

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

April 14, 2026

AGENDA

Ranches at Lake McLeod

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 7, 2026

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, April 14, 2026**, 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/85615611298>

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

Meeting ID: 856 1561 1298

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the March 10, 20256 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing
5. Review of Recent Traffic Accident on Bomber Road and Consideration of Polk County Request for Evaluation and Improvements
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
7. Other Business
8. Supervisors Requests
9. 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, **March 10, 2026** at 10:06 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
Kayla Word	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter <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 March 10, 2026, meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 10:06 a.m. Five members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Ana Lawton, 1241 Deepwater Circle) read an email that she sent on February 20, 2026. She discussed the parking policy adopted November 4, 2025, and asked what studies or

analysis supported the policy. She raised concerns about children riding in the streets and reduced visibility and road congestion. She requested that the Board reconsider the policy, place it on a future agenda, and use expert resources to develop a safer policy. She stated that the community would like the meetings to be held in the evenings and weekends.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 10, 2026 Board of Supervisors Meeting

Ms. Adams presented the minutes from the February 10, 2026, Board of Supervisors meeting. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 10, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Playground Shade Structure

A. ProPlaygrounds

B. PlayWorx

Ms. Adams stated the Board asked the Field Manager to gather proposals to get an estimate for the cost to install a shade structure for the playground. She noted once the item is presented she will mention some items regarding funding; this is not an item that there has been any funding allocated for in the current budget.

Mr. Bailey stated he has worked with both vendors and their shades do well. He stated PlayWorx suggested a rectangle shade over the playground where Prograde Playgrounds wanted to do a hexagonal shade around the entire playground. Ms. Adams stated the budget currently transfers \$50,000 a year into reserves for future infrastructure replacements; the Board has discretion to reallocate that transfer for amenity improvements if desired. There was a discussion about the difference in the proposals. The Board decided to table this item, and Mr. Bailey was directed to do more research, potentially obtain a third quote, and coordinate with Ms. Dudley to answer outstanding questions and bring them back to the Board.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hansen-Walter stated she had nothing to report. Ms. Hansen-Walter was asked what the status was on the Notice of Violation (NOV). She stated the city had given until early March to rectify; if not, a new notice could be issued with a 10-day notice leading to a magistrate hearing. Ms. Hansen-Walter agreed to reach out to the city and coordinate a meeting with relevant parties before a magistrate notice is issued.

B. Engineer

Mr. Welch had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report that is on the agenda on page 29. He stated the fence on the north section had been displaced, they placed that fence back up. He noted that the vendors are still performing well. The fence along 603 Trotters Drive is preventing access to the irrigation block. He stated they asked them to take down the fence; they have now put the fence back up; a notice was sent to them. Ms. Adams stated she will coordinate with District Counsel regarding the next steps.

Mr. Bailey noted the residents had some concerns about traffic safety in the north section near the Craftsman boat area access. The Board directed Mr. Bailey to install an additional stop sign at the intersection. Mr. Bailey indicated the water management requested monthly reporting by the 10th of the month and staff as begun submitting these online.

i. Consideration of Proposal to Install Parking and No Parking Signs in Phase North and East Ranches

Mr. Bailey presented a proposal to install parking and no parking signs in Phase North and East Ranches. He stated that its approximately 17 "No Parking" signs and 67 additional signs that would be installed on various areas in the community. There is a map in the agenda showing red dots are "no parking" signs and the blue dots indicate where parking is permitted. Ms. Adams noted the plan was engineered and developed by the District Engineer who is qualified to review the roadways and determine safe areas to park. Ms. Adams stated the Board is interested in phasing implementation in North Ranches and East Ranches.

Ms. Adams stated because this item was not included on the agenda at least seven (7) days in advance, staff requested public comment prior to Board consideration.

Anna Lawton (1241 Deepwater Circle) suggested that allowing on-street parking on one side of the street, with HOA enforcement for violators.

Jennifer Haselman (867 Timberland Drive) requested consideration for corner lots so parking placement does not block gates and yard access for owners who purchased larger corner lots expected gate access.

Ms. Adams stated there were no more comments and closed the public comment period regarding the proposal for parking and no parking signs.

A Board member noted that street parking is still allowed in designated areas, including areas near Deepwater/East Pond. Parking generally appears limited to curb-adjacent areas, reducing likelihood of blocking gates.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Proposal to Install Parking and No Parking Signs in Phase North and East Ranches not exceeding \$50,000, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register from January 31, 2026, through February 27, 2026, to the Board totaling \$28,961.57.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials to the Board. The financial statements are provided for informational purposes only, and no Board action is required.

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 Requisitions #10 & #11

Ms. Adams stated these have been signed by the Chair and the District Engineer, and they are being submitted to the Board for ratification. Requisition #10 in the amount of \$1,310 to TraceAir and Requisition #11 in the amount of \$2,100 to TraceAir were presented for ratification.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025 Requisitions #10 & #11, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Adams asked if there were any Supervisor’s requests or audience comments. There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION 4

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Ranches at Lake McLeod Community Development District (“District”) prior to June 15, 2026, proposed budgets (“Proposed Budget”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “Services”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“Assessments”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District

Engineer, all of which are on file and available for public inspection at the “District’s Office,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
DATE: Tuesday, July 14, 2026
HOUR: 10:00 AM
LOCATION: Lake Alfred Public Library
245 N Seminole Ave. Lake Alfred, Florida 33850
4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Eagle Lake and Polk County at least 60 days prior to the hearing set above.
5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.
6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF APRIL 2026.

ATTEST:

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

Budget will be provided under separate cover.

Ranches at Lake McLeod
Community Development District

Proposed Budget
FY2027



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Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 413,177	\$ 390,398	\$ 22,780	\$ 413,177	\$ 849,015
Assessments - Direct	\$ 324,022	\$ 243,012	\$ 81,011	\$ 324,022	\$ 2,141
Interest Income	\$ -	\$ 5,382	\$ 7,535	\$ 12,917	\$ -
Total Revenues	\$ 737,200	\$ 638,791	\$ 111,325	\$ 750,117	\$ 851,156

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
FICA Expense	\$ 918	\$ 184	\$ 536	\$ 719	\$ 918
Engineering	\$ 15,000	\$ 3,525	\$ 8,750	\$ 12,275	\$ 15,000
Attorney	\$ 15,000	\$ 7,984	\$ 8,750	\$ 16,734	\$ 15,000
Annual Audit	\$ 4,900	\$ 5,900	\$ -	\$ 5,900	\$ 6,000
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,695
Arbitrage Rebate	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination Agent	\$ 6,600	\$ 2,750	\$ 3,850	\$ 6,600	\$ 6,798
Disclosure Software	\$ 3,500	\$ 2,375	\$ 1,125	\$ 3,500	\$ 3,500
Trustee Fees	\$ 9,363	\$ 3,192	\$ 6,171	\$ 9,363	\$ 9,363
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,088
Information Technology	\$ 1,854	\$ 773	\$ 1,082	\$ 1,854	\$ 1,910
Website Maintenance	\$ 1,236	\$ 515	\$ 721	\$ 1,236	\$ 1,273
Postage & Delivery	\$ 1,000	\$ 1,235	\$ 583	\$ 1,818	\$ 2,000
Insurance	\$ 8,079	\$ 6,340	\$ -	\$ 6,340	\$ 6,974
Copies	\$ 500	\$ 2	\$ 292	\$ 293	\$ 500
Legal Advertising	\$ 7,500	\$ 985	\$ 4,375	\$ 5,360	\$ 7,500
Other Current Charges	\$ 1,940	\$ 106	\$ 315	\$ 421	\$ 1,940
Office Supplies	\$ 500	\$ 2	\$ 292	\$ 293	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative	\$ 141,241	\$ 63,181	\$ 70,276	\$ 133,458	\$ 144,035

Ranches at Lake McLeod
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 11,359	\$ 11,798	\$ -	\$ 11,798	\$ 11,812
Field Management	\$ 10,300	\$ 4,292	\$ 6,008	\$ 10,300	\$ 10,609
Landscape Maintenance	\$ 258,000	\$ 83,000	\$ 123,760	\$ 206,760	\$ 272,160
Landscape Replacement	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Lake Maintenance	\$ 16,800	\$ 4,375	\$ 6,125	\$ 10,500	\$ 14,040
Streetlights	\$ 100,000	\$ 63,673	\$ 77,000	\$ 140,673	\$ 154,000
Electric	\$ 15,000	\$ 4,014	\$ 7,350	\$ 11,364	\$ 15,000
Water & Sewer	\$ 45,000	\$ 9,142	\$ 14,000	\$ 23,142	\$ 26,000
Irrigation Repairs	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Janitorial Maintenance	\$ 7,000	\$ 2,800	\$ 4,083	\$ 6,883	\$ 10,000
General Repairs & Maintenance	\$ 20,000	\$ 1,922	\$ 11,667	\$ 13,588	\$ 20,000
Holiday Decorations	\$ 2,500	\$ -	\$ -	\$ -	\$ 3,500
Contingency	\$ 15,000	\$ -	\$ 40,000	\$ 40,000	\$ 15,000
Subtotal Field Expenditures	\$ 545,959	\$ 185,015	\$ 330,827	\$ 515,842	\$ 597,121
Total Operations & Maintenance	\$ 545,959	\$ 185,015	\$ 330,827	\$ 515,842	\$ 597,121
<i>Other Expenditures</i>					
Capital Reserve - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 110,000
Total Other Expenses	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 110,000
Total Expenditures	\$ 737,200	\$ 248,197	\$ 451,103	\$ 699,300	\$ 851,156
Excess Revenues/(Expenditures)	\$ -	\$ 390,594	\$ (339,778)	\$ 50,817	\$ -

Net Assessments	\$851,156
Add: Discounts & Collections 7%	\$64,065
Gross Assessments	<u>\$915,221</u>

Assessable Units 1160

Gross Per Unit Assessment \$787.00

Net Per Unit Assessment \$731.91

	FY2026	FY2027	INCREASE
Gross Per Unit Assessments:	\$681.41	\$787.00	\$105.59
Net Per Unit Assessments:	\$633.71	\$731.91	\$98.20

Ranches at Lake McLeod

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds Series 2023 and Series 2025.

Ranches at Lake McLeod

Community Development District

General Fund Budget

Dissemination Agent

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

Disclosure Software

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Ranches at Lake McLeod
Community Development District
General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

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

Landscape Maintenance

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

North	\$ 78,000
South	\$ 126,000
East	\$ 54,000
Grass Addendum	\$ 13,200
Pest	\$ 960
Total	\$ 272,160

Landscape Replacement

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

Ranches at Lake McLeod

Community Development District

General Fund Budget

Lake Maintenance

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

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

Sidewalk & Asphalt Maintenance

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

Janitorial Maintenance

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

General Repairs & Maintenance

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

Holiday Decorations

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

Contingency

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

Other Expenditures:

Capital Reserve - Transfer

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

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 382,769	\$ 361,665	\$ 21,104	\$ 382,769	\$ 382,769
Interest	\$ 7,851	\$ 5,166	\$ 4,580	\$ 9,746	\$ 4,873
Carry Forward Surplus	\$ 190,323	\$ 193,317	\$ -	\$ 193,317	\$ 202,907
Total Revenues	\$ 580,942	\$ 560,148	\$ 25,684	\$ 585,832	\$ 590,548
Expenditures					
Interest - 12/15	\$ 146,463	\$ 146,463	\$ -	\$ 146,463	\$ 144,381
Principal - 6/15	\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 95,000
Interest - 6/15	\$ 146,463	\$ -	\$ 146,463	\$ 146,463	\$ 144,381
Total Expenditures	\$ 382,925	\$ 146,463	\$ 236,463	\$ 382,925	\$ 383,763
Excess Revenues/(Expenditures)	\$ 198,017	\$ 413,685	\$ (210,778)	\$ 202,907	\$ 206,786

Interest Expense 12/15/27	\$ 142,184
Total	\$ 142,184

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

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

AMORTIZATION SCHEDULE

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

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

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 757,450	\$ 614,661	\$ 142,789	\$ 757,450	\$ 757,450
Interest	\$ 1,625	\$ 11,330	\$ 6,609	\$ 17,939	\$ 8,970
Carry Forward Surplus	\$ 300,720	\$ 305,711	\$ -	\$ 305,711	\$ 321,412
Total Revenues	\$ 1,059,795	\$ 931,702	\$ 149,398	\$ 1,081,100	\$ 1,087,831
Expenditures					
Interest - 12/15	\$ 297,471	\$ 297,471	\$ -	\$ 297,471	\$ 293,965
Principal - 6/15	\$ 165,000	\$ -	\$ 165,000	\$ 165,000	\$ 170,000
Interest - 6/15	\$ 297,471	\$ -	\$ 297,471	\$ 297,471	\$ 293,965
Total Expenditures	\$ 759,943	\$ 297,471	\$ 462,471	\$ 759,943	\$ 757,930
Other Financing Sources/(Uses)					
Interfund Transfer In/(Out)	\$ -	\$ 106	\$ 148	\$ 254	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 106	\$ 148	\$ 254	\$ -
Excess Revenues/(Expenditures)	\$ 299,853	\$ 634,337	\$ (312,925)	\$ 321,412	\$ 329,901

Interest Expense 12/15/27	\$ 290,353
Total	\$ 290,353

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

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

AMORTIZATION SCHEDULE

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

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

AMORTIZATION SCHEDULE

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

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ 986	\$ 1,422	\$ 1,990	\$ 3,412	\$ 1,706
Carry Forward Surplus	\$ 100,000	\$ 102,373	\$ -	\$ 102,373	\$ 102,373
Total Revenues	\$ 100,986	\$ 103,795	\$ 1,990	\$ 105,785	\$ 104,079
Expenditures					
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Other Financing Sources/(Uses)					
Interfund Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 110,000
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 110,000
Excess Revenues/(Expenditures)	\$ 150,986	\$ 103,795	\$ 51,990	\$ 155,785	\$ 154,079

SECTION 5



SECTION 6

SECTION C

Ranches At Lake Mcleod CDD

Field Management Report

Completed Items

- Previously leaning street signs throughout the district have been corrected to ensure proper alignment, visibility, and compliance with safety standards
- Areas of the landscape that experienced frost damage have been carefully reviewed by the Landscape vendor to assess recovery potential.
- Multiple riddles that had been placed on the dog park fence have been located and removed. This action restores the intended appearance of the dog park



Contracted Services

- The landscaping contractor continues to provide reliable maintenance of the community grounds. Common areas are serviced weekly, while pond banks are maintained on a bi-weekly schedule, ensuring consistent upkeep across the district.
- Janitorial services are performing effectively, keeping all dog stations and trash cans clean, organized, and well-maintained.
- The lake management vendor is delivering proactive service, addressing expected vegetation growth due to warmer weather and helping preserve the health and appearance of the lakes.



In Progress

- The parking signs are prepared for installation and will be installed once all required materials have been received.
- The stop sign on Craftsman is scheduled for installation pending the arrival of a final part.

SECTION D

SECTION i

Ranches at Lake McLeod Community Development District

Summary of Check Register

February 28, 2026 to April 6, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/5/26	231-232	\$ 2,106.62
	3/12/26	233-234	\$ 134,978.87
	3/19/26	235-238	\$ 107,128.42
		Autodrafts	\$ 13,789.12
		Total:	\$ 258,003.03
Payroll	<u>Supervisor Fees - January 2026</u>		
	William Morgan	10158	\$ 184.70
	<u>Supervisor Fees - February 2026</u>		
	William Morgan	10159	\$ 184.70
	<u>Supervisor Fees - March 2026</u>		
	Adam Morgan	10160	\$ 184.70
	Patrick Bonin	10161	\$ 184.70
	Michelle Dudley	10162	\$ 184.70
	Kayla Word	10163	\$ 184.70
	William Morgan	10164	\$ 184.70
		Total:	\$ 1,292.90
Total Amount			\$ 259,295.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/26	00037	1/30/26	15	202601	320-53800-48000			*	738.64		
			INSTALL SOLAR LIGHTS								
1/30/26		16	202601	320-53800-48000				*	165.00		
			RESET STREET SIGNS								
1/30/26		17	202601	320-53800-48000				*	307.98		
			FIX HOLE IN FENCE								
1/30/26		18	202601	320-53800-48000				*	220.00		
			RPLCD PHOTO CELL								
GOVERNMENTAL MANAGEMENT SERVICES-										1,431.62	000231
3/05/26	00035	2/18/26	22040009	202601	310-51300-31100			*	675.00		
			ENGINEERING SVCS-JAN26								
PRIME AE GROUP, INC.										675.00	000232
3/12/26	00013	3/01/26	79	202603	320-53800-12000			*	858.33		
			FIELD MANAGEMENT-MAR26								
3/01/26		80	202603	310-51300-34000				*	3,647.92		
			MANAGEMENT FEES-MAR26								
3/01/26		80	202603	310-51300-35200				*	103.00		
			WEBSITE MANAGEMENT-MAR26								
3/01/26		80	202603	310-51300-35100				*	154.50		
			INFORMATION TECH-MAR26								
3/01/26		80	202603	310-51300-31300				*	550.00		
			DISSEMINATION SVCS-MAR26								
3/01/26		80	202603	310-51300-51000				*	.24		
			OFFICE SUPPLIES								
3/01/26		80	202603	310-51300-42000				*	54.95		
			POSTAGE								
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,368.94	000233
3/12/26	00022	3/11/26	03112026	202603	300-20700-10000			*	129,609.93		
			DEBT SVC TXFER S2025								
RANCHES AT LAKE MCLEOD CDD										129,609.93	000234
3/19/26	00004	3/11/26	79547	202602	310-51300-31500			*	3,315.00		
			ATTORNEY SVCS-FEB26								
COBB & COLE PA										3,315.00	000235
3/19/26	00035	3/16/26	22040009	202602	310-51300-31100			*	525.00		
			ENGINEERING SVCS-FEB26								
PRIME AE GROUP, INC.										525.00	000236
3/19/26	00022	3/19/26	03192026	202603	300-20700-10000			*	5,432.43		
			DEBT SVC TXFER S2023								
3/19/26		03192026	202603	300-20700-10000				*	3,392.13		
			DEBT SVC TXFER S2025								
RANCHES AT LAKE MCLEOD CDD										8,824.56	000237

RALM RANCHES AT BOH											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/19/26	00015	3/13/26 50000469	202602 320-53800-43100	CONTRACT#3000000380-FEB26	*	6,478.86	
				TECO			6,478.86 000238
3/25/26	00019	12/22/25 20935	202512 320-53800-47000	POND HERBICIDE-DEC25	*	875.00	
		1/28/26 21077	202601 320-53800-47000	POND HERBICIDE-JAN26	*	875.00	
		2/23/26 21249	202602 320-53800-47000	POND HERBICIDE-FEB26	*	875.00	
				AQUATIC WEED MANAGEMENT, INC			2,625.00 000239
3/25/26	00017	1/30/26 18880	202602 320-53800-46200	LANDSCAPE MAINT-FEB26	*	17,680.00	
		2/27/26 18906	202603 320-53800-46200	LANDSCAPE MAINT-MAR26	*	17,680.00	
				FRANK POLLY SOD, INC			35,360.00 000240
4/01/26	00033	4/01/26 04012026	202604 300-58100-10000	CAPITAL RESERVE TSFR FY26	*	50,000.00	
				RANCHES AT LAKE MCLEOD CDD/CAPITAL			50,000.00 000241
TOTAL FOR BANK A						244,213.91	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00024	2/17/26	7145-02.	202602	320	53800	43200		910 CRAFTSMAN RD-FEB.26 CITY OF EAGLE LAKE	*	1,481.72	1,481.72	080047
3/10/26	00024	2/17/26	7614-02.	202602	320	53800	43200		1562 MARKSMAN RD CITY OF EAGLE LAKE	*	101.80	101.80	080048
3/18/26	00015	3/11/26	1120-02.	202602	320	53800	43100		RANCHES EAST-FEB.26 TECO	*	3,252.60	3,252.60	080049
3/18/26	00015	3/11/26	1626-02.	202602	320	53800	43100		RANCHES NORTH-FEB.26 TECO	*	2,613.70	2,613.70	080050
3/18/26	00015	3/11/26	2826-02.	202602	320	53800	43000		906 CRAFTSMAN RD-FEB.26 TECO	*	18.66	18.66	080051
3/18/26	00015	3/11/26	6073-02.	202602	320	53800	43000		2926 BOMBER RD-FEB.26 TECO	*	523.69	523.69	080052
3/18/26	00015	3/11/26	6081-02.	202602	320	53800	43000		889 CRAFTSMAN RD-FEB.26 TECO	*	28.10	28.10	080053
3/18/26	00015	3/11/26	9635-02.	202602	320	53800	43100		RANCHES CENTRAL-FEB.26 TECO	*	5,111.21	5,111.21	080054
3/31/26	00024	3/16/26	7145-03.	202603	320	53800	43200		910 CRAFTSMAN RD-MAR.26 CITY OF EAGLE LAKE	*	349.31	349.31	080055
3/31/26	00024	3/16/26	7614-03.	202603	320	53800	43200		1562 MARKSMAN RD-MAR.26 CITY OF EAGLE LAKE	*	308.33	308.33	080056
TOTAL FOR BANK Z											13,789.12		
TOTAL FOR REGISTER											258,003.03		

RALM RANCHES AT BOH

SECTION ii

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 355,529	\$ -	\$ -	\$ -	\$ 355,529
State Board of Administration	\$ 509,906	\$ -	\$ -	\$ -	\$ 509,906
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 103,795	\$ 103,795
Due from General Fund	\$ -	\$ 129,610	\$ -	\$ -	\$ 129,610
Investments:					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 413,685	\$ -	\$ -	\$ 413,685
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 15,280	\$ -	\$ 15,280
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 504,727	\$ -	\$ -	\$ 504,727
Total Assets	\$ 865,435	\$ 1,618,132	\$ 15,284	\$ 103,795	\$ 2,602,646
Liabilities:					
Accounts Payable	\$ 52,892	\$ -	\$ -	\$ -	\$ 52,892
Due to Debt Service	\$ 129,610	\$ -	\$ -	\$ -	\$ 129,610
Total Liabilities	\$ 182,502	\$ -	\$ -	\$ -	\$ 182,502
Fund Balance:					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 605,070	\$ -	\$ -	\$ 605,070
Debt Service Series 2025	\$ -	\$ 1,013,062	\$ -	\$ -	\$ 1,013,062
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 15,280	\$ -	\$ 15,280
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 103,795	\$ 103,795
Unassigned	\$ 682,933	\$ -	\$ -	\$ -	\$ 682,933
Total Fund Balances	\$ 682,933	\$ 1,618,132	\$ 15,284	\$ 103,795	\$ 2,420,144
Total Liabilities & Fund Balance	\$ 865,435	\$ 1,618,132	\$ 15,284	\$ 103,795	\$ 2,602,646

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 413,177	\$ 390,398	\$ 390,398	\$ -
Assessments - Direct	\$ 324,022	\$ 243,012	\$ 243,012	\$ -
Interest Income	\$ -	\$ -	\$ 5,382	\$ 5,382
Total Revenues	\$ 737,200	\$ 633,409	\$ 638,791	\$ 5,382
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,400	\$ 2,600
FICA Expense	\$ 918	\$ 383	\$ 184	\$ 199
Engineering	\$ 15,000	\$ 6,250	\$ 3,525	\$ 2,725
Attorney	\$ 15,000	\$ 6,250	\$ 7,984	\$ (1,734)
Annual Audit	\$ 4,900	\$ 4,900	\$ 5,900	\$ (1,000)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,600	\$ 2,750	\$ 2,750	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,375	\$ 1,125
Trustee Fees	\$ 9,363	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 43,775	\$ 18,240	\$ 18,240	\$ -
Information Technology	\$ 1,854	\$ 773	\$ 773	\$ -
Website Maintenance	\$ 1,236	\$ 515	\$ 515	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,235	\$ (235)
Insurance	\$ 8,079	\$ 8,079	\$ 6,340	\$ 1,739
Copies	\$ 500	\$ 208	\$ 2	\$ 207
Legal Advertising	\$ 7,500	\$ 3,125	\$ 985	\$ 2,140
Other Current Charges	\$ 1,940	\$ 808	\$ 106	\$ 703
Office Supplies	\$ 500	\$ 208	\$ 2	\$ 207
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 141,241	\$ 71,856	\$ 63,181	\$ 8,674

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 11,359	\$ 11,359	\$ 11,798	\$ (439)
Field Management	\$ 10,300	\$ 4,292	\$ 4,292	\$ 0
Landscape Maintenance	\$ 258,000	\$ 107,500	\$ 83,000	\$ 24,500
Landscape Replacement	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
Lake Maintenance	\$ 16,800	\$ 7,000	\$ 4,375	\$ 2,625
Streetlights	\$ 100,000	\$ 41,667	\$ 63,673	\$ (22,006)
Electric	\$ 15,000	\$ 6,250	\$ 4,014	\$ 2,236
Water & Sewer	\$ 45,000	\$ 18,750	\$ 9,142	\$ 9,608
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Janitorial Maintenance	\$ 7,000	\$ 2,917	\$ 2,800	\$ 117
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 1,922	\$ 6,412
Holiday Decorations	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Contingency	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Total Operations & Maintenance	\$ 545,959	\$ 234,109	\$ 185,015	\$ 49,094
Total Expenditures	\$ 687,200	\$ 305,965	\$ 248,197	\$ 57,768
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 390,594	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 390,594	
Fund Balance - Beginning	\$ -		\$ 292,339	
Fund Balance - Ending	\$ -		\$ 682,933	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Assessments - On Roll	\$ 382,769	\$ 361,665	\$ 361,665	\$ -
Interest	\$ 7,851	\$ 3,271	\$ 5,166	\$ 1,895
Total Revenues	\$ 390,620	\$ 364,936	\$ 366,831	\$ 1,895
Expenditures				
Interest - 12/15	\$ 146,463	\$ 146,463	\$ 146,463	\$ -
Prinicpal - 6/15	\$ 90,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 146,463	\$ -	\$ -	\$ -
Total Expenditures	\$ 382,925	\$ 146,463	\$ 146,463	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,695		\$ 220,368	
Fund Balance - Beginning	\$ 190,323		\$ 384,702	
Fund Balance - Ending	\$ 198,017		\$ 605,070	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Assessments - On Roll	\$ 239,010	\$ 225,832	\$ 225,832	\$ -
Assessments - Direct	\$ 518,440	\$ 388,830	\$ 388,830	\$ -
Interest	\$ 1,625	\$ 1,625	\$ 11,330	\$ 9,705
Total Revenues	\$ 759,075	\$ 616,286	\$ 625,991	\$ 9,705
Expenditures				
Interest - 12/15	\$ 297,471	\$ 297,471	\$ 297,471	\$ -
Princippal - 6/15	\$ 165,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 297,471	\$ -	\$ -	\$ -
Total Expenditures	\$ 759,943	\$ 297,471	\$ 297,471	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (868)		\$ 328,520	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 106	\$ 106
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 106	\$ 106
Net Change in Fund Balance	\$ (868)		\$ 328,626	
Fund Balance - Beginning	\$ 300,720		\$ 684,436	
Fund Balance - Ending	\$ 299,853		\$ 1,013,062	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 4	
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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 380	\$ 380
Total Revenues	\$ -	\$ -	\$ 380	\$ 380
Expenditures				
Capital Outlay - Construction	\$ -	\$ -	\$ 4,200	\$ (4,200)
Total Expenditures	\$ -	\$ -	\$ 4,200	\$ (4,200)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,821)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (106)	\$ (106)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (106)	\$ (106)
Net Change in Fund Balance	\$ -	\$ -	\$ (3,926.38)	
Fund Balance - Beginning	\$ -	\$ -	\$ 19,206	
Fund Balance - Ending	\$ -	\$ -	\$ 15,280	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ 986	\$ 986	\$ 1,422	\$ 436
Total Revenues	\$ 986	\$ 986	\$ 1,422	\$ 436
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 986		\$ 1,422	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,986		\$ 1,422	
Fund Balance - Beginning	\$ 100,000		\$ 102,373	
Fund Balance - Ending	\$ 150,986		\$ 103,795	

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 28,849	\$ 356,618	\$ 1,990	\$ 2,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,398
Assessments - Direct	\$ 162,008	\$ -	\$ -	\$ -	\$ 81,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,012
Interest Income	\$ 748	\$ 702	\$ 702	\$ 1,358	\$ 1,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,382
Total Revenues	\$ 162,755	\$ 29,551	\$ 357,320	\$ 3,347	\$ 85,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638,791
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ 300	\$ 1,725	\$ 300	\$ 675	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,525
Attorney	\$ 2,398	\$ 1,335	\$ 120	\$ 816	\$ 3,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,984
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Disclosure Software	\$ 2,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,375
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,240
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Postage & Delivery	\$ 8	\$ 17	\$ 5	\$ 218	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235
Insurance	\$ 6,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,340
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ 985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985
Other Current Charges	\$ 17	\$ -	\$ -	\$ 46	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 26,749	\$ 7,532	\$ 5,742	\$ 7,073	\$ 16,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,181

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	\$ 8,360	\$ 3,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,798
Field Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,292
Landscape Maintenance	\$ 15,580	\$ 16,580	\$ 16,580	\$ 16,580	\$ 17,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Streetlights	\$ 11,220	\$ 11,220	\$ 11,220	\$ 12,556	\$ 17,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,673
Electric	\$ 656	\$ 570	\$ 1,597	\$ 620	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,014
Water & Sewer	\$ 1,733	\$ 2,112	\$ 1,280	\$ 2,434	\$ 1,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,142
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Maintenance	\$ 560	\$ 560	\$ 550	\$ 560	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
General Repairs & Maintenance	\$ -	\$ 200	\$ -	\$ 1,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,922
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 39,842	\$ 36,414	\$ 32,961	\$ 36,205	\$ 39,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,015
Total Expenditures	\$ 66,590	\$ 43,947	\$ 38,703	\$ 43,277	\$ 55,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,197
Excess (Deficiency) of Revenues over Expenditures	\$ 96,165	\$ (14,396)	\$ 318,617	\$ (39,930)	\$ 30,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,594
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 96,165	\$ (14,396)	\$ 318,617	\$ (39,930)	\$ 30,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,594

Ranches At Lake Mcleod
 Community Development District
 Special Assessment Receipts
 Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 444,279.32 \$ 411,580.56 \$ 257,000.31 \$ 1,112,860.19
 Net Assessments \$ 413,179.77 \$ 382,769.92 \$ 239,010.29 \$ 1,034,959.98

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Property Appraiser	Net Receipts	40%			37%		23%		100%	
								General Fund	Debt Service 2023	Debt Service 2025	Total	General Fund	Debt Service 2023	Debt Service 2025	Total	
11/14/25	10/01-10/31/25	\$ 2,044.23	\$ (81.78)	\$ (39.25)	\$ -	\$ -	\$ 1,923.20	\$ 767.78	\$ 711.28	\$ 444.14	\$ 1,923.20	\$ 767.78	\$ 711.28	\$ 444.14	\$ 1,923.20	
11/14/25	10/01-10/31/25	\$ 3,343.46	\$ (133.71)	\$ (64.20)	\$ -	\$ -	\$ 3,145.55	\$ 1,255.78	\$ 1,163.35	\$ 726.42	\$ 3,145.55	\$ 1,255.78	\$ 1,163.35	\$ 726.42	\$ 3,145.55	
11/21/25	11/01-11/07/25	\$ 17,035.25	\$ (681.49)	\$ (327.08)	\$ -	\$ -	\$ 16,026.68	\$ 6,398.22	\$ 5,927.31	\$ 3,701.15	\$ 16,026.68	\$ 6,398.22	\$ 5,927.31	\$ 3,701.15	\$ 16,026.68	
11/21/25	11/01-11/07/25	\$ 26,087.30	\$ (1,043.39)	\$ (500.88)	\$ -	\$ -	\$ 24,543.03	\$ 9,798.14	\$ 9,077.00	\$ 5,667.89	\$ 24,543.03	\$ 9,798.14	\$ 9,077.00	\$ 5,667.89	\$ 24,543.03	
11/26/25	11/08-11/15/25	\$ 10,902.56	\$ (436.16)	\$ (209.33)	\$ -	\$ -	\$ 10,257.07	\$ 4,094.86	\$ 3,793.48	\$ 2,368.73	\$ 10,257.07	\$ 4,094.86	\$ 3,793.48	\$ 2,368.73	\$ 10,257.07	
11/26/25	11/08-11/15/25	\$ 17,396.74	\$ (695.80)	\$ (334.02)	\$ -	\$ -	\$ 16,366.92	\$ 6,534.05	\$ 6,053.15	\$ 3,779.72	\$ 16,366.92	\$ 6,534.05	\$ 6,053.15	\$ 3,779.72	\$ 16,366.92	
12/08/25	11/16-11/25/25	\$ 187,374.36	\$ (7,494.35)	\$ (3,597.60)	\$ -	\$ -	\$ 176,282.41	\$ 70,375.98	\$ 65,196.34	\$ 40,710.09	\$ 176,282.41	\$ 70,375.98	\$ 65,196.34	\$ 40,710.09	\$ 176,282.41	
12/08/26	11/16-11/25/25	\$ 121,972.39	\$ (4,879.53)	\$ (2,341.86)	\$ -	\$ -	\$ 114,751.00	\$ 45,811.23	\$ 42,439.55	\$ 26,500.22	\$ 114,751.00	\$ 45,811.23	\$ 42,439.55	\$ 26,500.22	\$ 114,751.00	
12/17/25	INV#4652331	\$ (6,685.81)	\$ -	\$ -	\$ -	\$ -	\$ (6,685.81)	\$ (2,669.13)	\$ (2,472.68)	\$ (1,544.00)	\$ (6,685.81)	\$ (2,669.13)	\$ (2,472.68)	\$ (1,544.00)	\$ (6,685.81)	
12/17/25	INV#4652332	\$ (4,442.79)	\$ -	\$ -	\$ -	\$ -	\$ (4,442.79)	\$ (1,773.67)	\$ (1,643.12)	\$ (1,026.00)	\$ (4,442.79)	\$ (1,773.67)	\$ (1,643.12)	\$ (1,026.00)	\$ (4,442.79)	
12/19/25	11/26-11/30/25	\$ 386,013.83	\$ (15,439.19)	\$ (7,411.49)	\$ -	\$ -	\$ 363,163.15	\$ 144,983.06	\$ 134,312.37	\$ 83,867.72	\$ 363,163.15	\$ 144,983.06	\$ 134,312.37	\$ 83,867.72	\$ 363,163.15	
12/19/25	11/26-11/30/25	\$ 259,617.21	\$ (10,386.02)	\$ (4,984.62)	\$ -	\$ -	\$ 244,246.57	\$ 97,508.83	\$ 90,332.23	\$ 56,405.51	\$ 244,246.57	\$ 97,508.83	\$ 90,332.23	\$ 56,405.51	\$ 244,246.57	
12/31/25	12/01-12/15/25	\$ 4,678.84	\$ (1,228.38)	\$ (69.01)	\$ -	\$ -	\$ 3,381.45	\$ 1,349.95	\$ 1,250.60	\$ 780.90	\$ 3,381.45	\$ 1,349.95	\$ 1,250.60	\$ 780.90	\$ 3,381.45	
12/31/25	12/01-12/15/25	\$ 3,407.05	\$ (769.99)	\$ (52.74)	\$ -	\$ -	\$ 2,584.32	\$ 1,031.72	\$ 955.79	\$ 596.81	\$ 2,584.32	\$ 1,031.72	\$ 955.79	\$ 596.81	\$ 2,584.32	
1/9/26	12/16-12/31/25	\$ 2,006.53	\$ (60.19)	\$ (38.93)	\$ -	\$ -	\$ 1,907.41	\$ 761.48	\$ 705.44	\$ 440.49	\$ 1,907.41	\$ 761.48	\$ 705.44	\$ 440.49	\$ 1,907.41	
1/9/26	12/16-12/31/25	\$ 1,362.82	\$ (40.88)	\$ (26.44)	\$ -	\$ -	\$ 1,295.50	\$ 517.19	\$ 479.13	\$ 299.18	\$ 1,295.50	\$ 517.19	\$ 479.13	\$ 299.18	\$ 1,295.50	
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,070.28	\$ -	\$ 1,070.28	\$ 427.28	\$ 395.83	\$ 247.17	\$ 1,070.28	\$ 427.28	\$ 395.83	\$ 247.17	\$ 1,070.28	
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 710.90	\$ -	\$ 710.90	\$ 283.81	\$ 262.92	\$ 164.17	\$ 710.90	\$ 283.81	\$ 262.92	\$ 164.17	\$ 710.90	
2/13/26	01/01-01/31/26	\$ 3,747.83	\$ (68.15)	\$ (721.34)	\$ -	\$ -	\$ 2,958.34	\$ 1,181.04	\$ 1,094.11	\$ 683.19	\$ 2,958.34	\$ 1,181.04	\$ 1,094.11	\$ 683.19	\$ 2,958.34	
2/13/26	01/01-01/31/26	\$ 5,461.60	\$ (98.07)	\$ (954.99)	\$ -	\$ -	\$ 4,408.54	\$ 1,759.99	\$ 1,630.46	\$ 1,018.09	\$ 4,408.54	\$ 1,759.99	\$ 1,630.46	\$ 1,018.09	\$ 4,408.54	
Total		\$ 1,041,323.40	\$ (43,537.08)	\$ (21,673.78)	\$ 1,781.18	\$ -	\$ 977,893.72	\$ 390,397.59	\$ 361,664.54	\$ 225,831.59	\$ 977,893.72	\$ 390,397.59	\$ 361,664.54	\$ 225,831.59	\$ 977,893.72	

94.49% Net Percentage Collected
 \$ 57,066.26 Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC						
2026-01		Net Assessments	\$ 842,455.09	\$ 324,015.38	\$ 518,439.71	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt
10/27/25	11/1/25	2557437	\$ 421,227.55	\$ 421,227.55	\$ 162,007.69	\$ 259,219.86
2/18/26	2/1/26	2624028	\$ 210,613.77	\$ 210,613.77	\$ 81,003.84	\$ 129,609.93
	5/1/26		\$ 210,613.77			
			\$ 842,455.09	\$ 631,841.32	\$ 243,011.53	\$ 388,829.79

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