

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

September 9, 2025

AGENDA

Ranches at Lake McLeod

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 2, 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, September 9, 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 August 12, 2025 Board of Supervisors Meeting
4. Ratification of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates
5. Consideration of Proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation
6. Consideration of ROW License Agreement
7. Consideration of Resolution 2025-10 Ratifying Staff's Actions in Resetting Public Hearing to Adopt Parking Rules - **ADDED**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Status Update on Intersection Design
 - C. Field Manager's Report
 - i. Consideration of Proposal from AWM for Additional Pond Maintenance - **ADDED**
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Discussion of HOA Yard Sale - **ADDED**
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, **August 12, 2025**, at 10:04 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

Adam Morgan <i>by Zoom</i>	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Brent Kewley	Assistant Secretary
Kayla Word	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the August 12, 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 10:04 a.m. Five Board members were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Ms. Lawton) stated she lives at 1241 Deepwater Circle. She noted at the previous meeting she had brought up a suggestion to extend the fence that runs along the east end of the Ranches at Lake McCleod Community Development District that block off Madeira from the

homes. She wanted to follow up with that suggestion to see if it was possible to extend that vinyl fencing all the way across the Eastern Shore of the Deepwater Pond to keep Maderia residents from entering the Ranches at Lake McCleod Community Development District.

Resident (John Lawton), who also lives at 1241 Deepwater Circle, followed up Ms. Lawton's question to the Board. He noted that some surveying had been done on the east side of the pond and stakes were placed every 25-30 feet with yellow ribbons on the top but were removed when the mowers came through. Mr. Lawton added that it looked like there had at least been some preliminary planning to extend that fence to see how far it might go and that the stakes were directly in line with the fence. Mr. Lawton also noted that there have been some requests from the residents about the sprinkler systems activating in the morning and getting people wet as they are trying to leave for school or work. He asked the Board to discuss possibly changing the times the sprinklers are scheduled to activate to a different time frame to avoid residents getting wet in the mornings. Ms. Lawton added a follow-up statement, stating that Mr. Morgan dropped off a sign for them but they haven't been able to keep them up because the mowing company takes it down when they mow and she asked for suggestions on where to put the sign so it will not be removed. She noted that they did not have a pole for the sign and would need one. Ms. Adams asked Mr. Bailey if he could follow up with the residents outside of the meeting and help with that sign situation and irrigation schedule.

Resident (Brian Soto), who lives on 773 Trotters Drive, thanked the Committee for including improvements on Craftsman and Bomber Road. He noted that there has been a shift of responsibility primarily from the County and he wanted to advise if there was anything the community could do to help push things along, they are happy to do so.

Resident (Shawn Boulette), who lives at 656 Charters Dr., asked a question about the intersection improvement and whether the Board feels the intersection improvements are warranted. If so, could they try to get the developer to chip in on that cost because he believes that should have been done when the community was developed, not after. Ms. Adams stated that this is an agenda item that would be discussed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 8, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the July 8, 2025 Board of Supervisors meeting. She noted that the District Manager had reviewed the meeting minutes. Ms. Adams asked for any corrections. The Board had no changes to the minutes.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, the Minutes of the July 8, 2025 Board of Supervisors Meeting was approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Report – Series 2023 AA1

Ms. Adams presented the Arbitrage Rebate Calculation Report for Series 2023 AA1 to the Board. She stated that the tax-exempt bonds that are issued are regulated by the IRS. She noted that the IRS requires that the District is not earning more interest than what they are paying on the bonds. She added that they are required to file reports every five years and if there is an arbitrage issue, a tax penalty could be imposed. She noted that, at this time, there is no rebate liability.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Rebate Calculation Report 2023 AA1, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Intersection Redesign for Craftsman Road and Bomber Road

Ms. Adams stated that there are three priorities that property owners in the District have asked for. She noted that they have asked for intersection improvement and a signalized crosswalk on Bomber Road. She added that another matter that is persistently voiced as a priority is the intersection conditions going from North Ranches to South Ranches. Ms. Adams stated that the residents frequently go across the road at that location to access the amenities. She noted that the intersection requires a turn condition on to Bomber Road with lane arrows that require turning. She added that vehicles are not permitted to drive straight across the road, and she reminded the Board of the lane conditions in that area. Ms. Adams stated that because Bomber Road is a County road, it would be the County that would permit and fund improvements for Bomber Rd. She added that because of the communication with citizens in the District, County staff as well as an elected official met with citizen representatives and encouraged the District to do an intersection

improvement unilaterally within Craftsman Road and that lane conditions requiring turning could be as simple as painting a straight arrow. However, Ms. Adams stated she did follow up with the citizens and say there is probably more to it, such as getting permits from the City and the County and asked what the steps would be for this District to move ahead with changing the lane conditions and allowing traffic to drive straight across from one section of the District to the other. Ms. Adams noted that if the Board wants to authorize the District Engineer to design the intersection improvements and check into permitting requirements as well as potential cost, they can address that on a future agenda. Mr. Welch, who was attending the meeting by phone, stated that they were looking at adding a straight arrow from the north and from the south. Ms. Adams asked Mr. Welch, on behalf of the Board, what he anticipates as far as the permitting requirements for the redesign and permit submittal. Mr. Welch stated that they have been wrapping up the plans for the ADA to the neighborhood, so he will add the proposal for the intersection improvements into that so the City will see it. He added that he will also send an e-mail to Polk County to let them know what they are doing. He noted that they are also working on a proposal for an irrigation directional bore under Bomber Road, which will include County permitting so the proposal for the intersection improvements will be included with that. Mr. Welch stated that he is hopeful that Polk County will approve these proposals without needing permits.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Authorizing the District Engineer to Design, Permit, and Gather Proposals for the Intersection Redesign for Craftsman Road and Bomber Road, was approved.
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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Setting a Public Hearing to Adopt Parking Policies

Ms. Adams explained that there have been concerns about congestion on the roadways because of people randomly parking throughout the District roads. She noted that the CDD is a special Florida Government District and they have limited powers. She added that they don't have law enforcement powers, and they don't have traffic enforcement powers. Ms. Adams stated, however, CDD's do have the ability to adopt parking policies and the only way they can enforce those policies is with vehicle towing. She noted that this item has been requested by citizens. She noted that they would be looking for the Board to authorize setting up a public hearing if the Board

wants to consider adopting parking policies at this time. She added that the public hearing does require a 35 day and a 28-day notice as there were new laws that went into effect July 1, 2025, that require a longer notice period. She informed the Board that if they set the public hearing, it will be for the October meeting date. Ms. Adams stated that they typically recommend that the District considers adopting parking policies for the entire District if they have that information, but they only implement this signage in phases where residential construction is substantially completed. She added that they have found that parking signs in residential construction get damaged. Ms. Adams stated that Mr. Eduardo, the HOA Manager, was on the phone and he was aware that they are presenting this resolution today. She noted that she told Mr. Eduardo that once they get some parking maps, they would like to get feedback from the HOA because they have been active in the community and looking at parking matters from an HOA perspective as well. Ms. Adams stated that the public hearing to adopt parking rules on October 14, 2025, at the Lake Alfred Public Library at the regular meeting time.

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, Resolution 2025-09 Setting a Public Hearing to Adopt Parking Policies, was approved.

SEVENTH ORDER OF BUSINESS**Discussion of ROW Adjacent to Amenity
Maintenance Agreement with HOA**

Ms. Adams explained that they are going to defer this item due to needing more time for Counsel to prepare the appropriate form of agreement.

EIGHTH ORDER OF BUSINESS**Discussion of Irrigation Use Agreement
with HOA from North Ranch Playground**

Ms. Adams explained that they are going to defer this item due to needing more time for Counsel to review the matter.

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

Mr. Watts stated that he had nothing further to report.

B. Engineer

Mr. Welch stated that there was nothing else to report at this time.

C. Field Manager's Report

Mr. Bailey stated that the landscape around the medians is doing well from the rain and weather. He noted that they are holding up and the wet ponds are staying full. He added that the pond on tract C1 and the back track of the slope is ready for turnover. Mr. Bailey stated that there is one issue that is currently being addressed for review is the oak trees on the playground in the East section are very stressed. He noted that the backflow of was turned off at one point and the landscaper caught it and the issue has been addressed by removing levers to make sure it wont happen again. He added that the trees are currently being monitored but it's possible that they could end up losing a few of these oak trees due to temperatures and stress.

D. District Manager's Report**i. Approval of Check Register**

Ms. Adams presented the check register from June 24, 2025 through July 30, 2025 totaling \$83,860.50. Immediately following the check register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of June.

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 had standing agenda items for property, conveyance, permit transfers, construction, construction funds, requisitions, and any other matters the Board would like to discuss. There being no questions or comments, the next item followed.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, and the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Resident (Brian Soto) who lives at 773 Trotters Drive, asked the Board about the traffic patterns and mentioned wanting to know the reason for the left only lane with straight to right arrows as opposed to the left straight lane and a right only lane. Mr. Welch replied to Mr. Soto's question and explained that traditionally, the majority of the time you will see a true right combined with the left and the logic behind that is if a car is turning left they might have to wait longer as opposed to a true right where someone wouldn't have to wait to make a left turn to exit in front of them. Resident (Sean Brouillette) who lives at 656 Trotters Drive, had a question about landscaping. He asked if they had found a solution to keeping the County responsible for their group, so they don't have to pay it as a District since they are already paying taxes and fees. Mr. Bailey responded to Mr. Boulette's question and explained that the County has a set schedule and whether they hold to it or not is their choice and the District cant make them do it. Mr. Boulette followed, stating he didn't understand why the District must budget for that when it is not their responsibility. Mr. Bonin spoke in agreement with Mr. Boulette's concerns but noted that it is a common frequency of mowing in many other districts and other communities across Central Florida due to the County having an infrequent mowing and maintenance schedule and essentially the bare minimum is usually not up to the standards of the Community or the District.

Resident (Ms. Haselman) was on the phone and wanted to make sure the Board was aware that Gator Howington, who is the County Engineer Land Development District Division of Polk County Board of County Commissioners, has emailed on August 5, 2025, stating that the arrows within the community across Bomber Road would require a permit application to review the proposed roadway design modification. She stated that the engineer would need to submit for a right of way modification level two permit through the Land Development Department for review. Ms. Haselman also wanted the Board to be aware that there was an accident at the intersection at Bomber Road and Craftsman Road in July and that it put the lives of a mother and her children who were trying to cross the road at the time of the accident so there is an urgency related to the request of the citizens to make that intersection safer.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION 4



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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August 7, 2025

Board of Supervisors
Ranches at Lake McLeod Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ranches at Lake McLeod Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Ranches at Lake McLeod Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Ranches at Lake McLeod Community Development District.

By: Tricia L. Adams

Title: District Manager/Assistant Secretary

Date: August 12, 2025



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION 5

**Arbitrage Rebate Computation
Proposal For
Ranches at Lake McLeod
Community Development District
(Polk County, Florida)
\$11,085,000
Special Assessment Bonds, Series 2025
(Assessment Area Two)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

August 21, 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: \$11,085,000 Ranches at Lake McLeod Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2025 (Assessment Area Two)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Ranches at Lake McLeod Community Development District (the “District”) Series 2025 (Assessment Area Two) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 500 bond issues aggregating more than \$15 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of March 27th, based upon the anniversary of the closing date of the Bonds in March 2025.

Proposal

We are proposing rebate computation services based on the following:

- \$11,085,000 Series 2025 (Assessment Area Two) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2025 (Assessment Area Two) Bonds is \$450 per year and will encompass all activity from March 27, 2025, the date of the closing, through March 27, 2030 the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$11,085,000 Series 2025 (Assessment Area Two) Bonds

Report Date	Type of Report	Period Covered	Fee
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$ 450
March 27, 2030	Rebate and Opinion	Closing – March 27, 2030	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 27, 2025, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2025.

Ranches at Lake McLeod
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION 6

RIGHT OF WAY LICENSE AGREEMENT

THIS AGREEMENT is made as of the date of the last execution below (the “Effective Date”), between **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, and **RANCHES AT LAKE MCLEOD COMMUNITY ASSOCIATION, INC.** (the “HOA”), a Florida not-for-profit corporation located in Polk County, Florida (collectively, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District is the entity with control and maintenance responsibility over certain public areas or rights-of-way located within the District, as more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Licensed Area”); and

WHEREAS, the HOA is a Florida not-for-profit corporation organized to manage, operate, and maintain certain common areas and facilities within the Ranches at Lake McLeod community; and

WHEREAS, the HOA desires to enter upon and use portions of the Licensed Area for the limited purpose of installing, operating, and maintaining certain improvements, a mail kiosk, landscaping, irrigation, and/or other features serving the community (collectively, the “Licensed Improvements”); and

WHEREAS, the District is willing to grant a non-exclusive license to the HOA to use the Licensed Area for such purposes, subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration which each party acknowledges, the Parties Agree as follows:

1. **Subject Property.** The real property subject to this Agreement is comprised of the License Area (as defined herein).
2. **License.** Subject to the terms and conditions set forth in this Agreement, the District hereby grants to the HOA a limited, revocable, non-exclusive license (the “License”) to enter upon, access, and use those portions of the Licensed Area identified in the Licensed Area for the sole purpose of installing, operating, repairing, and maintaining the Licensed Improvements.

3. Ownership. The Parties acknowledge that the District retains all ownership and control of the ROW, and nothing in this Agreement shall be construed as conveying to the HOA any right, title, or interest in or to the Licensed Area, other than the limited License expressly granted herein.
4. Condition of Use. The HOA shall, at its sole cost and expense, install, operate, and maintain the Licensed Improvements in good condition and repair, and in a manner that does not interfere with the District's use, operation, or maintenance of the ROW or with the rights of any utility providers or governmental authorities having jurisdiction.
5. Sidewalk Maintenance. Notwithstanding anything herein to the contrary, the Parties acknowledge and agree that the sidewalk(s) located within the Licensed Area are public improvements owned and maintained by the District. Nothing in this Agreement shall be construed to transfer to the HOA any obligation for the repair, replacement, or maintenance of such sidewalks, which responsibility shall remain solely with the District.
6. Indemnification. The HOA shall indemnify, defend, and hold harmless the District and its supervisors, officers, agents, and employees from and against any and all claims, damages, losses, liabilities, and expenses (including reasonable attorney's fees) arising out of or related to the HOA's use of the Licensed Area or installation, operation, or maintenance of the Licensed Improvements, except to the extent caused by the gross negligence or willful misconduct of the District. The HOA will, at all times following the Effective Date of this Agreement, maintain general liability insurance that covers its use of the Licensed Area and maintenance of the Licensed Improvements. The HOA will provide the District with a copy of its liability insurance policy and any updated policies in the future and will include the District as an additional insured party in the policy.
7. Notices. Unless otherwise expressly agreed herein, all notices, requests, and demands to or upon the Parties will be delivered by hand, delivered by a courier service, provided to a nationally recognized delivery service for overnight delivery, or by U.S. mail, postage prepaid by registered or certified mail, return receipt requested, to the addresses set forth herein:

IF TO THE HOA:

Ranches at Lake McLeod Community Association, Inc.
Attn: Michelle Dudley
5540 State Road 64 East
Suite 220
Bradenton, FL 34208

With copy to:
Icon Management Services
5540 State Road 64 East

Suite 220
Bradenton, FL 34208

IF TO THE DISTRICT:

Ranches at Lake McLeod Community Development District
Governmental Management Services
Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

With copy to:
Cobb & Cole, P.A.
Attn: Mark A. Watts, Esq.
231 N. Woodland Blvd.
DeLand, FL 32720

Each party may designate a change of address by providing the other Party notice in the manner described above.

8. Termination.

- a. The District may terminate this Agreement at any time, with or without cause, upon ninety (90) days' prior written notice to the HOA.
- b. The HOA may terminate this Agreement upon ninety (90) days' prior written notice to the District.
- c. This Agreement shall automatically terminate upon dissolution of the HOA or abandonment of the Licensed Improvements.
- d. Upon termination for any reason, the HOA shall, at its sole cost, remove the Licensed Improvements from the Licensed Area and restore the Licensed Area to its prior condition, unless the District provides written notice that it wishes to retain some or all of the Licensed Improvements.

9. Jurisdiction and Venue. The validity, interpretation, and performance of this Agreement will be controlled and construed under the Laws of the State of Florida. The exclusive venue for any litigation arising out of this Agreement will be Polk County, Florida.

10. Waiver of Jury Trial. BOTH PARTIES HEREBY WAIVE THEIR RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS AGREEMENT. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY DISPUTES BETWEEN THE PARTIES THAT MAY BE FILED IN ANY COURT AND THAT RELATE TO THE SUBJECT MATTER, INCLUDING WITHOUT LIMITATION, CONTRACT CLAIMS, TORT CLAIMS, BREACH OF DUTY CLAIMS AND ALL OTHER COMMON LAW AND STATUTORY CLAIMS.

11. Non waiver for breach. Failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that or any other provision.

12. Modification. Except as provided herein, no change or modification of this Agreement will be valid unless the same is in writing and signed by both Parties.
13. Integration. This Agreement, including referenced Attachments, represents the entire agreement of the parties with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by either party except as expressly set forth herein, or in other contemporaneous written agreements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Attest:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Print Name: _____

Title: _____

_____ day of _____, 2025

Print Name

STATE OF FLORIDA }

COUNTY OF _____}

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as Chair/Vice-Chair of the Board of Supervisors for **RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

Notary Public
Commission:

**RANCHES AT LAKE MCLEOD
COMMUNITY ASSOCIATION,
INC.**

Witnesses:

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA }

COUNTY OF _____}

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization this _____ day of _____, 2025, by _____, as
_____ of **RANCHES AT LAKE MCLEOD COMMUNITY ASSOCIATION,
INC.** He or she is personally known to me or has produced _____ as
identification and who being duly sworn, deposes and says that the aforementioned is true and
correct to the best of his or her knowledge.

[SEAL]

Notary Public
Commission:

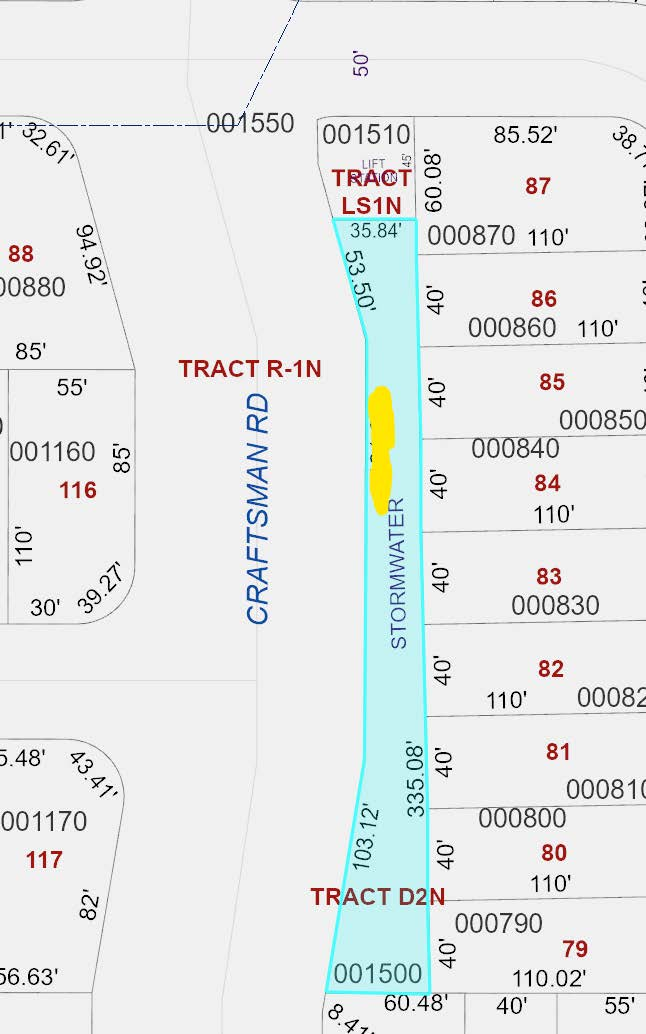
Exhibit “A”

Legal Description of Licensed Area

TRACT D2N, PER THE PLAT FOR RANCHES AT LAKE MCLEOD I, AS RECORDED IN PLAT BOOK 193, PAGES 32-33 OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA

and

TRACT P4E, PER THE PLAT FOR RANCHES AT LAKE MCLEOD II, AS RECORDED IN PLAT BOOK 198, PAGES 41-44 OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA



FOREMAN RD

PARK⁶
004130

LIFT STATION

YUM

SECTION 7

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT RATIFYING ACTIONS TAKEN TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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 Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board wishes to ratify actions taken to set a hearing on its *Rules Relating to Parking and Parking Enforcement* (the “Rule”) and publication of notice related to same.

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

SECTION 1. The Board intends to adopt the proposed Rule, a copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rule at a meeting of the Board to be held on **November 4, 2025, at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850**. The board hereby ratifies actions taken to set such hearing.

SECTION 2. The Board hereby ratifies actions of the District Secretary taken to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of September 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

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 8

SECTION C

Ranches at lake Mcleod CDD Field Management Report



September 9th, 2025
Allen Bailey – Field Manager
GMS

Complete

Plant Replacement



- ✚ The landscape on a median end cap had a tree die.
- ✚ The vendor replaced the tree.

Review

Landscape



✚ The landscape throughout the district is maintaining healthy growth.

✚ The Crepe Myrtles at the playground are holding up after being damaged.



Review

Landscape Cont



Review

Wet Ponds



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

✚ The ponds are staying full from all the rainfall.



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

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.: 1618
Estimate date: 08/17/2025

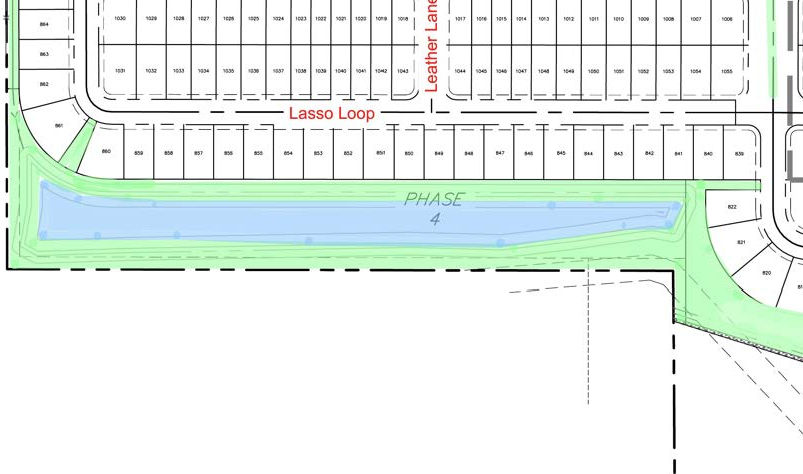
#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 1 pond (linear pond in back, last pond added in community). Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$250.00	\$3,000.00

Total \$3,000.00

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

July 31, 2025 to August 25, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/6/25	164-166	\$ 17,159.50
	8/13/25	167-171	\$ 11,635.51
	8/22/25	172	\$ 375.00
			\$ 29,170.01
Supervisor Fees - August 2025			
	Adam Morgan	10136	\$ 184.70
	Brent Kewley	10137	\$ 184.70
	Patrick Bonin	10138	\$ 184.70
	Michelle Dudley	10139	\$ 184.70
	Kayla Word	10140	\$ 184.70
			\$ 923.50
Total Amount			\$ 30,093.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/06/25	00029	7/24/25	7619-07-SPECIAL ASSESS	202507	310-51300	31200		AMTEC		*	450.00	450.00	000164
8/06/25	00017	8/01/25	18728 LANDSCAPE MAINT-AUG25	202508	320-53800	46200		FRANK POLLY SOD, INC		*	15,580.00	15,580.00	000165
8/06/25	00037	6/30/25	5 CLEAN/REMOVE POND TRASH	202506	320-53800	49000		GOVERNMENTAL MANAGEMENT SERVICES-		*	1,129.50	1,129.50	000166
8/13/25	00019	7/25/25	19999 POND MAINTENANCE-JUL25	202507	320-53800	47000		AQUATIC WEED MANAGEMENT, INC		*	725.00	725.00	000167
8/13/25	00004	8/04/25	69282 EMINENT DOMAIN-JUL25	202507	310-51300	31500		COBB & COLE PA		*	535.00	1,268.75	000168
		8/04/25	69283 ATTORNEY SVCS-JUL25	202507	310-51300	31500				*	733.75		
8/13/25	00031	7/24/25	15582 CLEANING SVCS-JUL25	202507	320-53800	49000		CSS CLEAN STAR SERVICES OF CENTRAL		*	250.00	250.00	000169
8/13/25	00013	8/01/25	62 FIELD MANAGEMENT-AUG25	202508	320-53800	12000				*	833.33		
		8/01/25	63 MANAGEMENT FEES-AUG25	202508	310-51300	34000				*	3,541.67		
		8/01/25	63 WEBSITE ADMIN-AUG25	202508	310-51300	35200				*	100.00		
		8/01/25	63 INFORMATION TECH-AUG25	202508	310-51300	35100				*	150.00		
		8/01/25	63 DISSEMINATION SVCS-AUG25	202508	310-51300	31300				*	500.00		
		8/01/25	63 OFFICE SUPPLIES-AUG25	202508	310-51300	51000				*	2.86		
		8/01/25	63 POSTAGE-AUG25	202508	310-51300	42000		GOVERNMENTAL MANAGEMENT SERVICES-CF		*	7.77	5,135.63	000170
8/13/25	00028	7/25/25	7839496 TRUSTEE FEES-FY25	202507	310-51300	32300				*	1,064.03		
		7/25/25	7839496 TRUSTEE FEES-FY26	202507	300-15500	10000		US BANK		*	3,192.10	4,256.13	000171
								RALM RANCHES AT BOH					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/22/25	00035	8/12/25	22040009 202507 310-51300-31100 ENGINEER SVCS-JUL25	PRIME AE GROUP, INC.	*	375.00	375.00 000172
-----							-----
TOTAL FOR BANK A						29,170.01	
TOTAL FOR REGISTER						29,170.01	

SECTION 2

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
July 31, 2025



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Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 135,780	\$ -	\$ -	\$ -	\$ 135,780
State Board of Administration	\$ 271,852	\$ -	\$ -	\$ -	\$ 271,852
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 101,744	\$ 101,744
Due from General Fund	\$ -	\$ 9,996	\$ -	\$ -	\$ 9,996
Investments:					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 189,944	\$ -	\$ -	\$ 189,944
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 29,389	\$ -	\$ 29,389
Cost of Issuance	\$ -	\$ -	\$ 105	\$ -	\$ 105
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 5,466	\$ -	\$ -	\$ 5,466
Prepaid Expenses	\$ 3,192	\$ -	\$ -	\$ -	\$ 3,192
Total Assets	\$ 410,825	\$ 775,516	\$ 29,497	\$ 101,744	\$ 1,317,581
Liabilities:					
Accounts Payable	\$ 8,454	\$ -	\$ -	\$ -	\$ 8,454
Total Liabilities	\$ 8,454	\$ -	\$ -	\$ -	\$ 8,454
Fund Balance:					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 391,325	\$ -	\$ -	\$ 391,325
Debt Service Series 2025	\$ -	\$ 384,191	\$ -	\$ -	\$ 384,191
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 29,493	\$ -	\$ 29,493
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 101,744	\$ 101,744
Unassigned	\$ 402,370	\$ -	\$ -	\$ -	\$ 402,370
Total Fund Balances	\$ 402,370	\$ 775,516	\$ 29,497	\$ 101,744	\$ 1,309,127
Total Liabilities & Fund Balance	\$ 410,825	\$ 775,516	\$ 29,497	\$ 101,744	\$ 1,317,581

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 623,453	\$ 623,453	\$ 387,582	\$ (235,872)
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 251,595	\$ 238,154
Interest Income	\$ -	\$ -	\$ 1,852	\$ 1,852
Total Revenues	\$ 636,894	\$ 636,894	\$ 641,029	\$ 4,135
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,800	\$ 4,200
FICA Expense	\$ 918	\$ 765	\$ 444	\$ 321
Engineering	\$ 15,000	\$ 12,500	\$ 7,500	\$ 5,000
Attorney	\$ 15,000	\$ 12,500	\$ 10,586	\$ 1,914
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,800	\$ 1,200
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 4,417	\$ 4,417	\$ -
Trustee Fees	\$ 4,020	\$ 4,256	\$ 4,256	\$ -
Management Fees	\$ 42,500	\$ 35,417	\$ 35,417	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 566	\$ 267
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 417	\$ 10	\$ 407
Legal Advertising	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Other Current Charges	\$ 2,500	\$ 2,083	\$ 363	\$ 1,721
Office Supplies	\$ 500	\$ 417	\$ 14	\$ 403
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 129,194	\$ 110,660	\$ 88,777	\$ 21,883

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,823	\$ (4,823)
Field Management	\$ 10,000	\$ 8,333	\$ 8,333	\$ 0
Landscape Maintenance	\$ 203,400	\$ 169,500	\$ 107,860	\$ 61,640
Landscape Replacement	\$ 30,000	\$ 25,000	\$ 3,990	\$ 21,010
Lake Maintenance	\$ 16,800	\$ 14,000	\$ 3,650	\$ 10,350
Streetlights	\$ 80,000	\$ 66,667	\$ 66,556	\$ 111
Electric	\$ 15,000	\$ 15,000	\$ 15,769	\$ (769)
Water & Sewer	\$ 45,000	\$ 37,500	\$ 18,288	\$ 19,212
Irrigation Repairs	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
General Repairs & Maintenance	\$ 20,000	\$ 16,667	\$ 5,534	\$ 11,132
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 12,500	\$ 3,729	\$ 8,771
Total Operations & Maintenance	\$ 457,700	\$ 385,167	\$ 246,219	\$ 138,948
Total Expenditures	\$ 586,894	\$ 495,827	\$ 334,996	\$ 160,831
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 306,033	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 256,033	
Fund Balance - Beginning	\$ -		\$ 146,337	
Fund Balance - Ending	\$ -		\$ 402,370	

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 July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues</u>				
Assessments	\$ 382,769	\$ 382,769	\$ 385,037	\$ 2,268
Interest	\$ -	\$ -	\$ 23,052	\$ 23,052
Total Revenues	\$ 382,769	\$ 382,769	\$ 408,089	\$ 25,320
<u>Expenditures</u>				
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	\$ -
Total Expenditures	\$ 381,856	\$ 381,856	\$ 381,856	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 913		\$ 26,233	
Fund Balance - Beginning	\$ 173,774		\$ 365,092	
Fund Balance - Ending	\$ 174,687		\$ 391,325	

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 July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 5,466	\$ 5,466
Total Revenues	\$ -	\$ -	\$ 5,466	\$ 5,466
<u>Expenditures</u>				
Interest - 6/15	\$ -	\$ -	\$ 128,904	\$ (128,904)
Total Expenditures	\$ -	\$ -	\$ 128,904	\$ (128,904)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (123,438)	
<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	\$ -		\$ 384,191	
Fund Balance - Beginning	\$ 173,774		\$ -	
Fund Balance - Ending	\$ 173,774		\$ 384,191	

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 July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ -	\$ -	\$ 25	\$ 25
Expenditures				
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 July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 8,583	\$ 8,583
Total Revenues	\$ -	\$ -	\$ 8,583	\$ 8,583
<u>Expenditures</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 10,097,715	\$ (10,097,715)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 458,746	\$ (458,746)
Total Expenditures	\$ -	\$ -	\$ 10,556,461	\$ (10,556,461)
Excess (Deficiency) of Revenues over Expenditures	\$ -		(\$10,547,877)	
<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	\$ -		\$ 29,493.39	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 29,493	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,744	\$ 1,744
Total Revenues	\$ -	\$ -	\$ 1,744	\$ 1,744
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,744	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 51,744	
Fund Balance - Beginning	\$ 50,000		\$ 50,000	
Fund Balance - Ending	\$ 100,000		\$ 101,744	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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	\$ 1,026	\$ -	\$ -	\$ 1,852
Total Revenues	\$ 119,077	\$ 6,681	\$ 354,108	\$ 2,183	\$ 62,420	\$ 2,624	\$ 7,383	\$ 15,100	\$ 70,427	\$ 1,026	\$ -	\$ -	\$ 641,029
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ 5,800
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ 444
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ 1,875	\$ 450	\$ -	\$ 750	\$ 375	\$ -	\$ -	\$ 7,500
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ 1,224	\$ 2,072	\$ 1,698	\$ 3,403	\$ 1,269	\$ -	\$ -	\$ 10,586
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 4,417
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ 35,417
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ 10	\$ 47	\$ 90	\$ 81	\$ 61	\$ -	\$ -	\$ 566
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	\$ 3	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,170	\$ 6,018	\$ 4,288	\$ 4,409	\$ 9,603	\$ 8,448	\$ 11,699	\$ 6,124	\$ 9,644	\$ 8,374	\$ -	\$ -	\$ 88,777

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 7,761	\$ -	\$ -	\$ 2,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,823
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ 8,333
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ 11,230	\$ 12,130	\$ 12,130	\$ 12,130	\$ 12,130	\$ -	\$ -	\$ 107,860
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,990
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ 125	\$ 125	\$ 725	\$ 725	\$ 725	\$ -	\$ -	\$ 3,650
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ 7,445	\$ 7,445	\$ 7,445	\$ 5,866	\$ 5,866	\$ -	\$ -	\$ 66,556
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ 4,061	\$ 487	\$ 3,431	\$ 3,603	\$ 3,506	\$ -	\$ -	\$ 15,769
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ 2,917	\$ 1,964	\$ 2,472	\$ 2,013	\$ 1,681	\$ -	\$ -	\$ 18,288
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	\$ 1,360	\$ 250	\$ -	\$ -	\$ 3,729
Total Operations & Maintenance	\$ 35,463	\$ 13,018	\$ 22,273	\$ 24,108	\$ 20,993	\$ 26,851	\$ 24,004	\$ 27,986	\$ 26,530	\$ 24,992	\$ -	\$ -	\$ 246,219
Total Expenditures	\$ 55,633	\$ 19,036	\$ 26,561	\$ 28,518	\$ 30,596	\$ 35,299	\$ 35,702	\$ 34,110	\$ 36,174	\$ 33,366	\$ -	\$ -	\$ 334,996
Excess (Deficiency) of Revenues over Expenditures	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (32,675)	\$ (28,319)	\$ (19,010)	\$ 34,253	\$ (32,340)	\$ -	\$ -	\$ 306,033
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ (50,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ (50,000)
Net Change in Fund Balance	\$ 63,444	\$ (12,355)	\$ 327,547	\$ (26,334)	\$ 31,824	\$ (32,675)	\$ (28,319)	\$ (19,010)	\$ 34,253	\$ (82,340)	\$ -	\$ -	\$ 256,033

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%	0%
90%	10%
80%	20%
70%	30%
60%	40%
50%	50%
40%	60%
30%	70%
20%	80%
10%	90%
0%	100%

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	\$	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)
Current Bonds Outstanding		\$5,500,000

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