,314	
Fund Balance - Beginning	\$ 50,000		\$ 50,000	
Fund Balance - Ending	\$ 100,000		\$ 51,314	

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	\$ 1,659	\$ -	\$ -	\$ -	\$ -	\$ 377,519
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ 13,441	\$ -	\$ -	\$ -	\$ -	\$ 192,056
Total Revenues	\$ 119,077	\$ 6,681	\$ 354,108	\$ 2,183	\$ 62,420	\$ 2,624	\$ 7,383	\$ 15,100	\$ -	\$ -	\$ -	\$ -	\$ 569,576
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ 1,875	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,375
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ 1,224	\$ 2,072	\$ 1,698	\$ -	\$ -	\$ -	\$ -	\$ 5,914
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 3,417
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ 10	\$ 47	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 425
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ 41	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ 321
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,170	\$ 6,018	\$ 4,288	\$ 4,409	\$ 9,603	\$ 8,448	\$ 11,699	\$ 6,124	\$ -	\$ -	\$ -	\$ -	\$ 70,759

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	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ 6,667
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ 11,230	\$ 12,130	\$ 12,130	\$ -	\$ -	\$ -	\$ -	\$ 83,600
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ 125	\$ 125	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ 7,445	\$ 7,445	\$ 7,445	\$ -	\$ -	\$ -	\$ -	\$ 54,823
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ 4,061	\$ 487	\$ 3,431	\$ -	\$ -	\$ -	\$ -	\$ 8,660
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ 2,917	\$ 1,964	\$ 2,472	\$ -	\$ -	\$ -	\$ -	\$ 14,593
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,100	\$ -	\$ 2,785	\$ -	\$ 450	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,835
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,687
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ 230	\$ 240	\$ 519	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 2,119
Total Operations & Maintenance	\$ 35,463	\$ 13,018	\$ 22,273	\$ 24,108	\$ 20,993	\$ 26,851	\$ 24,004	\$ 27,287	\$ -	\$ -	\$ -	\$ -	\$ 193,997
Total Expenditures	\$ 55,633	\$ 19,036	\$ 26,561	\$ 28,518	\$ 30,596	\$ 35,299	\$ 35,702	\$ 33,411	\$ -	\$ -	\$ -	\$ -	\$ 264,757
Excess (Deficiency) of Revenues over Expenditures	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (32,675)	\$ (28,319)	\$ (18,311)	\$ -	\$ -	\$ -	\$ -	\$ 304,819
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (32,675)	\$ (28,319)	\$ (18,311)	\$ -	\$ -	\$ -	\$ -	\$ 304,819

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
												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						
5/9/25	04/01-04/30/25	\$ 2,065.68	\$ -	\$ (41.31)	\$ -	\$ -	\$ 2,024.37	\$ 1,015.52	\$ 1,008.85	\$ 2,024.37						
5/9/25	04/01-04/30/25	\$ 1,308.98	\$ -	\$ (26.18)	\$ -	\$ -	\$ 1,282.80	\$ 643.51	\$ 639.29	\$ 1,282.80						
Total		\$ 806,320.85	\$ (31,170.53)	\$ (15,503.00)	\$ 1,172.13	\$ (8,258.81)	\$ 752,560.64	\$ 377,519.49	\$ 375,041.15	\$ 752,560.64						
										97.98%		Net Percentage Collected				
										\$	15,508.62	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		\$ 13,441.00	\$	13,441.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
5/13/25	5/1/25	2449685	\$ 13,441.00	\$ 13,441.00	\$ 13,441.00	
			\$ 13,441.00	\$ 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	\$191,384	
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