

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*August 12, 2025*

# AGENDA

# ***Ranches at Lake McLeod Community Development District***

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 5, 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, August 12, 2025, at 10:00 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

**Zoom Video Link:** <https://us06web.zoom.us/j/83453124755>

**Call-In Information:** 1-305-224-1968

**Meeting ID:** 834 5312 4755

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the July 8, 2025 Board of Supervisors Meeting
4. Presentation of Arbitrage Rebate Calculation Report – Series 2023 AA1
5. Discussion Regarding Intersection Redesign for Craftsman Road and Comber Road
6. Consideration of Resolution 2025-09 Setting a Public Hearing to Adopt Parking Policies
7. Discussion of ROW Adjacent to Amenity Maintenance Agreement with HOA
8. Discussion of Irrigation Use Agreement with HOA from North Ranch Playground
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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, **July 8, 2025**, at 10:01 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
Kayla Word	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts <i>by Zoom</i>	District Counsel
Rick Welch <i>by Zoom</i>	District Engineer
Allen Bailey	Field Services Manager
Will Morgan	Lennar Project Manager

*The following is a summary of the discussions and actions taken at the July 8, 2025 Ranches at Lake McLeod Community Development District's Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 10:01 a.m. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

Resident (Ms. Lawton) had already sent in a written statement but came in person to read it out loud. She reported living at 1241 Deepwater Circle and witnessed two men from the Madera neighborhood crawl through a hole in the fence behind one of the homes, where they dumped fish

into the deepwater ponds. She yelled at them, telling them it wasn't a public pond, and they shouldn't be dumping anything, but they just shrugged and walked off. She mentioned that this wasn't the first time people had come through the broken fence.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the June 10, 2025  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 10, 2025, Board of Supervisors meeting. She noted that the District Management team reviewed the meeting minutes. Ms. Adams asked for Board corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the June 10, 2025, Board of Supervisors Meeting were approved.

**FOURTH ORDER OF BUSINESS****Public Hearings****A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Adams stated that the Board would be holding two public hearings, one to adopt the Fiscal Year 2026 budget and another to consider the imposition of assessments. They also discussed certifying the tax roll for the upcoming year.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Opening the Public Hearings, was approved.

Ms. Adams stated that they were required to take public comments on Resolution 2025-05, which adopted the FY2026 budget, approved spending, and allowed for future budget changes if needed. Resolution 2025-06 imposed special assessments based on the approved budget and certified the tax roll so the operations and maintenance fees and debt service could be collected.

Ms. Adams noted the proposed budget had already been reviewed and approved earlier, and nothing significant had changed since then. Ms. Adams stated that the total assessments for FY2026 were \$737,200. She added that the budget runs from October 1, 2025, through September 30, 2026. Ms. Adams noted that the administrative costs totaled about \$141,000 with costs increasing due to an additional bond issued in 2025. Field expenses – which cover maintaining ponds, lights, and landscaping and other District property maintenance – were just over \$545,000,

slightly higher to account for new property expected to be turned over to the District. They also budgeted \$50,000 for the Capital Reserve Fund, which is set aside for infrastructure replacement in the future, such as roads or stormwater systems. The per unit assessment was set at \$681.41 gross, which ends up being \$633.71 after accounting for early payment discounts and county fees. Ms. Adams noted that the rest of the budget included line-by-line breakdowns and amortization schedules for the 2023 and 2025 bonds. The Board doesn't have control over those debt payments; they're just authorizing their collection. Ms. Adams asked for public comment.

Resident (Mr. Burlett) asked about the proposed increase in the budget, and it was confirmed that the maintenance cost went up by \$46 per unit. They also mentioned that while the maintenance fee is the same for everyone, the debt service fee depends on the lot size and assessment area. Ms. Adams told Mr. Burlett that she would be happy to get him the exact amount for his parcel ID if he could provide that information to her outside of the meeting.

Resident (Ms. Lawton) asked what the actual increase in maintenance costs was. Ms. Adams explained that the field expenses included ponds, common areas, roads, and streetlights. Ms. Adams stated that they had gone up from about \$457,700 to \$545,959, which is an increase of roughly \$88,000. The increase was due to the District maintaining additional property.

Resident asked if costs would keep going up as more houses were built. It was clarified that the budget can change annually, depending on the Board's decisions.

Resident (Ms. Hasselman on *Zoom*) asked why certain items showed up on both the CDD and HOA budgets. Ms. Adams explained that the CDD only paid for maintaining property it owned, such as roads, stormwater systems, and some open spaces. She added that the HOA handled maintenance for its property, such as the private amenities. Ms. Adams noted that in this particular CDD, things were a bit more complicated because both the CDD and HOA had different roles, with the CDD focused more on infrastructure and the HOA on the lifestyle side. Ms. Hasselman asked if anything had been done to re-evaluate the safety of Bomber Road, especially now that there's a retail space, and it is a 50-mph zone, with no safe pedestrian crossing. She wanted to know if a traffic study could be requested. Ms. Adams said they had contacted the County, which confirmed that the current road conditions were previously permitted and that there were no plans to improve the right of way in the next five to ten years. Any improvements, like a crosswalk or signal, would only be funded if the County decided to upgrade the road. Ms. Adams noted that it's a County-owned road and not under District control, the District can't initiate changes on

Bomber Road. Mr. Morgan added that residents have more influence and encouraged community members to petition the County directly, as they are taxpayers and voters. Ms. Hasselman thanked them for the clarification and direction. Ms. Adams asked for a motion to close the public hearings.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Closing the Public Hearings, was approved.

**i. Consideration of Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds**

Ms. Adams stated that she had already addressed what the approval of Resolution 2025-05 would do, which included adopting the FY2026 budget that had just been reviewed.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

**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**

Ms. Adams stated that the Polk County annual property tax bill on page 34 included the agenda packet with the attached resolution that authorized the collection of the CDD debt service fees and the imposition and collection of maintenance fees. She added that there would be a copy of the budget that had just been approved and a copy of the tax roll that showed all the parcel ID's and the amounts of the CDD maintenance and debt service fees.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS****Discussion Regarding Recreational Use Policies**

Ms. Adams stated that she had reviewed a draft of the proposed recreational use policy on page 65. She added that some of the residents had been seen approaching stormwater ponds at Ranches at Lake McLeod, possibly unaware that these were not intended for recreational use. She said that the ponds had steep embankments and contained untreated stormwater runoff, making them unsafe and unsuitable for activities like swimming, boating, or fishing. Ms. Adams stated that she had recommended that the ponds be officially designated as utility infrastructure, with no recreational use allowed. Although fishing was not explicitly banned in the draft, staff asked for feedback on whether any ponds should be designated for fishing. The Board was cautioned that stocking sport fish could interfere with biological pest control efforts that use species like Gambusia fish and grass shrimp. The Board members generally supported the idea of treating the ponds strictly as stormwater systems. One member asked how the policy would be communicated to residents, and Ms. Adams stated that they would partner with the HOA to distribute messaging. There was some discussion about how many fish, if any, were currently in the ponds and whether stocking had occurred. Board member noted that the draft policy's language already implied fishing wasn't allowed. There was consensus to add specific language prohibiting the stocking of ponds with fish. The Board also briefly reviewed playground policies, noting that the District currently owns one playground and may own more amenities in the future. Suggested policies included keeping the playground open from dawn to dusk and requiring children to be supervised. Mr. Morgan was concerned about repeated damage to recently planted trees near the playground.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Recreational Use Policies, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-07  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2025/2026**

Ms. Adams stated that she would propose to approve the schedule with one revision, moving the November 11<sup>th</sup> meeting, which falls on Veteran's Day when the meeting location is closed, to the first Tuesday of the month, at the same time. Ms. Adams asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-07 Designation of a Regular Monthly Meeting, Date, Time, and Location for Fiscal Year 2025/2026 was approved.

**SEVENTH ORDER OF BUSINESS**

**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)**

Ms. Adams stated this meeting was supposed to be on Tuesday, November 11<sup>th</sup> but the library would be closed because that would be Veterans Day. She said they were proposing to move the meeting to one week earlier, at the same time as the regular meeting. Ms. Adams asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election, was approved.

**EIGHTH ORDER OF BUSINESS**

**Goals & Objectives**

**A. Adoption of Fiscal Year 2026 Goals & Objectives**

Ms. Adams stated that the Board had reviewed a new statutory compliance requirement from a 2024 Florida law that says CDDs have to adopt annual goals and objectives. She said they had already identified the required areas for compliance, shown on page 79 of the agenda. Ms. Adams recommended approval of the Fiscal Year 2026 goals and objectives.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

**B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute**

Ms. Adams stated that this was presented so that they could ask the Board to authorize the Chair to execute the final form of the report. She added that they were required to provide a report at the end of the fiscal year and it must be posted on the District's website by December 1.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

**NINTH ORDER OF BUSINESS****Presentation of Fiscal Year 2024 Audit Report**

Ms. Adams stated that the following item on page 87 was the presentation of the Fiscal Year 2024 audit report. She added that as a Florida Special District, the District is required to undergo an annual independent audit of its financial records. The independent auditor completed the audit, and the report was submitted to the State of Florida Auditor General. She noted that starting on page 112, the letter to the Board of Supervisors was included, followed by the full report on page 115. Ms. Adams stated that the audit found that all financial records complied with the Auditor General's standards. There were no findings, no prior year findings, no recommendations, and no conditions indicating a financial emergency—resulting in a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Fiscal Year 2024 Audit Report was approved.

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

Mr. Watts stated that there wasn't a lot to report. He added that, based on the last meeting discussion, they were monitoring the docket. He said that he was aware that the easement issue was being worked out.

**B. Engineer**

Mr. Welch stated that there was nothing new within the last month. He noted that they were expecting some activity on the sidewalk ADA ramps and work on the Water Management District transfer and permitting for the coming period.

**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*)**

Mr. Bailey stated that the center islands looked good, thanks to the rain, and the vegetation was growing healthy. Two dry ponds in the north had been disced but didn't have any seed or plants yet. The wet ponds were still filling up, and the triangle pond in the east had been cleaned out—algae and reeds were removed by the aquatic vendor. Pond D1 near the amenity had some erosion on the west side by the mitered end but was otherwise ready to be turned over. Mr. Bailey brought up a proposal from Frank Polly to take over landscaping for the whole southern section, including areas not currently covered. The monthly cost would be \$10,500 and a map showed the additional areas, which were now all grouped under “south” instead of being split into central, south, and west. They confirmed Frank Polly was scheduled to mow that weekend. Mowing would happen weekly from March to October and every other week from November to February, with pond areas mowed every other week year-round. The Board asked how many crew members would be working and how often they'd be on site. The Board agreed to move forward with the proposal but wanted those crew details confirmed first. The Board discussed the landscape maintenance plan from Frank Polly listed on page 126. There was some confusion about what “once a week” mowing meant—whether it referred to mowing on one specific day or just the frequency. It was clarified that each area would be mowed once per week, though the contractor might spread the work over multiple days. It was noted that the contractor was currently overwhelmed, and the Board wanted to ensure he had adequate staff. They agreed to approve the plan pending Vice Chair sign-off.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Landscape Maintenance Addendum to Add South Ranch Area from Frank Polly Sod & Landscape Subject to Final Approval by Vice Chair, was approved.

**ii. Consideration of Adding Frank Polly Landscape Service Agreement if Needed for More Frequent Mowing of Bomber Road**

Mr. Bailey stated that there was a discussion about the overgrown condition of the Bomber Road right-of-way, which had been brought up during a conversation with Frank Polly. It was



noted that the County hadn't been maintaining it well, and it was becoming too wild. Frank Polly had previously gone out to mow it, and Lennar handled some of the mowing last time. The idea was raised to have Frank Polly maintain the area regularly for better curb appeal, even though it wasn't included in the original contract. Frank offered to maintain the Bomber Road frontage for \$500 a month. This would be added to his regular mowing schedule. The Board agreed that the price was reasonable, especially if it helped prevent the area from becoming overgrown and requiring bush hogging. It was clarified that this would follow the same mowing frequency as the rest of the contract—weekly in the summer and every other week in the winter. Allen Bailey stated they would contact Polk County to ask about their maintenance schedule for the right-of-way and confirm whether any County resources were being allocated to it. Depending on the County's response, the Board would decide if they needed to supplement it. It was agreed that Frank Polly should submit an addendum to his contract for the additional \$500/month work so it could be reviewed and approved at the same time as the staffing review. Frank was expected to provide that addendum the next day.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Adding Frank Polly Landscape Service Agreement if Needed for More Frequent Mowing of Bomber Road, was approved.

**iii. Consideration of Addendum to Pond Maintenance Contract from Aquatic Weed Management**

Mr. Bailey presented the final proposal to add to the contract at \$150 a month.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Addendum to Pond Maintenance Contract from Aquatic Weed Management, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from May 30, 2025, through June 23, 2025, totaling \$25,668.07. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, 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 May.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Ms. Adams stated that they always had standing items for property, conveyance, permit transfers, construction, construction funds, requisitions, and any other matters the Board would like to discuss.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, and the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Resident stated he had owned homes in several states but had never heard of a CDD until moving here. He felt it was confusing and questioned whether the Board, made up of people tied to the developer, was genuinely looking out for residents. He also noted that the budget lacked clarity on aspects such as the new landscaping and pond maintenance costs, which had just been approved.

Several people spoke up about trespassing and fishing at Deepwater Pond. They said people were coming through broken fences, especially on weekends, and that it was becoming a security issue. One homeowner said she didn't want to yell at strangers from her back door anymore and wanted to know who to call other than the sheriff. Mr. Morgan said he had signs made by the sheriff's office that would allow deputies to act immediately and offered to bring one over. He also said more signs could be made if needed.

Resident asked about ADA access at the clubhouse and pool—things like push-button doors or a lift. The Board explained that the HOA, not the CDD, owns the amenities, so it's something to take up with HOA management or the builder. There was also confusion about who owns what between the HOA, CDD, and the county. A homeowner requested that a map be made

available to help residents clearly understand what's owned by each group. The Board agreed and said they'd work with the District Engineer to get one posted on the website.

Parking enforcement was also brought up. Residents were concerned that the HOA was enforcing rules on roads that the CDD owns. The Board confirmed that the CDD owns the public roads and has the authority to adopt parking rules, and said they'd follow up on that at a future meeting.

There was pushback on the \$6,000 budgeted for maintaining Bomber Road, which is County property. Residents didn't like the idea of paying extra for something their taxes already covered. The Board said they would reach out to the County first and only spend the money if necessary.

Resident asked about the upcoming election and whether homeowners were eligible to run. It was clarified that any U.S. citizen who is a Florida resident can run for the Board at the next Landowners Election.

There were questions about lake access and retail development, which the Board said were developer issues, not CDD matters.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION 4

# **REBATE REPORT**

**\$5,665,000**

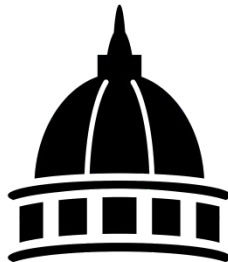
**Ranches at Lake McLeod  
Community Development District  
(Polk County, Florida)**

**Special Assessment Bonds, Series 2023  
(Assessment Area One)**

**Dated: June 27, 2023  
Delivered: June 27, 2023**

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**Rebate Report to the Computation Date  
June 27, 2028  
Reflecting Activity To  
June 30, 2025**



**AMTEC**

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# AMTEC

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July 24, 2025

Ranches at Lake McLeod Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$5,665,000 Ranches at Lake McLeod Community Development District (Polk County, Florida),  
Special Assessment Bonds, Series 2023 (Assessment Area One)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Ranches at Lake McLeod Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of June 30, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 27, 2028 Computation Date  
Reflecting Activity from June 27, 2023 through June 30, 2025

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Fund	5.153080%	95,586.66	(7,073.93)
Debt Service Reserve Fund	4.944285%	19,015.02	(2,387.74)
Costs of Issuance Account	3.779765%	3.78	(2.13)
<b>Totals</b>	<b>5.118347%</b>	<b>\$114,605.46</b>	<b>\$(9,463.80)</b>
<b>Bond Yield</b>	<b>5.451604%</b>		
Rebate Computation Credits			(5,058.11)
<b>Net Rebatable Arbitrage</b>			<b>\$(14,521.91)</b>

**Based upon our computations, no rebate liability exists.**



# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 27, 2023, the date of the closing, to June 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 27, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 27, 2023 and June 30, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

June 27, 2028.

### **7. Computation Period**

The period beginning on June 27, 2023, the date of the closing, and ending on June 30, 2025.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	250277000
Interest Fund	250277001
Sinking Fund Account	250277002
Debt Service Reserve Fund	250277004
Prepayment Account	250277003
Acquisition & Construction Fund	250277005
Costs of Issuance Account	250277006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of June 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 27, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 27, 2028, is the Rebatable Arbitrage.

**\$5,665,000**  
**Ranches at Lake McLeod Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2023**  
**(Assessment Area One)**  
**Delivered: June 27, 2023**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$5,665,000.00</b>
<b>Net Original Issue Discount</b>	<b><u>-41,629.20</u></b>
<b>Total</b>	<b>\$5,623,370.80</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,116,211.42</b>
<b>Debt Service Reserve Fund</b>	<b>191,384.38</b>
<b>Costs of Issuance Account</b>	<b>202,475.00</b>
<b>Underwriter's Discount</b>	<b><u>113,300.00</u></b>
<b>Total</b>	<b>\$5,623,370.80</b>

## PROOF OF ARBITRAGE YIELD

\$5,665,000  
 Ranches at Lake McLeod Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Date	Debt Service	Present Value to 06/27/2023 @ 5.4516043635%
12/15/2023	140,259.58	136,782.85
06/15/2024	230,278.13	218,611.11
12/15/2024	148,428.13	137,169.08
06/15/2025	233,428.13	209,997.27
12/15/2025	146,462.50	128,264.77
06/15/2026	236,462.50	201,587.53
12/15/2026	144,381.25	119,820.92
06/15/2027	239,381.25	193,389.30
12/15/2027	142,184.38	111,818.75
06/15/2028	242,184.38	185,408.37
12/15/2028	139,871.88	104,239.92
06/15/2029	244,871.88	177,649.11
12/15/2029	137,443.75	97,066.55
06/15/2030	247,443.75	170,114.58
12/15/2030	134,900.00	90,281.23
06/15/2031	249,900.00	162,806.68
12/15/2031	131,881.25	83,639.13
06/15/2032	251,881.25	155,504.42
12/15/2032	128,731.25	77,366.21
06/15/2033	253,731.25	148,443.70
12/15/2033	125,450.00	71,446.17
06/15/2034	260,450.00	144,395.31
12/15/2034	121,906.25	65,792.31
06/15/2035	261,906.25	137,599.07
12/15/2035	118,231.25	60,467.55
06/15/2036	268,231.25	133,542.63
12/15/2036	114,293.75	55,392.82
06/15/2037	269,293.75	127,050.90
12/15/2037	110,225.00	50,623.49
06/15/2038	275,225.00	123,049.62
12/15/2038	105,893.75	46,087.50
06/15/2039	280,893.75	119,007.79
12/15/2039	101,300.00	41,779.50
06/15/2040	286,300.00	114,946.45
12/15/2040	96,443.75	37,693.70
06/15/2041	291,443.75	110,884.26
12/15/2041	91,325.00	33,824.03
06/15/2042	296,325.00	106,837.66
12/15/2042	85,943.75	30,164.13
06/15/2043	300,943.75	102,821.12
12/15/2043	80,300.00	26,707.48
06/15/2044	305,300.00	98,847.28
12/15/2044	74,112.50	23,358.76
06/15/2045	314,112.50	96,374.92
12/15/2045	67,512.50	20,164.31
06/15/2046	317,512.50	92,316.76
12/15/2046	60,637.50	17,162.54
06/15/2047	325,637.50	89,721.20
12/15/2047	53,350.00	14,309.21
06/15/2048	333,350.00	87,036.62
12/15/2048	45,650.00	11,602.80
06/15/2049	340,650.00	84,285.11
12/15/2049	37,537.50	9,041.25
06/15/2050	352,537.50	82,658.73
12/15/2050	28,875.00	6,590.61
06/15/2051	358,875.00	79,738.40

## PROOF OF ARBITRAGE YIELD

\$5,665,000  
 Ranches at Lake McLeod Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Date	Debt Service	Present Value
		to 06/27/2023 @ 5.4516043635%
12/15/2051	19,800.00	4,282.62
06/15/2052	369,800.00	77,863.18
12/15/2052	10,175.00	2,085.55
06/15/2053	380,175.00	75,855.96
	11,562,031.46	5,623,370.80

Proceeds Summary

Delivery date	06/27/2023
Par Value	5,665,000.00
Premium (Discount)	-41,629.20
Target for yield calculation	5,623,370.80

## BOND DEBT SERVICE

\$5,665,000  
 Ranches at Lake McLeod Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/27/2023					
12/15/2023			140,259.58	140,259.58	
06/15/2024	80,000	4.625%	150,278.13	230,278.13	370,537.71
12/15/2024			148,428.13	148,428.13	
06/15/2025	85,000	4.625%	148,428.13	233,428.13	381,856.25
12/15/2025			146,462.50	146,462.50	
06/15/2026	90,000	4.625%	146,462.50	236,462.50	382,925.00
12/15/2026			144,381.25	144,381.25	
06/15/2027	95,000	4.625%	144,381.25	239,381.25	383,762.50
12/15/2027			142,184.38	142,184.38	
06/15/2028	100,000	4.625%	142,184.38	242,184.38	384,368.75
12/15/2028			139,871.88	139,871.88	
06/15/2029	105,000	4.625%	139,871.88	244,871.88	384,743.75
12/15/2029			137,443.75	137,443.75	
06/15/2030	110,000	4.625%	137,443.75	247,443.75	384,887.50
12/15/2030			134,900.00	134,900.00	
06/15/2031	115,000	5.250%	134,900.00	249,900.00	384,800.00
12/15/2031			131,881.25	131,881.25	
06/15/2032	120,000	5.250%	131,881.25	251,881.25	383,762.50
12/15/2032			128,731.25	128,731.25	
06/15/2033	125,000	5.250%	128,731.25	253,731.25	382,462.50
12/15/2033			125,450.00	125,450.00	
06/15/2034	135,000	5.250%	125,450.00	260,450.00	385,900.00
12/15/2034			121,906.25	121,906.25	
06/15/2035	140,000	5.250%	121,906.25	261,906.25	383,812.50
12/15/2035			118,231.25	118,231.25	
06/15/2036	150,000	5.250%	118,231.25	268,231.25	386,462.50
12/15/2036			114,293.75	114,293.75	
06/15/2037	155,000	5.250%	114,293.75	269,293.75	383,587.50
12/15/2037			110,225.00	110,225.00	
06/15/2038	165,000	5.250%	110,225.00	275,225.00	385,450.00
12/15/2038			105,893.75	105,893.75	
06/15/2039	175,000	5.250%	105,893.75	280,893.75	386,787.50
12/15/2039			101,300.00	101,300.00	
06/15/2040	185,000	5.250%	101,300.00	286,300.00	387,600.00
12/15/2040			96,443.75	96,443.75	
06/15/2041	195,000	5.250%	96,443.75	291,443.75	387,887.50
12/15/2041			91,325.00	91,325.00	
06/15/2042	205,000	5.250%	91,325.00	296,325.00	387,650.00
12/15/2042			85,943.75	85,943.75	
06/15/2043	215,000	5.250%	85,943.75	300,943.75	386,887.50
12/15/2043			80,300.00	80,300.00	
06/15/2044	225,000	5.500%	80,300.00	305,300.00	385,600.00
12/15/2044			74,112.50	74,112.50	
06/15/2045	240,000	5.500%	74,112.50	314,112.50	388,225.00
12/15/2045			67,512.50	67,512.50	
06/15/2046	250,000	5.500%	67,512.50	317,512.50	385,025.00
12/15/2046			60,637.50	60,637.50	
06/15/2047	265,000	5.500%	60,637.50	325,637.50	386,275.00
12/15/2047			53,350.00	53,350.00	
06/15/2048	280,000	5.500%	53,350.00	333,350.00	386,700.00
12/15/2048			45,650.00	45,650.00	
06/15/2049	295,000	5.500%	45,650.00	340,650.00	386,300.00
12/15/2049			37,537.50	37,537.50	
06/15/2050	315,000	5.500%	37,537.50	352,537.50	390,075.00
12/15/2050			28,875.00	28,875.00	
06/15/2051	330,000	5.500%	28,875.00	358,875.00	387,750.00

## BOND DEBT SERVICE

\$5,665,000  
Ranches at Lake McLeod Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			19,800.00	19,800.00	
06/15/2052	350,000	5.500%	19,800.00	369,800.00	389,600.00
12/15/2052			10,175.00	10,175.00	
06/15/2053	370,000	5.500%	10,175.00	380,175.00	390,350.00
	5,665,000		5,897,031.46	11,562,031.46	11,562,031.46



\$5,665,000  
Ranches at Lake McLeod Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area One)  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Bal	-5,116,211.42	-6,694,896.94
08/23/23		1,560.00	2,024.35
10/05/23		17,045.50	21,980.94
11/03/23		5,100,000.00	6,549,224.99
08/20/24		91,696.93	112,811.18
03/26/25		1,491.64	1,776.83
06/30/25		4.01	4.71
-----			
06/27/28	TOTALS:	95,586.66	-7,073.93
-----			
ISSUE DATE: 06/27/23 REBATABLE ARBITRAGE: -7,073.93			
COMP DATE: 06/27/28 NET INCOME: 95,586.66			
BOND YIELD: 5.451604% TAX INV YIELD: 5.153080%			

\$5,665,000  
Ranches at Lake McLeod Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area One)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Ba;	-191,384.38	-250,438.97
12/27/23		3,378.74	4,303.98
05/14/24		5,098.39	6,362.96
12/03/24		4,998.99	6,056.15
05/29/25		4,154.36	4,902.28
06/03/25		703.62	829.80
06/30/25	Bal	191,384.38	224,796.26
06/30/25	Acc	680.92	799.79
-----			
06/27/28	TOTALS:	19,015.02	-2,387.74
-----			

ISSUE DATE:	06/27/23	REBATABLE ARBITRAGE:	-2,387.74
COMP DATE:	06/27/28	NET INCOME:	19,015.02
BOND YIELD:	5.451604%	TAX INV YIELD:	4.944285%

\$5,665,000  
Ranches at Lake McLeod Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area One)  
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/23	Beg Bal	-202,475.00	-264,951.77
06/27/23		55,000.00	71,971.09
06/27/23		50,000.00	65,428.27
06/27/23		45,000.00	58,885.44
06/27/23		30,000.00	39,256.96
06/27/23		8,500.00	11,122.81
06/27/23		6,000.00	7,851.39
06/27/23		1,750.00	2,289.99
06/29/23		6,125.00	8,012.57
02/22/24	de minimis	103.78	131.12
-----			
06/27/28	TOTALS:	3.78	-2.13
-----			

ISSUE DATE:	06/27/23	REBATABLE ARBITRAGE:	-2.13
COMP DATE:	06/27/28	NET INCOME:	3.78
BOND YIELD:	5.451604%	TAX INV YIELD:	3.779765%

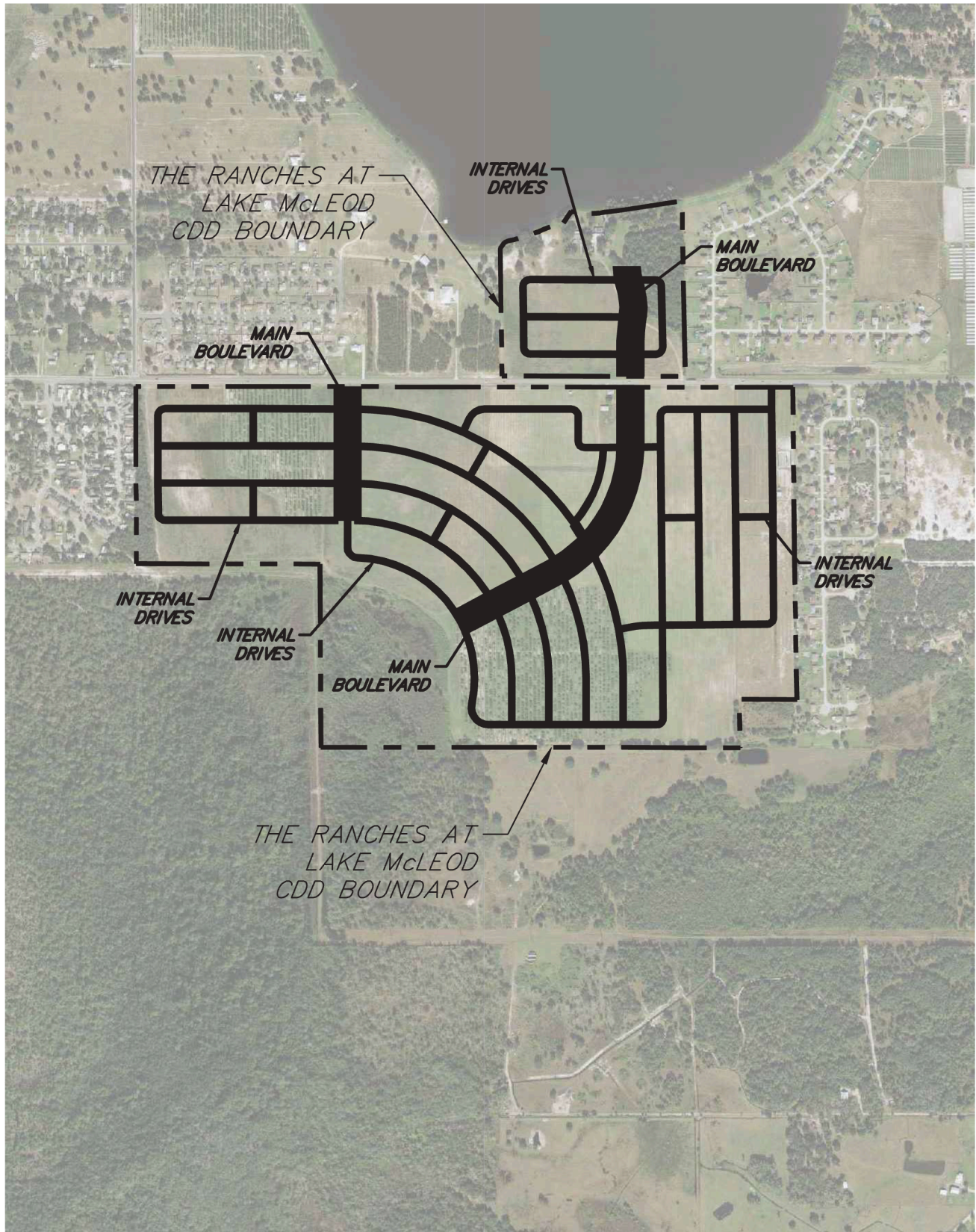
\$5,665,000  
Ranches at Lake McLeod Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2023  
(Assessment Area One)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

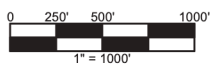
DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.451604%)
06/27/24		-2,070.00	-2,566.89
06/27/25		-2,120.00	-2,491.23
-----			
06/27/28	TOTALS:	-4,190.00	-5,058.11
-----			

ISSUE DATE: 06/27/23 REBATABLE ARBITRAGE: -5,058.11  
COMP DATE: 06/27/28  
BOND YIELD: 5.451604%

# SECTION 5



**CW** Connelly & Wicker Inc.  
 Planning • Engineering • Landscape Architecture  
 1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789  
 (407) 261-3100 FAX: (407) 261-3099 www.cwieng.com  
 FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311



## TRAFFIC CIRCULATION MAP / A-10

21-04-0010

August 2022

# SECTION 6

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT RULES RELATING TO PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the 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 in Polk County, Florida;

**WHEREAS**, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to adopt rules relating to Parking Enforcement; and

**WHEREAS**, the Board has determined that it is in the best interest of the district to adopt the Rules Relating to Parking Enforcement;

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

**SECTION 1.** A Public Hearing will be held to consider the proposed Rules Relating to Parking Enforcement, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

**DATE:** \_\_\_\_\_

**TIME:** 10:00 a.m.

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

**SECTION 2.** The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

Exhibit A: Parking Enforcement Rule

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

---

In accordance with Chapter 190, *Florida Statutes*, and on Month, Day 2025 at a duly noticed public meeting, the Board of Supervisors of the Ranches at Lake McLeod Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”).

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

**SECTION 2. DEFINITIONS.**

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, which are areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.** *Vessels.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle and Trailers.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same. Trailers are non-powered vehicles intended to be towed by a motorized vehicle.
- F.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

- I. *Abandoned.* Any vehicle, vessel, recreational vehicle, or trailer which has not moved for five days is considered abandoned.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles, and Trailers as set forth in Section 5 herein (“**Tow-Away Zone**”).

**SECTION 5. EXCEPTIONS.**

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, Vessels, and Trailers are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES OR INOPERABLE.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense. Inoperable vehicles include vehicles with expired registration, missing license plates, or flat tires.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in

the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

**B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Recreational Vehicle, or Trailer, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Recreational Vehicles and Trailers for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels, Recreational Vehicles or Trailers may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

**EXHIBIT A – *Designated Parking Areas (As Denoted by Map Keys)***

Effective date: **Month, Day 2025**

**EXHIBIT A**  
*Designated Parking Areas*

DRAFT

## SECTION 9

# SECTION C

# Ranches at lake Mcleod CDD Field Management Report



August 12<sup>th</sup>, 2025  
Allen Bailey – Field Manager  
GMS



# Review

## Landscape



✚ The landscape throughout the district is holding up well, even with the high temperature we have been experiencing.



# Review

## Landscape Cont



# Review

## Wet Ponds



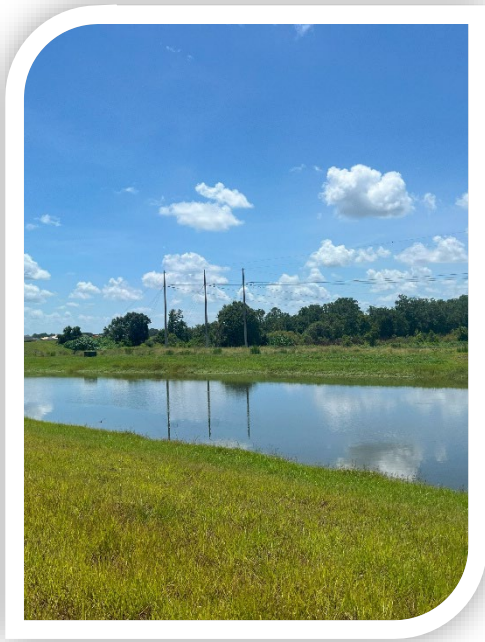
✚ The district's ponds are free of major vegetation growth.





# Review

## Pond Turnover



✚ The Pond in the back of the district (C1) is ready for turnover.



# Review



✚ The Oak trees in the playground in the East section of the district are stressed because an unknown person turned off the backflow.

✚ The landscaper caught it a few days later and got everything turned back on.



✚ The trees are being monitored, but they could be lost because of the high temperatures.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION D

# SECTION i



## Ranches at Lake McLeod Community Development District

### Summary of Check Register

June 24, 2025 to July 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/2/25	155	\$ 50,000.00
	7/9/25	156-158	\$ 4,332.06
	7/16/25	159-162	\$ 28,039.64
			<hr/>
			\$ 83,121.70
Supervisor Fees - June 2025			
	Adam Morgan	10132	\$ 184.70
	Brent Kewley	10133	\$ 184.70
	Patrick Bonin	10134	\$ 184.70
	Kayla Word	10135	\$ 184.70
			<hr/>
			\$ 738.80
Total Amount			<hr/>
			\$ 83,860.50

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/01/25		PAGE 1		
*** CHECK DATES 06/24/2025 - 07/30/2025 ***		RANCHES AT LAKE MCLEOD									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #		
7/02/25	00033	7/02/25	07022025	202507	300-58100-10000	CAPITAL RESERVE TSFR FY25	*	50,000.00			
RANCHES AT LAKE MCLEOD CDD/CAPITAL								50,000.00	000155		
7/09/25	00004	7/02/25	67969	202506	310-51300-31500	EMINENT DOMAIN-JUN25	*	2,915.00			
		7/02/25	67970	202506	310-51300-31500	ATTORNEY SVCS-JUN25	*	488.00			
COBB & COLE PA								3,403.00	000156		
7/09/25	00031	6/25/25	15343	202506	320-53800-49000	CLEANING SVCS-JUN25	*	230.00			
CSS CLEAN STAR SERVICES OF CENTRAL								230.00	000157		
7/09/25	00037	5/31/25	3	202505	320-53800-48000	CLEANED PLAYGRND/FIX PAVE	*	459.97			
		5/31/25	4	202505	320-53800-48000	CLEAN UP OIL SPILL	*	239.09			
GOVERNMENTAL MANAGEMENT SERVICES-								699.06	000158		
7/16/25	00019	6/30/25	19821	202506	320-53800-47000	POND HERBICIDE-JUN25	*	725.00			
AQUATIC WEED MANAGEMENT, INC								725.00	000159		
7/16/25	00017	7/01/25	18697	202507	320-53800-46200	LANDSCAPING MAINT-JUL25	*	12,130.00			
FRANK POLLY SOD, INC								12,130.00	000160		
7/16/25	00013	7/01/25	60	202507	320-53800-12000	FIELD MANAGEMENT-JUL25	*	833.33			
		7/01/25	61	202507	310-51300-34000	MANAGEMENT FEES-JUL25	*	3,541.67			
		7/01/25	61	202507	310-51300-35200	WEBSITE ADMIN-JUL25	*	100.00			
		7/01/25	61	202507	310-51300-35100	INFORMATION TECH-JUL25	*	150.00			
		7/01/25	61	202507	310-51300-31300	DISSEMINATION SVCS-JUL25	*	500.00			
		7/01/25	61	202507	310-51300-51000	OFFICE SUPPLIES-JUL25	*	2.68			
		7/01/25	61	202507	310-51300-42000	POSTAGE-JUL25	*	60.91			
GOVERNMENTAL MANAGEMENT SERVICES-CF								5,188.59	000161		
7/16/25	00022	7/16/25	07162025	202507	300-20700-10000	ASSESSMENT TSFR-S2023	*	9,996.05			
RANCHES AT LAKE MCLEOD CDD								9,996.05	000162		
				RALM RANCHES AT		BOH					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/25	00035	7/14/25 22040009	202506 310-51300-31100	ENGINEERING SVCS-JUN25	*	750.00	
PRIME AE GROUP, INC.							750.00 000163
-----							
TOTAL FOR BANK A						83,121.70	
TOTAL FOR REGISTER						83,121.70	

## SECTION ii

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

***Unaudited Financial Reporting***  
***June 30, 2025***



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# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

June 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 230,817	\$ -	\$ -	\$ -	\$ 230,817
State Board of Administration	\$ 270,826	\$ -	\$ -	\$ -	\$ 270,826
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 51,472	\$ 51,472
Due from General Fund	\$ -	\$ 9,996	\$ -	\$ -	\$ 9,996
<b>Investments:</b>					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 178,578	\$ -	\$ -	\$ 178,578
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 29,282	\$ -	\$ 29,282
Cost of Issuance	\$ -	\$ -	\$ 104	\$ -	\$ 104
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 3,906	\$ -	\$ -	\$ 3,906
<b>Total Assets</b>	<b>\$ 501,643</b>	<b>\$ 762,589</b>	<b>\$ 29,391</b>	<b>\$ 51,472</b>	<b>\$ 1,345,095</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 5,807	\$ -	\$ -	\$ -	\$ 5,807
Due to Debt Service	\$ 9,996	\$ -	\$ -	\$ -	\$ 9,996
<b>Total Liabilities</b>	<b>\$ 15,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,803</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 379,958	\$ -	\$ -	\$ 379,958
Debt Service Series 2025	\$ -	\$ 382,631	\$ -	\$ -	\$ 382,631
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 29,387	\$ -	\$ 29,387
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 51,472	\$ 51,472
Unassigned	\$ 485,840	\$ -	\$ -	\$ -	\$ 485,840
<b>Total Fund Balances</b>	<b>\$ 485,840</b>	<b>\$ 762,589</b>	<b>\$ 29,391</b>	<b>\$ 51,472</b>	<b>\$ 1,329,292</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 501,643</b>	<b>\$ 762,589</b>	<b>\$ 29,391</b>	<b>\$ 51,472</b>	<b>\$ 1,345,095</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 623,453	\$ 623,453	\$ 387,582	\$ (235,872)
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 251,595	\$ 238,154
Interest Income	\$ -	\$ -	\$ 826	\$ 826
<b>Total Revenues</b>	<b>\$ 636,894</b>	<b>\$ 636,894</b>	<b>\$ 640,003</b>	<b>\$ 3,109</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,000	\$ 4,000
FICA Expense	\$ 918	\$ 689	\$ 383	\$ 306
Engineering	\$ 15,000	\$ 11,250	\$ 7,125	\$ 4,125
Attorney	\$ 15,000	\$ 11,250	\$ 9,317	\$ 1,933
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,800	\$ 1,200
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 3,917	\$ 3,917	\$ -
Trustee Fees	\$ 4,020	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 42,500	\$ 31,875	\$ 31,875	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 505	\$ 245
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 375	\$ 10	\$ 365
Legal Advertising	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Other Current Charges	\$ 2,500	\$ 1,875	\$ 363	\$ 1,512
Office Supplies	\$ 500	\$ 375	\$ 11	\$ 364
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 129,194</b>	<b>\$ 100,278</b>	<b>\$ 80,403</b>	<b>\$ 19,875</b>



# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 7,500	\$ 7,500	\$ 0
Landscape Maintenance	\$ 203,400	\$ 152,550	\$ 95,730	\$ 56,820
Landscape Replacement	\$ 30,000	\$ 22,500	\$ 3,990	\$ 18,510
Lake Maintenance	\$ 16,800	\$ 12,600	\$ 2,925	\$ 9,675
Streetlights	\$ 80,000	\$ 60,000	\$ 60,689	\$ (689)
Electric	\$ 15,000	\$ 11,250	\$ 12,263	\$ (1,013)
Water & Sewer	\$ 45,000	\$ 33,750	\$ 16,606	\$ 17,144
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 20,000	\$ 15,000	\$ 5,534	\$ 9,466
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 11,250	\$ 2,349	\$ 8,901
<b>Total Operations &amp; Maintenance</b>	<b>\$ 457,700</b>	<b>\$ 345,150</b>	<b>\$ 220,097</b>	<b>\$ 125,053</b>
<b>Total Expenditures</b>	<b>\$ 586,894</b>	<b>\$ 445,428</b>	<b>\$ 300,500</b>	<b>\$ 144,928</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 339,503</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 339,503</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 146,337</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 485,840</b>	

# Ranches at Lake McLeod

## Community Development District

### Debt Service Fund - Series 2023

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Assessments	\$ 382,769	\$ 382,769	\$ 385,037	\$ 2,268
Interest	\$ -	\$ -	\$ 11,685	\$ 11,685
<b>Total Revenues</b>	<b>\$ 382,769</b>	<b>\$ 382,769</b>	<b>\$ 396,722</b>	<b>\$ 13,953</b>
<b><u>Expenditures</u></b>				
Interest - 12/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
Prinicpal - 6/15	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest - 6/15	\$ 148,428	\$ 148,428	\$ 148,428	\$ -
<b>Total Expenditures</b>	<b>\$ 381,856</b>	<b>\$ 381,856</b>	<b>\$ 381,856</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 913</b>		<b>\$ 14,866</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 173,774</b>		<b>\$ 365,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ 174,687</b>		<b>\$ 379,958</b>	

# 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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 3,906	\$ 3,906
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,906</b>	<b>\$ 3,906</b>
<b><u>Expenditures</u></b>				
Interest - 6/15	\$ -	\$ -	\$ 128,904	\$ (128,904)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 128,904</b>	<b>\$ (128,904)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (124,999)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 507,629	\$ 507,629
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 507,629</b>	<b>\$ 507,629</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 382,631</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 173,774</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,774</b>		<b>\$ 382,631</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Projects Fund - Series 2023

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 25	\$ 25
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25</b>	<b>\$ 25</b>
<b><u>Expenditures</u></b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,492	\$ (1,492)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,492</b>	<b>\$ (1,492)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (1,466)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,471</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4</b>	

# 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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 8,477	\$ 8,477
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,477</b>	<b>\$ 8,477</b>
<b><u>Expenditures</u></b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 10,097,715	\$ (10,097,715)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 458,746	\$ (458,746)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,556,461</b>	<b>\$ (10,556,461)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>(\$10,547,984)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 10,577,371	\$ 10,577,371
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,577,371</b>	<b>\$ 10,577,371</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$29,387</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 29,387</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Reserve Fund

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 1,472	\$ 1,472
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,472</b>	<b>\$ 1,472</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 1,472</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 1,472</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 50,000</b>		<b>\$ 50,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 100,000</b>		<b>\$ 51,472</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Tax Roll	\$ -	\$ 6,681	\$ 354,108	\$ 2,183	\$ 2,881	\$ 2,624	\$ 7,383	\$ 1,659	\$ 10,062	\$ -	\$ -	\$ -	\$ 387,582
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ 13,441	\$ 59,538	\$ -	\$ -	\$ -	\$ 251,595
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 826	\$ -	\$ -	\$ -	\$ 826
<b>Total Revenues</b>	<b>\$ 119,077</b>	<b>\$ 6,681</b>	<b>\$ 354,108</b>	<b>\$ 2,183</b>	<b>\$ 62,420</b>	<b>\$ 2,624</b>	<b>\$ 7,383</b>	<b>\$ 15,100</b>	<b>\$ 70,427</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 640,003</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 383
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ 1,875	\$ 450	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ 7,125
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ 1,224	\$ 2,072	\$ 1,698	\$ 3,403	\$ -	\$ -	\$ -	\$ 9,317
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 3,917
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ 31,875
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ 10	\$ 47	\$ 90	\$ 81	\$ -	\$ -	\$ -	\$ 505
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ 41	\$ 42	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ 363
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 20,170</b>	<b>\$ 6,018</b>	<b>\$ 4,288</b>	<b>\$ 4,409</b>	<b>\$ 9,603</b>	<b>\$ 8,448</b>	<b>\$ 11,699</b>	<b>\$ 6,124</b>	<b>\$ 9,644</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,403</b>

**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 &amp; Maintenance</u>													
<b>Field Expenditures</b>													
Property Insurance	\$ 7,761	\$ -	\$ -	\$ 2,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,823
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ 11,230	\$ 12,130	\$ 12,130	\$ 12,130	\$ -	\$ -	\$ -	\$ 95,730
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ 125	\$ 125	\$ 725	\$ 725	\$ -	\$ -	\$ -	\$ 2,925
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ 7,445	\$ 7,445	\$ 7,445	\$ 5,866	\$ -	\$ -	\$ -	\$ 60,689
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ 4,061	\$ 487	\$ 3,431	\$ 3,603	\$ -	\$ -	\$ -	\$ 12,263
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ 2,917	\$ 1,964	\$ 2,472	\$ 2,013	\$ -	\$ -	\$ -	\$ 16,606
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,100	\$ -	\$ 2,785	\$ -	\$ 450	\$ -	\$ 500	\$ 699	\$ -	\$ -	\$ -	\$ -	\$ 5,534
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,687
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ 230	\$ 240	\$ 519	\$ 250	\$ 230	\$ -	\$ -	\$ -	\$ 2,349
<b>Total Operations &amp; Maintenance</b>	<b>\$ 35,463</b>	<b>\$ 13,018</b>	<b>\$ 22,273</b>	<b>\$ 24,108</b>	<b>\$ 20,993</b>	<b>\$ 26,851</b>	<b>\$ 24,004</b>	<b>\$ 27,986</b>	<b>\$ 25,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 220,097</b>
<b>Total Expenditures</b>	<b>\$ 55,633</b>	<b>\$ 19,036</b>	<b>\$ 26,561</b>	<b>\$ 28,518</b>	<b>\$ 30,596</b>	<b>\$ 35,299</b>	<b>\$ 35,702</b>	<b>\$ 34,110</b>	<b>\$ 35,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,500</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 63,444</b>	<b>\$ (12,355)</b>	<b>\$ 327,547</b>	<b>\$ (26,334)</b>	<b>\$ 31,824</b>	<b>\$ (32,675)</b>	<b>\$ (28,319)</b>	<b>\$ (19,010)</b>	<b>\$ 35,382</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,503</b>
<b>Other Financing Sources/(Uses):</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 63,444</b>	<b>\$ (12,355)</b>	<b>\$ 327,547</b>	<b>\$ (26,334)</b>	<b>\$ 31,824</b>	<b>\$ (32,675)</b>	<b>\$ (28,319)</b>	<b>\$ (19,010)</b>	<b>\$ 35,382</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,503</b>



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				
6/13/25	05/01-05/31/25	\$ 3,213.88	\$ -	\$ (64.28)	\$ -	\$ -	\$ 3,149.60	\$ 1,579.99	\$ 1,569.61	\$ 3,149.60				
6/13/25	05/01-05/31/25	\$ 1,963.47	\$ -	\$ (39.27)	\$ -	\$ -	\$ 1,924.20	\$ 965.27	\$ 958.93	\$ 1,924.20				
6/23/25	6/2/25	\$ 9,313.99	\$ -	\$ (186.28)	\$ -	\$ -	\$ 9,127.71	\$ 4,578.88	\$ 4,548.83	\$ 9,127.71				
6/23/25	6/2/25	\$ 5,976.18	\$ -	\$ (119.52)	\$ -	\$ -	\$ 5,856.66	\$ 2,937.97	\$ 2,918.69	\$ 5,856.66				
Total		\$ 826,788.37	\$ (31,170.53)	\$ (15,912.35)	\$ 1,172.13	\$ (8,258.81)	\$ 772,618.81	\$ 387,581.60	\$ 385,037.21	\$ 772,618.81				

100.59%

Net Percentage Collected	Balance Remaining To Collect
100%	
90%	
80%	
70%	
60%	
50%	
40%	
30%	
20%	
10%	
0%	

## 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
6/4/25	5/1/25	2457205	\$	59,538.48	\$	59,538.48	\$	59,538.48
			\$	238,153.93	\$	238,153.93	\$	238,153.93

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)
Less: Principal Payment - 6/15/25	(\$85,000)
<b>Current Bonds Outstanding</b>	<b>\$5,500,000</b>

#### 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
<b>Current Bonds Outstanding</b>	<b>\$11,085,000</b>