

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*November 4, 2025*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

### *Meeting Agenda*

**Tuesday**  
**November 4, 2025**  
**10:00 AM**

**Lake Alfred Public Library**  
**245 N. Seminole Ave,**  
**Lake Alfred, Florida**

**Zoom Video Link: <https://us06web.zoom.us/j/84882569414>**

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

**Meeting ID: 848 8256 9414**

### **Landowner Meeting**

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions and Comments
8. Adjournment

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members
  - B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the September 9, 2025 Board of Supervisors Meeting
5. Public Hearing to Adopt Parking Policies
  - A. Consideration of Resolution 2026-03 Adopting Parking Policies
6. Ratification of TraceAir Contract for Fiscal Year 2026
7. Consideration of Special Warranty Deeds
  - A. Dog Park
  - B. Walking/Sitting Area
  - C. Park
8. Consideration of Resolution 2026-04 Accepting Conveyance of Real Property and Assuming Maintenance Responsibility for Certain Amenity Tracts
9. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Review of Property ownership map - ADDED**
  - 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
    - a) Ratification of Series 2025, AA2 – Requisition #5
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment



# Landowners' Meeting

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

DATE OF LANDOWNERS' MEETING: **Tuesday, November 4, 2025**

TIME: **10:00 AM**

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

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

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

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

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

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

# Board of Supervisors Meeting

## SECTION 3

## SECTION B

**RESOLUTION NO. 2026-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE RANCHES AT LAKE MCLEOD COMMUNITY  
DEVELOPMENT DISTRICT CANVASSING AND  
CERTIFYING THE RESULTS OF THE  
LANDOWNERS' ELECTION OF SUPERVISORS HELD  
PURSUANT TO SECTION 190.006(2), FLORIDA  
STATUTES, AND PROVIDING 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, and established by  
ordinance/resolution of the appropriate local governing authority; and

**WHEREAS**, the District held a Landowners' Election for Supervisors pursuant to  
Section 190.006(2), Florida Statutes; and

**WHEREAS**, the votes cast in said election have been canvassed by the Board of  
Supervisors of the District; and

**WHEREAS**, the Board of Supervisors, by this Resolution, desires to canvass said  
votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have received the  
number of votes as shown and are hereby declared elected as Supervisors of the District,  
with the terms of office set forth below:

Name	Votes	Term
------	-------	------

Section 2. Said terms of office shall commence immediately upon adoption of this Resolution and the Oath of Office being administered.

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

PASSED AND ADOPTED this 4th day of November 2025.

ATTEST:

\_\_\_\_\_  
Secretary

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Chairperson

# SECTION D



**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	<u>Tricia Adams</u>

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

**PASSED AND ADOPTED** this 4th day of November 2025.

ATTEST:

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, **September 9, 2025**, at 10:00 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
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, Cobb Cole
Allen Bailey	Field Services Manager, GMS

*The following is a summary of the discussions and actions taken at the September 9, 2025 Ranches at Lake McLeod Community Development District's Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 10:00 a.m. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. She noted that there were no questions or comments from the audience.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the August 12, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 12, 2025, Board of Supervisors meeting. She noted that the District manager had reviewed the meeting minutes. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the August 12, 2025, Board of Supervisors Meeting was approved.

**FOURTH ORDER OF BUSINESS****Ratification of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates**

Ms. Adams presented the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates to the Board. She noted that there is a multi-year audit agreement with Grau & Associates, and the District is required to undergo an annual independent audit of all the District's finances. She added that the Fiscal Year 2025 will end on September 30, 2025, and once it ends they prefer the auditor to get started because there is a short time to complete the audit and file it by the deadline of June 30<sup>th</sup>. Ms. Adams presented the fee of \$5,900 for Fiscal Year 2025, and she noted that this amount is commensurate with the audit service agreement.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates, was ratified.

**FIFTH ORDER OF BUSINESS****Consideration of Proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation**

Ms. Adams presented the proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation to the Board. She stated that the tax-exempt bond Series 2025 that the District issued is required to comply with IRS regulations, that they are not earning more interest than what we are paying. She noted that to make that determination, they are required to run arbitrage rebate reports. She added that this is a proposal from AMTEC Services, and the annual amount is \$450.

Ms. Adams stated that their firm does business with many of the firms that supply this service, and they have found AMTEC to be the most cost-effective and the efficient.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of ROW License Agreement**

Ms. Adams presented the ROW License Agreement to the Board. She stated that they have been working with Ms. Dudley on this matter as well as District counsel and there are three areas that are tracts that are owned by the CDD where the HOA has installed improvements. She noted that two of those are mailbox kiosk locations and they are suggesting a license agreement in order to confirm the CDD owns the parcel, but the HOA is responsible for the mailbox kiosks. Then, there is also property in front of the amenity center with enhanced irrigation and enhanced landscaping, so this agreement would also allow for the HOA to maintain those landscape improvements on the CDD tract. She added that this agreement has been revised since the time the draft was first prepared, and this draft does reflect two of the license areas, but not that third area in front of the amenity center. Ms. Adams stated that District counsel provided the revised draft that morning and they are asking for approval in substantial form, understanding that the tract in front of the amenity center will be added. Ms. Dudley stated that she wants to make sure that they also have a license agreement for it or need to discuss the park in phase one, the playground and irrigation for that area that comes from the CDD meter at the front of the North Tract.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the ROW License Agreement, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2025-10  
Ratifying Staff's Actions in Resetting  
Public Hearing to Adopt Parking Rules –  
ADDED**

Ms. Adams presented Resolution 2025-10 ratifying staff's actions in resetting the public hearing to adopt parking rules to the Board. She stated that on July 1, 2025, there was a new law that went into effect that impacts special districts. She noted that there are new notice requirements for rule hearings requiring a new 35-day notice, as well as special language included in the legal notice that was in the newspaper to meet those new statutory requirements. She added that they need to reset the public hearing from their October meeting date to the November meeting date.

Ms. Adams stated that they have the ad ready for November 4, 2025, and this will be the rule hearing to consider parking rules for the District's right of way. She noted that as their annual meeting schedule is presented, they decided to move it to the first Tuesday because the library is closed on Veteran's Day. She asked the Board for approval to reschedule the public hearing for November 4, 2025.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-10 Ratifying Staff's Actions in Resetting Public Hearing to Adopt Parking Rules, was approved.

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

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

**B. Engineer****i. Status Update on Intersection Design**

Ms. Adams stated that she spoke with Mr. Welch on the phone earlier that day and he noted a standing item regarding the intersection redesign for Craftsman Road and the current conditions requiring a lane turn. She noted that he did do the design, and that is internally being vetted. She added that he didn't have anything ready to present to the Board for review and approval, and they don't have any costs for the actual work yet but once that design is approved by the Board, the next step would be to submit that to the City of Eagle Lake and to Polk County for permitting and approval. Ms. Adams stated that Mr. Welch was also working on some other development items, the ADA transition mats for North Ranches are still not done. She noted that the community map

identifying property ownership is something that Mr. Welch and his team are finalizing, and those engineering items can be better addressed when he returns.

### **C. Field Manager's Report**

#### **i. Consideration of Proposal from AWM for Additional Pond Maintenance – ADDED**

Mr. Bailey stated that the overall landscape in the District is doing well and the crepe myrtle trees that they were concerned about at the playground seem to be fine, even though there were some branches that were broke. He noted that they have recovered, and they are not being stepped on. He added that the ponds are doing well overall and there isn't any major growth vegetation, and the rainfall is filling them up. Mr. Bailey stated that the only pond that is low is the one next to the amenity center. He noted that it is higher than it was previously but is not full completely. He addressed the final pond in the back and noted that it needed to be added to the aquatics contract, which would be 12 treatments, \$3,000 for the year to be added.

Mr. Morgan asked Mr. Bailey how the landscape looked along Bomber Road on the south side along the fence. Mr. Bailey stated that the section on the east side that was complete is doing good. Mr. Morgan asked Mr. Bailey about the weeds in the center islands at the entrance that he mentioned in a previous meeting and wanted to know if they had been taken care of. Mr. Bailey stated that any weeds that were of concern had been taken care of.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from AWM for Additional Pond Maintenance, was approved.

### **D. District Manager's Report**

#### **i. Approval of Check Register**

Ms. Adams presented the check register from July 31, 2025, through August 25, 2025, totaling \$30,093.51. Immediately following the check register is a detailed run summary.

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

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through the end of July. She noted that these are provided for informational purposes only and no Board action is required.

**iii. Discussion of HOA Yard Sale – ADDED**

Ms. Adams stated that she recently got a request from the HOA manager, and he sent a message to the CDD letting them know that they are planning to coordinate a community yard sale on Saturday, September 27, 2025. She noted that he was asking for permission to install community yard sale signs at the community entrance on CDD property. She added that she told him she would put this on the agenda since they had a Board Meeting scheduled for this week and wanted to get confirmation that the Board would approve the signage. Ms. Adams stated that he said they would plan to install them that day and remove them that day as well, so they wouldn't need to coordinate with landscapers or any other vendors. She noted that they recommend approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Yard Sale Sign Installation on CDD Property, was approved.

**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. There being no questions or comments, the next item followed.

**NINTH ORDER OF BUSINESS****Other Business**

There being no comments, and the next item followed.

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

Ms. Adams asked if there were any supervisor's requests or audience comments, there being none, the next item followed.



**ELEVENTH 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 5

# SECTION A

**RESOLUTION NO. 2026-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE RANCHES AT LAKE MCLEOD COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING PARKING  
POLICIES FOR THE DISTRICT; PROVIDING FOR  
SEVERABILITY, PROVIDING FOR CONFLICTS; AND  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing public infrastructure, improvements, and services to the lands within the District; and

**WHEREAS**, the Board of Supervisors (“Board”) is authorized pursuant to Sections 190.011 and 190.035, Florida Statutes, to adopt rules, regulations, policies, and orders necessary for the operation and maintenance of District facilities and properties; and

**WHEREAS**, the Board finds that it is in the best interests of the District and its landowners and residents to adopt Parking Policies to promote the safe and orderly use of District roads and facilities; and

**WHEREAS**, the District Manager has prepared and presented to the Board the proposed Parking Policies attached hereto as Exhibit “A”; and

**WHEREAS**, the Board has reviewed the proposed Parking Policies and determined that their adoption is necessary and appropriate.

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

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated herein by this reference as findings of fact.

SECTION 2. The Board hereby adopts the Parking Policies attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 3. The District Manager, District Counsel, and other appropriate staff and consultants are hereby authorized and directed to implement and enforce the Parking Policies as adopted.

SECTION 4. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of November, 2025.

ATTEST:

\_\_\_\_\_  
Secretary

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Chairperson

**Exhibit A – Parking Policies (attached hereto)**

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

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In accordance with Chapter 190, *Florida Statutes*, and on November 4, 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”).

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**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.** *Oversized Vehicle.* Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck or a Vehicle with a trailer attached;
- C.** *Designated Parking Areas.* Areas District property 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.
- D.** *District Property.* All property owned or maintained by the District and identified on the map attached as Exhibit A as either a Designated Parking Area or Tow-Away Zone.
- E.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that is used to transport people, goods or things on land or in water.
- F.** *Vessels.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- G.** *Recreational Vehicle and Trailers.* A vehicle designed for recreational use, which includes motor homes, campers, trailers, vehicle trailers and vessel trailers relative to same. Trailers are non-powered vehicles intended to be towed by a motorized vehicle.
- H.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

- I. *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.**
- J. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- K. *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 signage 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 by signage. **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, Oversized 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, Oversized 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. **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.
- D. **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, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle, or Trailer, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Oversized 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, Oversized Vehicle, Vehicles, Vessels, Recreational Vehicles and Trailers for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Oversized 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.

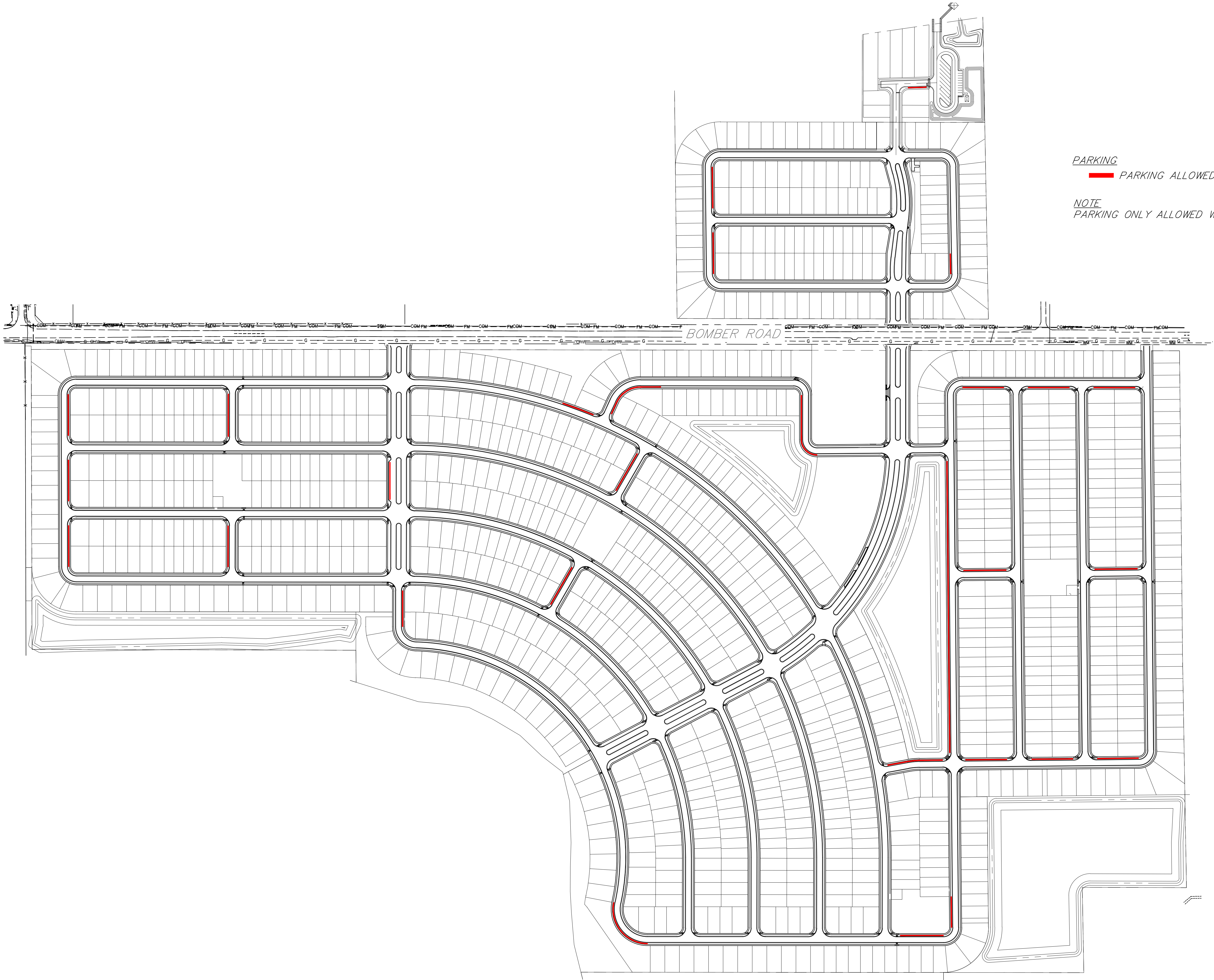
**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional 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: **November 4, 2025**

**EXHIBIT A**  
*Designated Parking Areas*

DRAFT

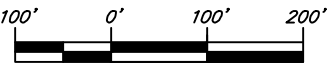


PARKING

PARKING ALLOWED

NOTE

PARKING ONLY ALLOWED WHERE INDICATED



Oct 31, 2025  
RICHARD C. WELCH, P.E.  
FL. P.E. # 40279  
Reg. Engineer

Project No.: 21-04-0010	
Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW

Date: FEBRUARY 2022	
Scale: 1" = 200'	DATUM: NAVD 88

RANCHES AT  
LAKE MCLEOD  
PREPARED FOR  
LENNAR  
ORLANDO, FL

PARKING  
MAP

No.	Date	Revision	By

**CW** Connelly & Wicker Inc.  
Planning • Engineering • Landscape Architecture  
1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789  
(904) 265-3030 FAX: (904) 265-3031 www.cweng.com  
Florida Registry 3650 L.A. Number: LC26000311

# SECTION 6





October 15, 2025  
Adam Morgan  
Ranches at Lake McLeod CDD  
219 East Livingston Street, Orlando, Florida, 32801  
~~813-316-3349~~ 407-747-0514  
adam.morgan@lennar.com

**Subject:** Ranches at Lake McLeod CDD  
**Flight Acreage:** 252 +/-

**Fee estimate for drone flyovers, data processing, and cloud software subscription (Oct 2025 - Oct 2026).**

We are happy to begin providing construction progress tracking service for this project under the following terms. Each project includes software access for 60 days after the final scan date. This 60-day period resets with contract extensions and renewals. Platinum scans include 12 months of software-only access after the last production scan. Read-only software extensions are available. Contact your Account Executive for more details.  
Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.

TraceAir reserves the right to revise service fees upon requested change(s) to the project monitoring area.

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
Gold Scans Oct 28, 2025 – Oct 27, 2026	Bi-Weekly	\$1,050.00	26	\$27,300.00
				Estimated Total Cost: \$27,300.00 USD

Initials: AMM Initials: \_\_\_\_\_



Product Descriptions	
Service	Scope
Gold Scans	<ul style="list-style-type: none"><li>- Drone flyover. Processing of photos and geo-referencing to create an ortho-photo &amp; digital elevation model. Includes hosting, software and support. Important to note: Flight markers are required for the geo-referenced sites. The measurements (X, Y, &amp; Z coordinates) and maintenance of these can be conducted by the grading contractor or surveyor at the customer's expense. QA/QC: vertical accuracy assessment and report per each scan. One 360 panorama per scan (location on customer's choice).</li></ul>

Initials: AMM Initials: \_\_\_\_\_

Billing Contact:  
Email:  
PO/Project Number:

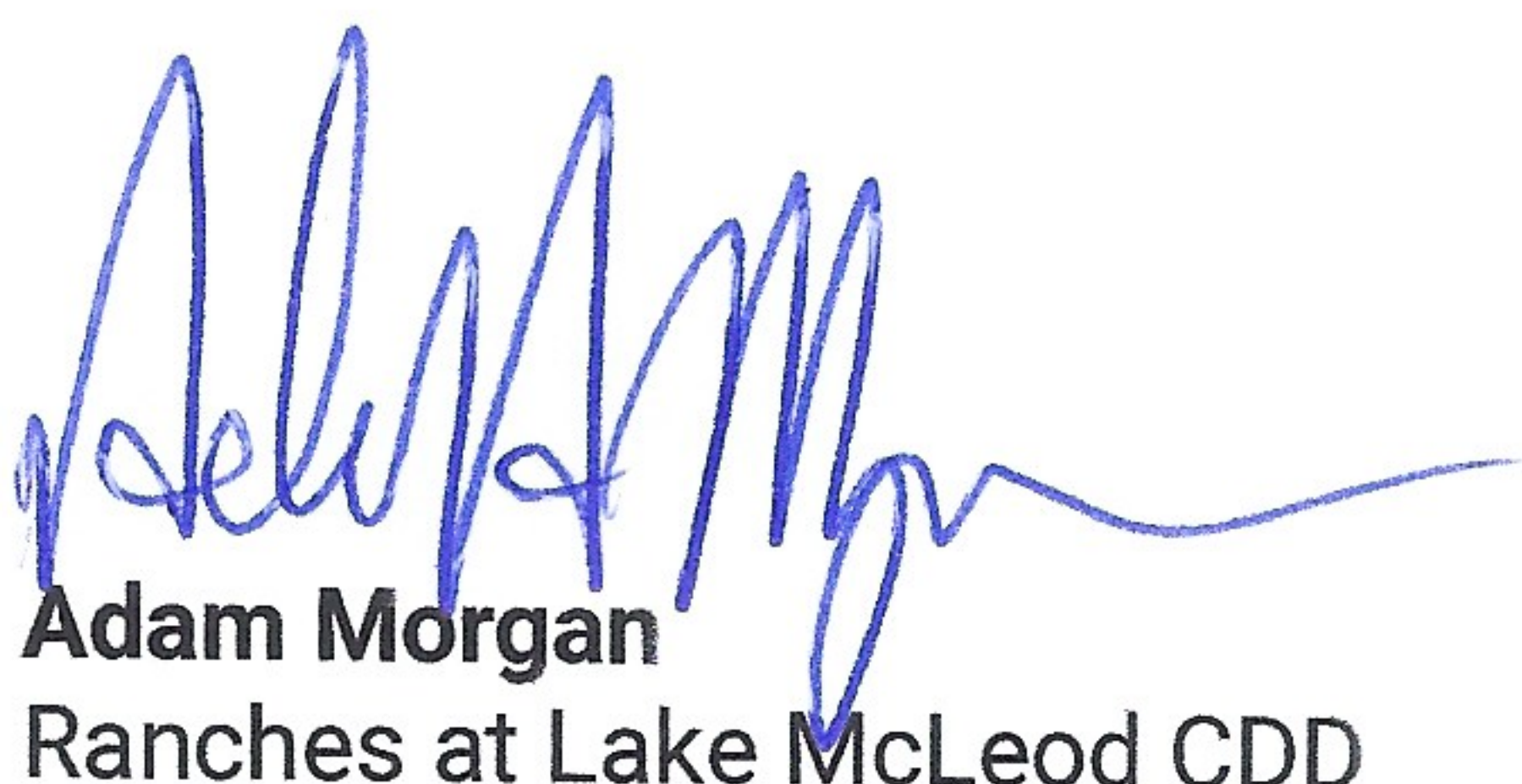




By signing below both parties agree to the Terms & Conditions.

Agreed,

**Will Johnson**  
Head of Sales,  
TraceAir Technologies

A blue ink signature of Adam Morgan, written in a cursive style.

**Adam Morgan**  
Ranches at Lake McLeod CDD

1700 Westlake Ave N, Suite 200, Seattle, WA 98109  
209-318-1999  
[www.traceair.net](http://www.traceair.net)





Boundary Image



# SECTION 7

# SECTION A

This Instrument Prepared By:  
Mark A. Watts, Esquire  
Cobb Cole  
231 N. Woodland Boulevard  
DeLand, FL 32720

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ of \_\_\_\_\_, 2025, between LENNAR HOMES, LLC, a Florida limited liability company (hereinafter referred to as "Grantor"), whose address is 6675 Westwood Blvd., 5<sup>th</sup> Floor, Orlando, FL 32821 Attn: Ericka Pace, and RACHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter referred to as "Grantee").

#### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

LENNAR HOMES, LLC

A Florida limited liability company

By: \_\_\_\_\_

Name: Erika Pace

Title: Vice President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2025 by Ericka Pace, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She \_\_\_ is personally known to me or \_\_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)

NOTARY PUBLIC

Commission No. \_\_\_\_\_

## EXHIBIT "A"

Tract P5 (Dog Park), Ranches at Lake McLeod III, according to the plat thereof as recorded in Plat Book 206, Pages 37 through 45, of the Public Records of Polk County, Florida.



## SECTION B

This Instrument Prepared By:  
Mark A. Watts, Esquire  
Cobb Cole  
231 N. Woodland Boulevard  
DeLand, FL 32720

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ of \_\_\_\_\_, 2025, between LENNAR HOMES, LLC, a Florida limited liability company (hereinafter referred to as “Grantor”), whose address is 6675 Westwood Blvd., 5<sup>th</sup> Floor, Orlando, FL 32821 Attn: Ericka Pace, and RACHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter referred to as “Grantee”).

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit “A” attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.



[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

LENNAR HOMES, LLC

A Florida limited liability company

By: \_\_\_\_\_

Name: Erika Pace

Title: Vice President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2025 by Ericka Pace, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She \_\_\_ is personally known to me or \_\_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)

NOTARY PUBLIC

Commission No. \_\_\_\_\_

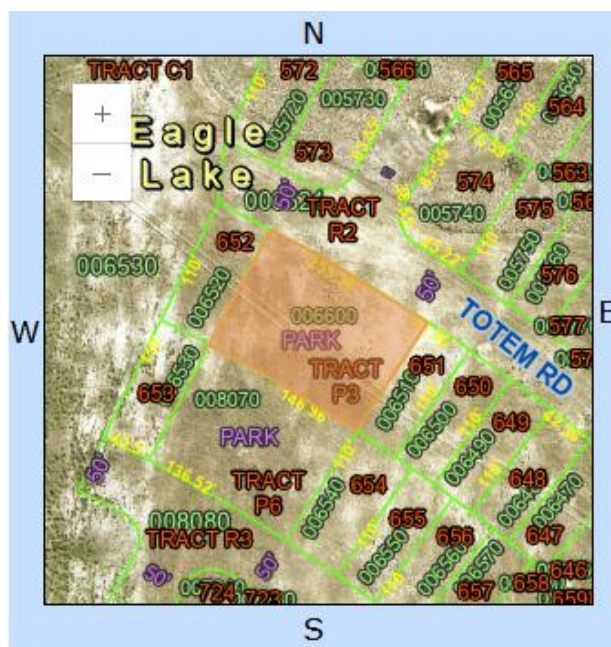
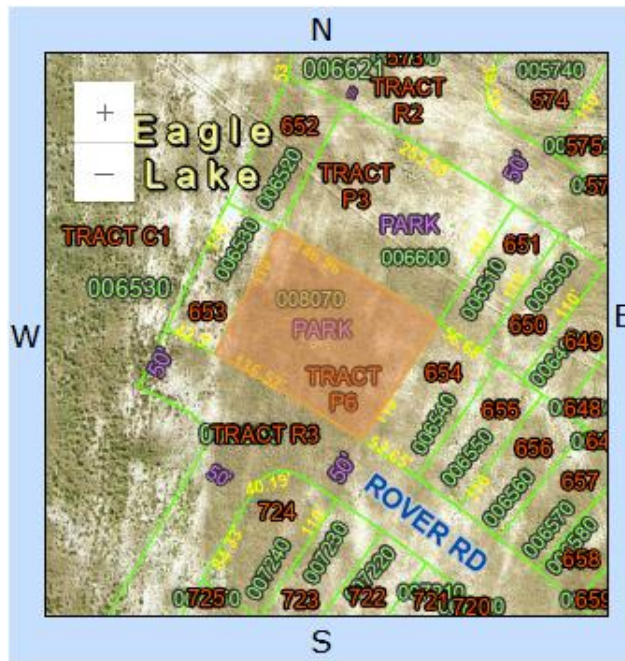
## EXHIBIT "A"

### Parcel 1:

Tract P6, Ranches at Lake McLeod IV, according to the plat thereof as recorded in Plat Book 216, Pages 18 through 21, of the Public Records of Polk County, Florida.

### Parcel 2:

Tract P3 (Park), Ranches at Lake McLeod III, according to the plat thereof as recorded in Plat Book 206, Pages 37 through 45, of the Public Records of Polk County, Florida.



# SECTION C

This Instrument Prepared By:  
Mark A. Watts, Esquire  
Cobb Cole  
231 N. Woodland Boulevard  
DeLand, FL 32720

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ of \_\_\_\_\_, 2025, between LENNAR HOMES, LLC, a Florida limited liability company (hereinafter referred to as “Grantor”), whose address is 6675 Westwood Blvd., 5<sup>th</sup> Floor, Orlando, FL 32821 Attn: Ericka Pace, and RACHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston St., Orlando, FL 32801 (hereinafter referred to as “Grantee”).

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that land(s) lying and being in the County of Polk, State of Florida, described as follows:

See Exhibit “A” attached hereto and made a part hereof by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both) reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat reference above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

LENNAR HOMES, LLC

A Florida limited liability company

By: \_\_\_\_\_

Name: Erika Pace

Title: Vice President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2025 by Ericka Pace, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She \_\_\_ is personally known to me or \_\_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)

NOTARY PUBLIC

Commission No. \_\_\_\_\_

## EXHIBIT "A"

Tract C1, Ranches at Lake McLeod III, according to the plat thereof as recorded in Plat Book 206, Pages 37 through 45, of the Public Records of Polk County, Florida, less and except that portion lying within Ranches at Lake McLeod IV, as recorded in Plat Book 216, Pages 18 through 21, of said Public Records.





# SECTION 8

## RESOLUTION NO. 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CONVEYANCE OF CERTAIN REAL PROPERTY AND ASSUMING MAINTENANCE RESPONSIBILITY FOR CERTAIN AMENITY TRACTS; PROVIDING AUTHORIZATION TO THE DISTRICT OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH PURPOSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Ranches at Lake McLeod Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (“Developer”), has completed certain park and recreational facilities within the Ranches at Lake McLeod community, including park tracts, dog park, and related improvements, collectively the “Amenity Parcels”; and

**WHEREAS**, Developer has conveyed the Amenity Parcels to the District by Special Warranty Deeds duly executed and recorded in the Official Records of Polk County, Florida, as further described in **Exhibit “A”** (Legal Descriptions) and **Exhibit “B”** (Special Warranty Deeds); and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to formally accept the conveyance of title and to assume all responsibility for the ownership, operation, and maintenance of the Amenity Parcels and related improvements thereon, consistent with the powers granted to the District under Section 190.011, Florida Statutes; and

**WHEREAS**, the District Engineer and District Counsel have reviewed the conveyance documentation and determined that the Special Warranty Deeds are valid, properly executed, and recorded, and that the legal descriptions correspond to the intended amenity tracts.

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

1. The foregoing recitals are hereby incorporated as findings of fact of the Board.
2. **Acceptance of Conveyance.** The District hereby accepts conveyance of the parcels described above as public property of the District.
3. **Assumption of Maintenance Responsibility.** The District hereby assumes all responsibility for operation, maintenance, and repair of the improvements and

appurtenances located within said parcels, subject to any recorded easements, restrictions, and applicable permits.

4. **Authorization.** The District Manager, District Engineer, and District Counsel are authorized to take all actions necessary to implement this Resolution, including coordination with regulatory agencies, contractors, and insurers, and to update the District's records accordingly.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

[The remainder of this page has intentionally been left blank.]

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

**ATTEST:**

**RANCHES AT LAKE MCLEOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**  
**Legal Descriptions**

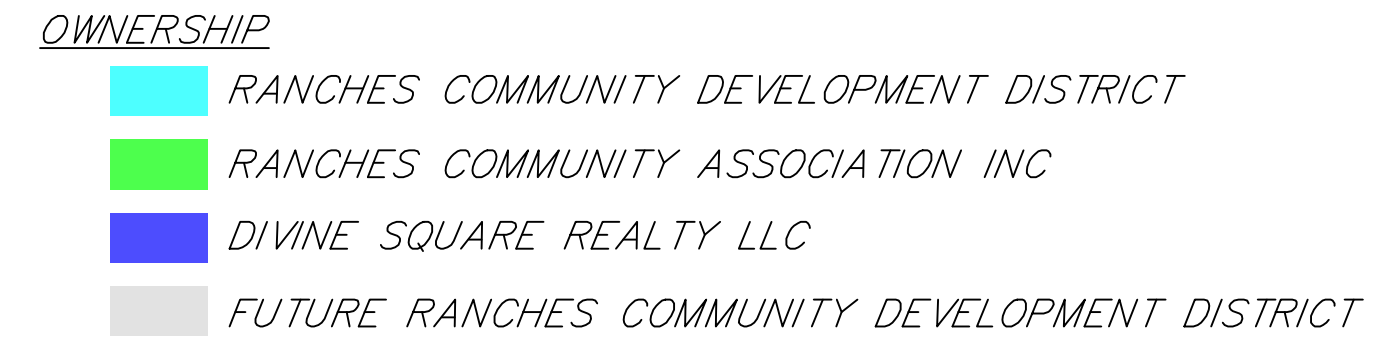
**Exhibit B**

**Special Warranty Deeds**

## SECTION 9

## SECTION B





# SECTION C

*This item will be provided under  
separate cover*

# SECTION D

# SECTION i

# Ranches at Lake McLeod Community Development District

## Summary of Check Register

August 26, 2025 to October 24, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/27/25	173	\$ 3,194.36
	9/19/25	174-178	\$ 24,097.51
	9/24/25	179-180	\$ 15,675.00
	10/13/25	181-185	\$ 16,021.84
	10/20/25	186-191	\$ 33,322.50
	10/22/25	192	\$ 2,432.00
		Total:	\$ 94,743.21
General Fund - Autopay	10/20/25	80000-80001	\$ 1,275.40
		Total:	\$ 1,275.40
Payroll			
	Supervisor Fees - September 2025		
	Adam Morgan	10141	\$ 184.70
	Brent Kewley	10142	\$ 184.70
	Patrick Bonin	10143	\$ 184.70
	Michelle Dudley	10144	\$ 184.70
	Kayla Word	10145	\$ 184.70
		Total:	\$ 923.50
<b>Total Amount</b>			<b>\$ 96,942.11</b>

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/27/25		PAGE 1		
*** CHECK DATES 08/26/2025 - 10/24/2025 ***		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 #			
8/27/25	00020	7/31/25 00072491	202506 310-51300-48000	GANNETT MEDIA CORP DBA		*	3,194.36	3,194.36 000173			
		NOT OF FY26 BDGET-6/17/25									
9/19/25	00019	8/28/25 20169	202508 320-53800-47000	AQUATIC WEED MANAGEMENT, INC		*	875.00	875.00 000174			
		POND MAINTENANCE-AUG25									
9/19/25	00004	9/05/25 71531	202508 310-51300-31500	COBB & COLE PA		*	2,240.00	2,240.00 000175			
		ATTORNEY SVCS-AUG25									
9/19/25	00031	8/27/25 15822	202508 320-53800-49000	CSS CLEAN STAR SERVICES OF CENTRAL		*	250.00	250.00 000176			
		CLEANING SVCS-AUG25									
9/19/25	00017	9/02/25 18753	202509 320-53800-46200	FRANK POLLY SOD, INC		*	15,580.00	15,580.00 000177			
		LANDSCAPE MAINT-SEP25									
9/19/25	00013	9/01/25 66	202509 320-53800-12000			*	833.33				
		FIELD MANAGEMENT-SEP25									
		9/01/25 67	202509 310-51300-34000			*	3,541.67				
		MANAGEMENT FEES-SEP25									
		9/01/25 67	202509 310-51300-35200			*	100.00				
		WEBSITE ADMIN-SEP25									
		9/01/25 67	202509 310-51300-35100			*	150.00				
		INFORMATION TECH-SEP25									
		9/01/25 67	202509 310-51300-31300			*	500.00				
		DISSEMINATION SVC-SEP25									
		9/01/25 67	202509 310-51300-51000			*	.42				
		OFFICE SUPPLIES-SEP25									
		9/01/25 67	202509 310-51300-42000			*	27.09				
		POSTAGE-SEP25									
		GOVERNMENTAL MANAGEMENT SERVICES-CF									
9/24/25	00002	9/19/25 29720	202509 300-15500-10000			*	14,700.00	14,700.00 000179			
		FY26 INSURANCE POLICY									
		EGIS INSURANCE ADVISORS									
9/24/25	00035	9/13/25 22040009	202508 310-51300-31100			*	975.00	975.00 000180			
		ENGINEERING SVCS-AUG25									
		PRIME AE GROUP, INC.									
10/13/25	00017	9/05/25 18759	202509 320-53800-46201			*	990.00	990.00 000181			
		6" CYPRESS/2 YARD MULCH									
		FRANK POLLY SOD, INC									
		RALM RANCHES AT BOH									

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 10/27/25		PAGE 2	
*** CHECK DATES 08/26/2025 - 10/24/2025 ***		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 #				
10/13/25	00020	9/30/25 00073533	202509 310-51300-48000		*	356.46					
			NOT OF FY26 MEET-9/2/25								
		9/30/25 00073533	202509 310-51300-48000		*	227.13					
			NOT OF RULE DEV-9/23/25								
		9/30/25 00073533	202509 310-51300-48000		*	442.68					
			NOT OF RULE MAKE-9/23/25								
GANNETT MEDIA CORP DBA							1,026.27	000182			
10/13/25	00013	9/15/25 68	202510 310-51300-31400		*	6,500.00					
			ASSESSMENT ROLL-FY26								
GOVERNMENTAL MANAGEMENT SERVICES-CF							6,500.00	000183			
10/13/25	00037	9/15/25 6	202509 320-53800-48000		*	267.49					
			REPLACE DOG STATION LID								
		9/15/25 7	202509 320-53800-48000		*	714.00					
			POWERWASH 2 MONUMENTS								
		9/15/25 8	202509 320-53800-48000		*	210.00					
			FIX RESIDENT'S FENCE								
GOVERNMENTAL MANAGEMENT SERVICES-							1,191.49	000184			
10/13/25	00015	10/08/25 50000459	202509 320-53800-43100		*	1,578.52					
			CONTRACT#3000000380-SEP25								
		10/08/25 50000459	202508 320-53800-43100		*	1,578.52					
			CONTRACT#3000000380-AUG25								
		10/08/25 50000459	202507 320-53800-43100		*	1,578.52					
			CONTRACT#3000000380-JUL25								
		10/08/25 50000459	202506 320-53800-43100		*	1,578.52					
			CONTRACT#3000000380-JUN25								
TECO							6,314.08	000185			
10/20/25	00019	9/26/25 20332	202509 320-53800-47000		*	875.00					
			POND MAINTENANCE-SEP25								
AQUATIC WEED MANAGEMENT, INC							875.00	000186			
10/20/25	00031	9/23/25 16064	202509 320-53800-49000		*	240.00					
			CLEANING SVCS-SEP25								
CSS CLEAN STAR SERVICES OF CENTRAL							240.00	000187			
10/20/25	00001	10/01/25 93519	202510 310-51300-54000		*	175.00					
			SPECIAL DISTRICT FEE FY26								
FLORIDA DEPARTMENT OF COMMERCE							175.00	000188			
10/20/25	00017	10/01/25 18781	202510 320-53800-46200		*	15,580.00					
			LANDSCAPE MAINT-OCT25								
FRANK POLLY SOD, INC							15,580.00	000189			
RALM RANCHES AT				BOH							



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/20/25	00013	10/01/25	69 202510 310-51300-34000 MANAGEMENT FEES-OCT25		*	3,647.92	
		10/01/25	69 202510 310-51300-35200 WEBSITE ADMIN-OCT25		*	103.00	
		10/01/25	69 202510 310-51300-35100 INFORMATION TECH-OCT25		*	154.50	
		10/01/25	69 202510 310-51300-31300 DISSEMINATION SVCS-OCT25		*	550.00	
		10/01/25	69 202510 310-51300-51000 OFFICE SUPPLIES-OCT25		*	.33	
		10/01/25	69 202510 310-51300-42000 POSTAGE-OCT25		*	8.17	
		10/01/25	69 202510 310-51300-42500 COPIES-OCT25		*	1.65	
		10/01/25	70 202510 320-53800-12000 FIELD MANAGEMENT-OCT25		*	858.33	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,323.90 000190
10/20/25	00018	10/13/25	4652331 202510 300-15500-10000 1% DEBT ADMIN FEE FY26		*	6,685.81	
		10/13/25	4652332 202510 300-15500-10000 1% MAINT ADMIN FEE FY26		*	4,442.79	
POLK COUNTY PROPERTY APPRAISER							11,128.60 000191
10/22/25	00004	10/16/25	73206 202509 310-51300-31500 EMINENT DOMAIN-SEP25		*	210.00	
		10/16/25	73207 202509 310-51300-31500 ATTORNEY SVCS-SEP25		*	2,222.00	
COBB & COLE PA							2,432.00 000192
TOTAL FOR BANK A						94,743.21	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/20/25	00024	9/15/25 7145-0-9	202509 320-53800-43200	910 CRAFTSMAN RD-SEP25	*	852.31	
CITY OF EAGLE LAKE							852.31 080000
10/20/25	00024	9/15/25 7614-0-9	202509 320-53800-43200	1562 MARKSMAN RD-SEP25	*	423.09	
CITY OF EAGLE LAKE							423.09 080001
TOTAL FOR BANK Z						1,275.40	
TOTAL FOR REGISTER						96,018.61	

## SECTION ii

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

***Unaudited Financial Reporting***  
***September 30, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2023</u>
5	<u>Debt Service Fund - Series 2025</u>
6	<u>Capital Projects Fund - Series 2023</u>
7	<u>Capital Projects Fund - Series 2025</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>
12	<u>Long Term Debt Report</u>

# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 108,131	\$ -	\$ -	\$ -	\$ 108,131
State Board of Administration	\$ 205,289	\$ -	\$ -	\$ -	\$ 205,289
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 102,373	\$ 102,373
Due from General Fund	\$ -	\$ 38	\$ -	\$ -	\$ 38
<b>Investments:</b>					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 192,245	\$ -	\$ -	\$ 192,245
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 25,401	\$ -	\$ 25,401
Cost of Issuance	\$ -	\$ -	\$ 105	\$ -	\$ 105
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 305,711	\$ -	\$ -	\$ 305,711
Prepaid Expenses	\$ 17,892	\$ -	\$ -	\$ -	\$ 17,892
<b>Total Assets</b>	<b>\$ 331,312</b>	<b>\$ 1,068,104</b>	<b>\$ 25,510</b>	<b>\$ 102,373</b>	<b>\$ 1,527,299</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 14,344	\$ -	\$ -	\$ -	\$ 14,344
Deferred Revenue	\$ -	\$ 297,471	\$ -	\$ -	\$ 297,471
Due to Debt Service	\$ 38	\$ -	\$ -	\$ -	\$ 38
<b>Total Liabilities</b>	<b>\$ 14,382</b>	<b>\$ 297,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 311,853</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 383,667	\$ -	\$ -	\$ 383,667
Debt Service Series 2025	\$ -	\$ 386,965	\$ -	\$ -	\$ 386,965
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 25,506	\$ -	\$ 25,506
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 102,373	\$ 102,373
Unassigned	\$ 316,930	\$ -	\$ -	\$ -	\$ 316,930
<b>Total Fund Balances</b>	<b>\$ 316,930</b>	<b>\$ 770,633</b>	<b>\$ 25,510</b>	<b>\$ 102,373</b>	<b>\$ 1,215,446</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 331,312</b>	<b>\$ 1,068,104</b>	<b>\$ 25,510</b>	<b>\$ 102,373</b>	<b>\$ 1,527,299</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 623,453	\$ 623,453	\$ 387,620	\$ (235,834)
Assessments - Direct	\$ 13,441	\$ 13,441	\$ 251,595	\$ 238,154
Interest Income	\$ -	\$ -	\$ 3,789	\$ 3,789
<b>Total Revenues</b>	<b>\$ 636,894</b>	<b>\$ 636,894</b>	<b>\$ 643,004</b>	<b>\$ 6,110</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,800	\$ 4,200
FICA Expense	\$ 918	\$ 918	\$ 597	\$ 321
Engineering	\$ 15,000	\$ 15,000	\$ 8,475	\$ 6,525
Attorney	\$ 15,000	\$ 15,000	\$ 15,258	\$ (258)
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,800	\$ 1,200
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ 900	\$ 450	\$ 450
Dissemination	\$ 6,000	\$ 6,000	\$ 5,417	\$ 583
Trustee Fees	\$ 4,020	\$ 4,020	\$ 4,256	\$ (236)
Management Fees	\$ 42,500	\$ 42,500	\$ 42,500	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 601	\$ 399
Insurance	\$ 6,181	\$ 6,181	\$ 5,981	\$ 200
Copies	\$ 500	\$ 500	\$ 10	\$ 490
Legal Advertising	\$ 7,500	\$ 7,500	\$ 4,221	\$ 3,279
Other Current Charges	\$ 2,500	\$ 2,500	\$ 363	\$ 2,137
Office Supplies	\$ 500	\$ 500	\$ 17	\$ 483
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 129,194</b>	<b>\$ 129,194</b>	<b>\$ 109,419</b>	<b>\$ 19,774</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	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	\$ 10,000	\$ 10,000	\$ 0
Landscape Maintenance	\$ 203,400	\$ 203,400	\$ 139,020	\$ 64,380
Landscape Replacement	\$ 30,000	\$ 30,000	\$ 4,980	\$ 25,020
Lake Maintenance	\$ 16,800	\$ 16,800	\$ 5,400	\$ 11,400
Streetlights	\$ 80,000	\$ 80,000	\$ 102,860	\$ (22,860)
Electric	\$ 15,000	\$ 15,000	\$ 4,878	\$ 10,122
Water & Sewer	\$ 45,000	\$ 45,000	\$ 22,399	\$ 22,601
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 20,000	\$ 20,000	\$ 6,726	\$ 13,274
Holiday Decorations	\$ 2,500	\$ 2,500	\$ 2,687	\$ (187)
Contingency	\$ 15,000	\$ 15,000	\$ 4,219	\$ 10,781
<b>Total Operations &amp; Maintenance</b>	<b>\$ 457,700</b>	<b>\$ 457,700</b>	<b>\$ 312,992</b>	<b>\$ 144,708</b>
<b>Total Expenditures</b>	<b>\$ 586,894</b>	<b>\$ 586,894</b>	<b>\$ 422,411</b>	<b>\$ 164,483</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 220,593</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 170,593</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 146,337</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 316,930</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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b><u>Revenues</u></b>				
Assessments	\$ 382,769	\$ 382,769	\$ 385,075	\$ 2,306
Interest	\$ -	\$ -	\$ 15,356	\$ 15,356
<b>Total Revenues</b>	<b>\$ 382,769</b>	<b>\$ 382,769</b>	<b>\$ 400,431</b>	<b>\$ 17,662</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>\$ 18,575</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 173,774</b>		<b>\$ 365,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ 174,687</b>		<b>\$ 383,667</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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 8,240	\$ 8,240
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,240</b>	<b>\$ 8,240</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>\$ (120,664)</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>\$ 386,965</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 173,774</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 173,774</b>		<b>\$ 386,965</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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 8,796	\$ 8,796
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,796</b>	<b>\$ 8,796</b>
<b><u>Expenditures</u></b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 10,101,915	\$ (10,101,915)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 458,746	\$ (458,746)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,560,661</b>	<b>\$ (10,560,661)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>(\$10,551,864)</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>\$ 25,506.37</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 25,506</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Reserve Fund

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

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 2,373	\$ 2,373
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,373</b>	<b>\$ 2,373</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>\$ 2,373</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 52,373</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 50,000</b>		<b>\$ 50,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 100,000</b>		<b>\$ 102,373</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 6,681	\$ 354,108	\$ 2,183	\$ 2,881	\$ 2,624	\$ 7,383	\$ 1,659	\$ 10,062	\$ -	\$ -	\$ 38	\$ 387,620
Assessments - Direct	\$ 119,077	\$ -	\$ -	\$ -	\$ 59,538	\$ -	\$ -	\$ 13,441	\$ 59,538	\$ -	\$ -	\$ -	\$ 251,595
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 826	\$ 1,026	\$ 1,026	\$ 911	\$ 3,789
<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>\$ 1,026</b>	<b>\$ 1,026</b>	<b>\$ 949</b>	<b>\$ 643,004</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 7,800
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ 77	\$ 61	\$ 77	\$ 77	\$ 597
Engineering	\$ -	\$ 300	\$ -	\$ -	\$ 3,750	\$ 1,875	\$ 450	\$ -	\$ 750	\$ 375	\$ 975	\$ -	\$ 8,475
Attorney	\$ 37	\$ 395	\$ -	\$ -	\$ 488	\$ 1,224	\$ 2,072	\$ 1,698	\$ 3,403	\$ 1,269	\$ 2,240	\$ 2,432	\$ 15,258
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	\$ 500	\$ 500	\$ 5,417
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	\$ 3,542	\$ 3,542	\$ 42,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 37	\$ 0	\$ 39	\$ 162	\$ 39	\$ 10	\$ 47	\$ 90	\$ 81	\$ 61	\$ 8	\$ 27	\$ 601
Insurance	\$ 5,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,981
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,194	\$ -	\$ -	\$ 1,026	\$ 4,221
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	\$ 3	\$ 0	\$ 17
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>\$ 12,838</b>	<b>\$ 8,374</b>	<b>\$ 8,594</b>	<b>\$ 8,854</b>	<b>\$ 109,419</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	\$ 833	\$ 833	\$ 833	\$ 10,000
Landscape Maintenance	\$ 8,650	\$ 8,650	\$ 8,650	\$ 11,080	\$ 11,080	\$ 11,230	\$ 12,130	\$ 12,130	\$ 12,130	\$ 12,130	\$ 15,580	\$ 15,580	\$ 139,020
Landscape Replacement	\$ 3,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990	\$ 4,980
Lake Maintenance	\$ 125	\$ 125	\$ 725	\$ 125	\$ 125	\$ 125	\$ 125	\$ 725	\$ 725	\$ 725	\$ 875	\$ 875	\$ 5,400
Streetlights	\$ 11,733	\$ -	\$ 7,445	\$ 7,445	\$ 5,866	\$ 11,139	\$ 7,445	\$ 10,349	\$ 10,392	\$ 10,349	\$ 10,349	\$ 10,349	\$ 102,860
Electric	\$ 61	\$ -	\$ 32	\$ 304	\$ 283	\$ 367	\$ 487	\$ 527	\$ 655	\$ 602	\$ 757	\$ 802	\$ 4,878
Water & Sewer	\$ 1,010	\$ 1,003	\$ 1,573	\$ 1,529	\$ 2,126	\$ 2,917	\$ 1,964	\$ 2,472	\$ 2,013	\$ 1,681	\$ 1,212	\$ 2,899	\$ 22,399
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,100	\$ -	\$ 2,785	\$ -	\$ 450	\$ -	\$ 500	\$ 699	\$ -	\$ -	\$ -	\$ 1,191	\$ 6,726
Holiday Decorations	\$ -	\$ 2,177	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,687
Contingency	\$ 200	\$ 230	\$ 230	\$ 220	\$ 230	\$ 240	\$ 519	\$ 250	\$ 1,360	\$ 250	\$ 250	\$ 240	\$ 4,219
<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>\$ 28,109</b>	<b>\$ 26,571</b>	<b>\$ 29,856</b>	<b>\$ 33,761</b>	<b>\$ 312,992</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>\$ 40,947</b>	<b>\$ 34,945</b>	<b>\$ 38,449</b>	<b>\$ 42,615</b>	<b>\$ 422,411</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>\$ 29,480</b>	<b>\$ (33,919)</b>	<b>\$ (37,424)</b>	<b>\$ (41,665)</b>	<b>\$ 220,593</b>
<b>Other Financing Sources/(Uses):</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ (50,000)
<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>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</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>\$ 29,480</b>	<b>\$ (83,919)</b>	<b>\$ (37,424)</b>	<b>\$ (41,665)</b>	<b>\$ 170,593</b>

Ranches At Lake Mcleod  
Community Development District  
Special Assessment Receipts  
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	414,300.36	\$	411,580.56	\$	825,880.92
Net Assessments	\$	385,299.33	\$	382,769.92	\$	768,069.26

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Property Appraiser	Net Receipts	50%		50%		100%
								General Fund	Debt Service	General Fund	Debt Service	
11/19/24	11/01-11/07/24	\$ 6,016.59	\$ (240.63)	\$ (115.52)	\$ -	\$ -	\$ 5,660.44	\$ 2,839.54	\$ 2,820.90	\$ 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	\$ 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	\$ 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	\$ 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)	\$ (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)	\$ (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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 909.05	\$ 903.08	\$ 1,812.13
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 574.99	\$ -	\$ 574.99	\$ 288.44	\$ 286.55	\$ 288.44	\$ 286.55	\$ 574.99
2/3/25	10/01-12/31/24	\$ -	\$ -	\$ -	\$ 555.94	\$ -	\$ 555.94	\$ 278.89	\$ 277.05	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 8.17	\$ 8.12	\$ 16.29
4/30/25	01/01-03/31/25	\$ -	\$ -	\$ -	\$ 24.91	\$ -	\$ 24.91	\$ 12.50	\$ 12.41	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 2,937.97	\$ 2,918.69	\$ 5,856.66
9/30/25	04/01-06/30/25	\$ -	\$ -	\$ -	\$ 46.27	\$ -	\$ 46.27	\$ 23.21	\$ 23.06	\$ 23.21	\$ 23.06	\$ 46.27
9/30/25	04/01-06/30/25	\$ -	\$ -	\$ -	\$ 29.32	\$ -	\$ 29.32	\$ 14.71	\$ 14.61	\$ 14.71	\$ 14.61	\$ 29.32
Total		\$ 826,788.37	\$ (31,170.53)	\$ (15,912.35)	\$ 1,247.72	\$ (8,258.81)	\$ 772,694.40	\$ 387,619.52	\$ 385,074.88	\$ 387,619.52	\$ 385,074.88	\$ 772,694.40

100.60%	Net Percentage Collected
0	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

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

# SECTION E

## SECTION iii

## SECTION a)



## REQUISITION

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

(Acquisition and Construction)

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

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: TraceAir Technologies Inc
- (D) Amount Payable: \$4,200.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22901 & 23773 - Gold Scan for May & June 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

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

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



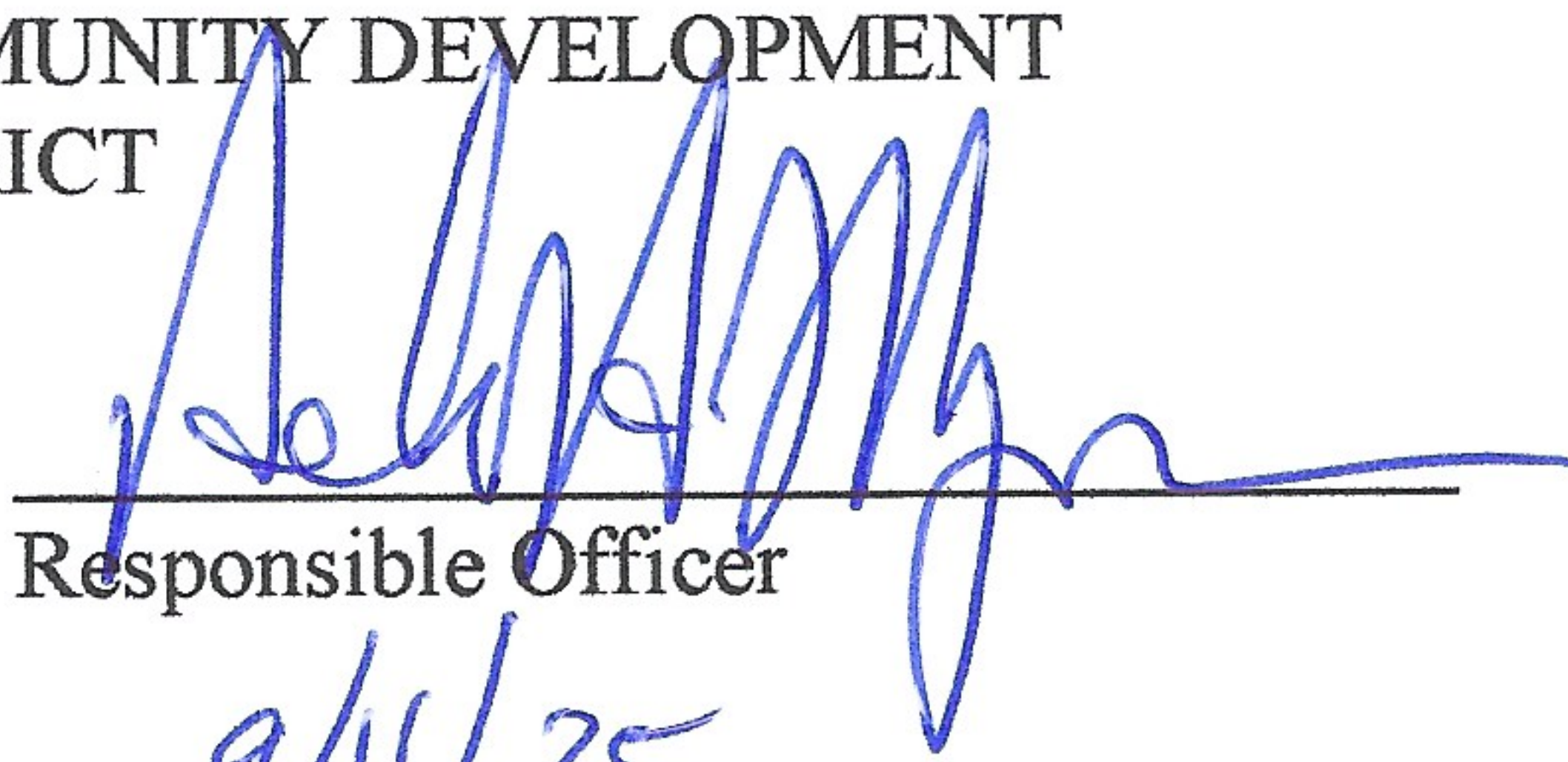
payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT

By:

  
Responsible Officer

Date:

9/11/25

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

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

**Richard C Welch**

Consulting Engineer

Digitally signed by Richard C Welch  
DN: CN=Richard C Welch,  
dnQualifier=A01410D00000195DCD82C2700080F94, O=PRIME  
AE GROUP INC., C=US  
Date: 2025.09.08 04:04:56-04'00'