

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*May 12, 2026*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

May 5, 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, May 12, 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 April 14, 20256 Board of Supervisors Meeting
4. Consideration of Towing Enforcement Agreement with Ranches at Lake McLeod Community Association
5. 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
    - iii. Presentation of Number of Registered Voters: 522
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
      - a) Ratification of Requisition #12
6. Other Business
7. Supervisors Requests
8. 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, **April 14, 2026** 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 <i>by Zoom</i>	Assistant Secretary
Kayla Word	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
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 April 14, 2026, 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. Four Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. She stated if they are attending on Zoom and would like to make a public comment, please use the raise hand function and she will enable their audio control. She noted that she does not see any hands raised, so she will close the public comment period and move on to the next agenda item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 10, 2026 Board of Supervisors meeting. She stated that a correction from Ms. Anna Lawton was received, and the last sentence of the first paragraph on page 6 should be read, “she stated that the community would like the meeting to be held in the evening or weekend.” Ms. Adams stated that it would be corrected and asked for a motion to approve the minutes as amended.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing**

Ms. Adams stated this approves the proposed budget for Fiscal Year 2027 and sets the public hearing. Included in your agenda packet is Resolution 2026-07 on page 11 of your agenda packet. The District is required to approve a proposed budget by June 15<sup>th</sup> each calendar year. This resolution approves your proposed budget and sets your public hearing for July 14, 2026, at 10:00 a.m. at Lake Alferd Public Library. Approval of this resolution also allows the Board to transmit the budget to the local government and to post the budget on the District's website, as well as to facilitate a notice of the public hearing and a mailed notice. Starting on page 14, attached as an exhibit to the resolution is the proposed budget. The Board would be setting a cap today on the assessment. The assessment could not increase beyond what the Board approves today.

Ms. Adams stated the in the first section of the budget the project has moved, and almost everything is platted. They just have one commercial parcel that remains unplatted. Other than that, everything has been platted and will be on roll. She noted there are some minor increases in the administration section of the budget. This is the section that allows the District to operate in accordance with Florida statutes and in accordance with the trust indentures. She stated they would see that the proposed fees for management are currently at \$43,775. She noted they are proposing a 3% increase for GMS fees with the management fee being \$45,088 and that is across the Board, including field management. The field expenses does allow for some additional areas that they are

anticipating will be conveyed to the District for maintenance of common areas and infrastructure. She noted they are also allowing for a capital reserve transfer for future infrastructure replacement. He stated that the Board asked for consideration of a potential shade structure for a playground. Overall, this shows the annual assessment per unit at \$787 gross this is an increase of \$106 from the previous fiscal year.

A Board member stated that it was a substantial increase and asked what the primary cause of that was. Ms. Adams stated that the main cause of that is that they're now looking at a build out budget. All the areas, not only in the North and the East phase, but also in the South phase that will be completed and turned over to the District, they're accounting for landscaping expenses, pond maintenance expenses, and for maintenance of the asphalt and sidewalks in those areas. All of the infrastructure that will be maintained by the District is accounted for. There has been a moderate increase for holiday decorations based on the feedback that the District received. She stated that streetlights are proposed to be at a build out cost of \$154,000. This current year was budgeted \$100,000, but the actuals are running at \$140,000.

Mr. Adam Morgan asked if even though those are coming under assessment, do they still need to increase the assessments? Ms. Adams stated the field expenditures are increasing, with current spending at \$545,959. The build-out budget for Fiscal Year 2027 is projected to rise to \$597,121. Mr. Adam Morgan stated moving toward the future then, this will be a build-out budget that should not increase anymore. Ms. Adams stated the District does not expect the development of the commercial parcel to significantly affect its maintenance responsibilities. Its main duties involve upkeep of common areas owned by the District, such as playgrounds, dog parks, other communal spaces, and the stormwater system. The associated costs for these functions are already included in the current budget. Mr. Adam Morgan stated he just wants to make it very clear on the record that they don't take increase in assessments lightly. Mr. Adam Morgan stated if they increase it this year because of the build out then it shouldn't have to increase. Ms. Adams noted that the assessment is intended to remain stable for three to five years. However, external factors like inflation may affect this plan. The current structure allows for a capital reserve transfer in Fiscal Year 2027, which can be adjusted based on the District's maintenance needs. This transfer supports projects such as playground improvements, including the addition of a shade structure, and this rationale can be communicated to citizens if questioned.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Review of Recent Traffic Accident on Bomber Road and Consideration of Polk County Request for Evaluation and Improvements**

Ms. Adams stated the next item is a discussion item and for staff to get direction from the Board. A traffic accident occurred on Bomber Road on March 27, 2026. A citizen took a photograph of the incident, which was included in the agenda packet. Attempts to obtain a traffic accident report from the Polk County Sheriff's Office were unsuccessful, as there was no report in their system at the time, but a deputy may follow up to create an official record. The Chairman recommended adding this matter to the agenda, allowing the Board to direct staff to request Polk County, which owns and maintains Bomber Road, to evaluate traffic conditions and consider improvements.

Mr. Adam Morgan noted he wanted to put it on the record that it was neither the District nor Lennar Homes that was doing construction on that part of the road when the accident occurred, it was Polk County Water that was doing the construction.

Ms. Adams stated that if there's consensus from the Board, there would be a letter from the District manager to Polk County requesting further evaluation of Bomber Road and necessary safety improvements. She stated that she would collaborate with District Counsel and District Engineer on the final form of the letter.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Authorizing Letter to be Sent to Polk County Requesting Further Evaluation of Bomber Road, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated they would work with Ms. Adams to get the letter together for the county. Mr. Adam Morgan stated that the city of Eagle Lake reached out about the two fence panels and he asked if he had any information on the North. Mr. Watts stated they will get those installed; they don't have an installation date yet. Mr. Adam Morgan noted that the city of the code

department has sent two emails in the past week. Mr. Watts stated that he would get the installation date.

**B. Engineer**

Mr. Welch had nothing to report.

**C. Field Manager's Report**

Mr. Bailey provided a brief update. He noted several items: signs were recently put back up, landscape areas have been evaluated for damage and possible recovery, and an incident at the dog park where riddles were attached to the fence was initially mistaken for vandalism. Upon investigation, it was discovered that the HOA had organized the activity but failed to inform others, leading to confusion and the removal of the riddles. The riddles were part of a walking path hunt intended for community engagement, not vandalism.

They are actively monitoring landscaping, overseeing janitorial services, maintaining dog stations, and keeping an eye on the lakes. With warmer weather and lower water levels, increased algae growth is expected in the lake. Mr. Adam Morgan asked how the landscaping, particularly North Phase is holding up with the irrigation issues. Mr. Bailey stated they are okay right now and they will just keep waiting to see.

Mr. Adam Morgan stated that he and Mark did their research and the Southwest Florida Water Management District issued a very restrictive watering schedule to one day per week. He said that they also stated that, Counties and Municipalities, feel free to make it stricter on what you feel like you want to do. So, the City of Eagle Lake has taken it upon themselves to make it stricter.

Mr. Bonin stated Mark has yet to produce him any verbiage, anything in writing, mandating that. He stated he knows they've turned the water off because he theoretically wasn't complying with the District's requirements. So, they're kind of helping enforce the District. Mr. Adam Morgan stated what he would like to do is put together a spreadsheet that shows each address so that when the city of Eagle Lake calls him next time, he can tell them he has a spread sheet that shows each address is allowed to water for 8 hours 1 day a week.

Mr. Bonin stated he did have a question about the meter. What is the relation to a month ago? What is the usage for the month? Mr. Bailey stated that it went up about \$3,000, so what would be like 3 extra zeros on that, so it's around 300,000. It was at 167, now it's at 170. Mr. Bonin

clarified that it's 300,000 for the month. He asked Mr. Bailey when he sends him the meter to tell him the monthly and the date of the last one.

Mr. Bailey noted that they finally got in all the material for the signs and they will start the work this week.

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

Ms. Adams stated that the citizens in the District have been notified they're moving into that next phase of parking rule enforcement and that the residents will soon see the no parking and parking signs installed commensurate with the parking rules. The project is expected to be completed by the end of April.

Ms. Adams stated she wanted to discuss the issue of encroachment at 608 Trotters Drive that was brought up last month. The issue that was time sensitive a year ago regarding some development issues was completely resolved, but ultimately the citizens at 608 Trotters Drive did reinstall a fence on District property. They received a letter from District manager's office and then a letter from District Counsel demanding removal. The area was reinspected on April 10<sup>th</sup>, and the fence is still there. Upon inspection on April 10<sup>th</sup>, the fence remained. District Counsel plans to send a final demand letter, stating that if the fence is not removed within seven days of receipt, the District will remove it and bill the property owners for the cost. Mr. Adam Morgan asked if the signs and streetlights have been replaced after they put in the other drains. Mr. Bonin stated that the 5 streetlights have been put up. A Board member stated the irrigation was restored, sods replaced, and they're out there watering the new sod for the next 30-day period after they installed it.

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

Ms. Adams presented the check register February 28, 2026, through April 6, 2026 to the Board totaling \$259,295.93.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials to the Board. She noted that these 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**

Ms. Adams stated she doesn't have any updates for property conveyance, permit transfers, or any requisitions to present to the Board today.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION 4

## **PARKING AND TOWING ENFORCEMENT AGREEMENT**

### **(Ranches at Lake McLeod)**

**THIS PARKING AND TOWING ENFORCEMENT AGREEMENT** (this "Agreement") is effective as of the \_\_\_ day of \_\_\_\_\_, 2026, by and between RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Lake County, Florida (the "District"), and RANCHES AT LAKE MCLEOD COMMUNITY ASSOCIATION, INC. a Florida not-for-profit corporation (the "HOA").

### **RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190; Florida Statutes, as amended; and

**WHEREAS**, the HOA is the homeowner's association responsible for enforcement of certain covenants, restrictions and conditions within the Ranches at Lake McLeod development; and

**WHEREAS**; the District owns certain real property within the Ranches at Lake McLeod development (collectively, the "District Property"), a map of which is attached hereto and incorporated herein as "Exhibit A"; and

**WHEREAS**, the District has, as authorized by Chapter 190, Florida Statutes, adopted certain rules and policies relating to parking and towing ("Parking and Towing Rules"), which was approved after a public hearing conducted on November 4, 2025, attached hereto and incorporated herein as Exhibit "B"; and

**WHEREAS**, the District's residents and guests benefit from the enforcement of the Parking and Towing Rules within the District; and

**WHEREAS**, the District desires the benefit from the enforcement of the District's Parking and Towing Rules as set forth in this Agreement, and the HOA is willing to provide such enforcement of the District's Parking and Towing Rules directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Terms of Agreement. This Agreement shall be for an initial term beginning on \_\_\_\_\_, 2026 and ending on \_\_\_\_\_, 2026. At the end of this initial term, the Agreement shall be extended automatically for a period of three (3) years; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Parking and Towing Enforcement Responsibility. The District hereby retains the HOA to render the enforcement of Parking and Towing Rules herein stated in accordance with the standards set forth herein, and the HOA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The HOA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the HOA the power and authority to provide, either directly or through a sub-operator(s), the District's Parking and Towing Rules, which shall include, but is not limited to, surveillance, monitoring and patrolling of, the District Property.

5. Delegation. The HOA may retain a sub-operator(s), such as a professional towing company or other qualified operator, including, without limitation, an affiliate of the HOA, to perform some or all of its duties with respect to the District Property and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the HOA and any sub-operator(s) (as applicable, the "Sub-Operator"). It shall be the responsibility of the HOA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the HOA under this Agreement. Should the HOA elect to retain a Sub-Operator in accordance with this Agreement; and should such Sub-Operator assume all of the obligations and duties of the HOA hereunder, then any reference, where applicable, to the HOA in this Agreement shall automatically refer to the Sub-Operator. Any towing operator contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, Florida Statutes. Further, selection of the towing operator must be from the approved list of towing operators maintained by the City of Eagle Lake, or other local government having jurisdiction over the District property.

6. No Compensation. The District and HOA acknowledge that both parties benefit from the enforcement of Parking and Towing Enforcement. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by the HOA.

7. Services Provided by the HOA. The HOA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Property are provided with the Parking and Towing enforcement ("Services"), in accordance with the District's parking and towing rules, as adopted on November 4, 2025 and as may be amended from time to time.

8. Employees Independent of HOA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the HOA, including the Sub-Operator, are the sole responsibility of such entities retained by the HOA. Any entity retained by the HOA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the HOA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the HOA to perform the Services shall only have contractual privity with the HOA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the HOA. The HOA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

9. Insurance.

- a. In the event the HOA undertakes to directly provide the Services to the District, the HOA shall obtain and keep in force at HOA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida and must be reasonably acceptable to the District. The HOA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the HOA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the HOA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:
  - i. Workers' Compensation: The HOA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
  - ii. Comprehensive General Liability: The HOA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
  - iii. Other Insurance: The HOA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.
  - iv. In the event the HOA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the HOA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 9; however, the HOA shall be responsible for assuring that any and all Sub-Operators carry

insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

- b. The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the HOA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the HOA does not relieve or decrease in any manner the liability of the HOA for performance of the Services in accordance with the terms and conditions hereof.
- c. The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

10. License Transfers. The HOA or the Sub-Operator, as the case may be, shall, at its own expense, secure all permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the HOA, if possible. In the event the HOA is in default under this Agreement and/or this Agreement is terminated by the District, the HOA agrees that it will transfer (to the maximum extent permitted by law, ordinance, or other governmental regulation), at the District's expense, all permits and licenses which may be held by the HOA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

11. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the HOA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

12. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

IF TO THE HOA:

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

With copy to:

Icon Management Services  
5540 State Road 64 East  
Suite 220  
Bradenton, FL 34208

IF TO THE DISTRICT:

Ranches at Lake McLeod Community Development District

Governmental Management Services  
Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801

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

13. Indemnification. Except for matters specified in Section 15, the HOA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns may hereafter incur, become responsible for or pay out to the extent arising out of (i) the HOA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the HOA, its agents, employees or subcontractors, in the performance of this Agreement.

14. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the HOA and any Sub-Operator(s) the HOA may retain to provide the Services.

- a. At all times, the HOA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, Florida Statutes, and the Parking and Towing Rules, a copy of which is attached hereto as Exhibit "B", as may be amended from time to time;
- b. The HOA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Property are located, at the HOA's sole cost and expense, and the HOA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the HOA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the HOA shall not comply with the same. The HOA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days of any such orders or requirements upon receipt of same.
- c. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The HOA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the HOA.
- d. The HOA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or

hazardous materials or substances on the District Property except in quantities reasonably necessary to carry out its duties under this Agreement. The HOA shall hold the District harmless from any fines, penalties, costs and damages resulting from the HOA's failure to do so. The HOA shall immediately discontinue any activity which is in violation of law and, shall remedy the same immediately; the HOA shall be responsible for the payment of any associated fines or penalties.

- e. The HOA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Property.

15. Ownership of Books and Records & Public Records. HOA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, HOA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, Florida Statutes. HOA acknowledges, and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services (the "Public Records Custodian"). HOA shall, to the extent applicable by law:

- a. Keep and maintain public records required by District to perform services;
- b. Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
- c. Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law fat the duration of the Agreement term and following the Agreement term if the HOA does not transfer the records to the Public Records Custodian of the District; and
- d. Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF HOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5524, OR BY EMAIL AT [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM) OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.**

16. Maintenance of District Property. The District shall be responsible for the maintenance of all District Property. However, the HOA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items as deemed necessary or desirable for the HOA or Sub-Operator to provide the Services contemplated hereunder. In addition, the HOA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the HOA or the Sub-Operator which are installed, placed or stored on District Property, but these items and assets shall at times remain the property of the HOA or the Sub-Operator, as the case may be.

17. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing

any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. Third Party Beneficiaries. The Services provided under this Agreement solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Lake County, Florida. THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN LAKE COUNTY, FLORIDA.

20. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Any party hereto, by written notice executed by such party may, but shall be under no obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

21. Miscellaneous.

- a. The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.
- b. Except as set forth herein, the HOA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.
- c. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.
- d. The HOA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.
- e. If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- f. No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.
- g. Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution

shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date(s) written below.

**RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT "A"

## MAP OF DISTRICT PROPERTY



<b>OW</b> Connelly & Wicker Inc. Professional Engineers & Landscape Architects 10000 Lakeshore Blvd. Suite 200, Richmond, B.C. V6X 1A7 Phone: 604.273.8888 Fax: 604.273.8889 www.owconnelly.com	
RANCHES AT LAKE MCLEOD 1. LOTS 1-10 2. LOTS 11-20 3. LOTS 21-30 4. LOTS 31-40 5. LOTS 41-50 6. LOTS 51-60 7. LOTS 61-70 8. LOTS 71-80 9. LOTS 81-90 10. LOTS 91-100	PARKING MAP
Sheet: EX 2	

**EXHIBIT "B"**  
**PARKING AND TOWING RULES**

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

---

**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”).**

---

**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*



# SECTION 5

# SECTION C

# Ranches At Lake Mcleod CDD

## Field Management Report

### Completed Items

- The stop sign on Bomber Road was replaced after being identified as missing during a district review. This corrective action was taken promptly to maintain proper traffic control and reduce the risk of unsafe vehicle entry onto Bomber Road.



### Contracted Services

- The landscaping contractor continues to maintain the community grounds to a high standard. Following recent frost conditions, the landscape is steadily recovering and demonstrating improved overall health and appearance.
- Janitorial services are consistently meeting expectations, ensuring that dog stations and trash receptacles remain clean, orderly, and properly maintained.
- The lake management vendor is providing attentive and proactive service, effectively managing seasonal vegetation growth associated with rising temperatures while preserving the overall condition and aesthetics of the lakes.



### In Progress

- Parking sign installation is underway and nearing completion. A final inspection will follow to ensure proper placement and visibility.



# SECTION D

# SECTION i

# Ranches at Lake McLeod Community Development District

## Summary of Check Register

April 7, 2026 to May 5, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/9/26	242-244	\$ 26,231.50
	4/16/26	245-246	\$ 7,079.96
	4/22/26	247	\$ 11,798.38
	4/29/26	248	\$ 975.00
		Autodrafts	\$ 11,643.68
		Total:	\$ 57,728.52
Payroll	<u>Supervisor Fees - April 2026</u>		
	Adam Morgan	10165	\$ 184.70
	Patrick Bonin	10166	\$ 184.70
	Michelle Dudley	10167	\$ 184.70
	Kayla Word	10168	\$ 184.70
	William Morgan	10169	\$ 184.70
		Total:	\$ 923.50
<b>Total Amount</b>			<b>\$ 58,652.02</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00031	1/27/26	17041	202601	320	53800	48200		CLEANING SVCS-JAN26	*	560.00		
		2/24/26	17289	202602	320	53800	48200		CLEANING SVCS-FEB26	*	570.00		
		3/24/26	17543	202603	320	53800	48200		CLEANING SVCS-MAR26	*	530.00		
CSS CLEAN STAR SERVICES OF CENTRAL												1,660.00	000242
4/09/26	00017	4/01/26	18939	202604	320	53800	46200		LANDSCAPE MAINT-APR26	*	21,680.00		
FRANK POLLY SOD, INC												21,680.00	000243
4/09/26	00037	12/31/25	10	202512	320	53800	48000		STRAIGHTENED FENCE POST	*	221.50		
		12/31/25	11	202512	320	53800	48000		REPAIR SOLAR LIGHTS	*	110.00		
		12/31/25	12	202512	320	53800	48000		DOG PARK WORK	*	385.00		
		12/31/25	13	202512	320	53800	48000		INSTALL RULE SIGNS	*	220.00		
		12/31/25	14	202512	320	53800	48000		FIX DOG PARK BIKE RACK	*	220.00		
		2/28/26	19	202602	320	53800	48000		POND/TRASH CLEAN UP	*	1,735.00		
GOVERNMENTAL MANAGEMENT SERVICES-												2,891.50	000244
4/16/26	00004	4/10/26	80942	202603	310	51300	31500		ATTORNEY SVCS-MAR26	*	1,732.50		
COBB & COLE PA												1,732.50	000245
4/16/26	00013	4/01/26	81	202604	320	53800	12000		FIELD MANAGEMENT-APR26	*	858.33		
		4/01/26	82	202604	310	51300	34000		MANAGEMENT FEES-APR26	*	3,647.92		
		4/01/26	82	202604	310	51300	35200		WEBSITE MANAGEMENT-APR26	*	103.00		
		4/01/26	82	202604	310	51300	35100		INFORMATION TECH-APR26	*	154.50		
		4/01/26	82	202604	310	51300	31300		DISSEMINATION SVCS-APR26	*	550.00		
		4/01/26	82	202604	310	51300	51000		OFFICE SUPPLIES	*	.57		
		4/01/26	82	202604	310	51300	42000		POSTAGE	*	20.84		
		4/01/26	82	202604	310	51300	42500		COPIES	*	12.30		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,347.46	000246
RALM RANCHES AT BOH													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/22/26	00022	4/20/26 04202026	202604 300-20700-10000	ASSESSMENT TSFR-SERIES 23	*	7,263.12	
		4/20/26 04202026	202604 300-20700-10000	ASSESSMENT TSFR-SERIES 25	*	4,535.26	
							11,798.38 000247
-----							
4/29/26	00035	4/22/26 22040009	202603 310-51300-31100	ENGINEERING SVCS-MAR26	*	975.00	
							975.00 000248
-----							
TOTAL FOR BANK A						46,084.84	

RALM RANCHES AT BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/15/26	00015	4/10/26 1120-03. RANCHES EAST-MAR.26	202603 320-53800-43100		*	3,252.60	
			TECO				3,252.60 080057
4/15/26	00015	4/10/26 1626-03. RANCHES NORTH-MAR.26	202603 320-53800-43100		*	2,613.70	
			TECO				2,613.70 080058
4/15/26	00015	4/10/26 2826-03. 906 CRAFTSMAN RD-MAR.26	202603 320-53800-43000		*	28.23	
			TECO				28.23 080059
4/15/26	00015	4/10/26 6073-03. 2926 BOMBER RD-MAR.26	202603 320-53800-43000		*	606.89	
			TECO				606.89 080060
4/15/26	00015	4/10/26 6081-03. 889 CRAFTSMAN RD-MAR.26	202603 320-53800-43000		*	31.05	
			TECO				31.05 080061
4/15/26	00015	4/10/26 9635-03. RANCHES CENTRAL-MAR.26	202603 320-53800-43100		*	5,111.21	
			TECO				5,111.21 080062
TOTAL FOR BANK Z						11,643.68	
TOTAL FOR REGISTER						57,728.52	

RALM RANCHES AT BOH

# SECTION ii

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

***Unaudited Financial Reporting***  
***March 31, 2026***



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# Ranches at Lake McLeod

## Community Development District

### Combined Balance Sheet

March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 161,144	\$ -	\$ -	\$ -	\$ 161,144
State Board of Administration	\$ 511,563	\$ -	\$ -	\$ -	\$ 511,563
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 104,081	\$ 104,081
<b>Investments:</b>					
<u>Series 2023</u>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 420,307	\$ -	\$ -	\$ 420,307
<u>Series 2025</u>					
Construction	\$ -	\$ -	\$ 11,911	\$ -	\$ 11,911
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 640,094	\$ -	\$ -	\$ 640,094
<b>Total Assets</b>	<b>\$ 672,707</b>	<b>\$ 1,630,511</b>	<b>\$ 11,915</b>	<b>\$ 104,081</b>	<b>\$ 2,419,214</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 25,678	\$ -	\$ -	\$ -	\$ 25,678
<b>Total Liabilities</b>	<b>\$ 25,678</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,678</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 611,692	\$ -	\$ -	\$ 611,692
Debt Service Series 2025	\$ -	\$ 1,018,819	\$ -	\$ -	\$ 1,018,819
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 11,911	\$ -	\$ 11,911
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 104,081	\$ 104,081
Unassigned	\$ 647,029	\$ -	\$ -	\$ -	\$ 647,029
<b>Total Fund Balances</b>	<b>\$ 647,029</b>	<b>\$ 1,630,511</b>	<b>\$ 11,915</b>	<b>\$ 104,081</b>	<b>\$ 2,393,537</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 672,707</b>	<b>\$ 1,630,511</b>	<b>\$ 11,915</b>	<b>\$ 104,081</b>	<b>\$ 2,419,214</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 413,177	\$ 396,262	\$ 396,262	\$ -
Assessments - Direct	\$ 324,022	\$ 243,012	\$ 243,012	\$ -
Interest Income	\$ -	\$ -	\$ 7,518	\$ 7,518
<b>Total Revenues</b>	<b>\$ 737,200</b>	<b>\$ 639,273</b>	<b>\$ 646,791</b>	<b>\$ 7,518</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA Expense	\$ 918	\$ 459	\$ 291	\$ 168
Engineering	\$ 15,000	\$ 7,500	\$ 4,500	\$ 3,000
Attorney	\$ 15,000	\$ 7,500	\$ 9,717	\$ (2,217)
Annual Audit	\$ 4,900	\$ 4,900	\$ 5,900	\$ (1,000)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,600	\$ 3,300	\$ 3,300	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,375	\$ 1,125
Trustee Fees	\$ 9,363	\$ 3,192	\$ 3,192	\$ -
Management Fees	\$ 43,775	\$ 21,888	\$ 21,888	\$ -
Information Technology	\$ 1,854	\$ 927	\$ 927	\$ -
Website Maintenance	\$ 1,236	\$ 618	\$ 618	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,290	\$ (290)
Insurance	\$ 8,079	\$ 8,079	\$ 6,340	\$ 1,739
Copies	\$ 500	\$ 250	\$ 2	\$ 248
Legal Advertising	\$ 7,500	\$ 3,750	\$ 985	\$ 2,765
Other Current Charges	\$ 1,940	\$ 970	\$ 148	\$ 822
Office Supplies	\$ 500	\$ 250	\$ 2	\$ 248
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 141,241</b>	<b>\$ 80,758</b>	<b>\$ 71,949</b>	<b>\$ 8,809</b>

# Ranches at Lake McLeod

## Community Development District

### General Fund

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

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 11,359	\$ 11,359	\$ 11,798	\$ (439)
Field Management	\$ 10,300	\$ 5,150	\$ 5,150	\$ 0
Landscape Maintenance	\$ 258,000	\$ 129,000	\$ 100,680	\$ 28,320
Landscape Replacement	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Lake Maintenance	\$ 16,800	\$ 8,400	\$ 5,250	\$ 3,150
Streetlights	\$ 100,000	\$ 50,000	\$ 74,650	\$ (24,650)
Electric	\$ 15,000	\$ 7,500	\$ 4,680	\$ 2,820
Water & Sewer	\$ 45,000	\$ 22,500	\$ 9,800	\$ 12,700
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Janitorial Maintenance	\$ 7,000	\$ 3,500	\$ 3,330	\$ 170
General Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 4,813	\$ 5,187
Holiday Decorations	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
<b>Total Operations &amp; Maintenance</b>	<b>\$ 545,959</b>	<b>\$ 278,659</b>	<b>\$ 220,151</b>	<b>\$ 58,508</b>
<b>Total Expenditures</b>	<b>\$ 687,200</b>	<b>\$ 359,417</b>	<b>\$ 292,100</b>	<b>\$ 67,316</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 354,690</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 354,690</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 292,339</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 647,029</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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 382,769	\$ 367,097	\$ 367,097	\$ -
Interest	\$ 7,851	\$ 3,926	\$ 6,356	\$ 2,430
<b>Total Revenues</b>	<b>\$ 390,620</b>	<b>\$ 371,023</b>	<b>\$ 373,453</b>	<b>\$ 2,430</b>
<b>Expenditures</b>				
Interest - 12/15	\$ 146,463	\$ 146,463	\$ 146,463	\$ -
Prinicipal - 6/15	\$ 90,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 146,463	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 382,925</b>	<b>\$ 146,463</b>	<b>\$ 146,463</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,695</b>		<b>\$ 226,990</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 190,323</b>		<b>\$ 384,702</b>	
<b>Fund Balance - Ending</b>	<b>\$ 198,017</b>		<b>\$ 611,692</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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 239,010	\$ 229,224	\$ 229,224	\$ -
Assessments - Direct	\$ 518,440	\$ 388,830	\$ 388,830	\$ -
Interest	\$ 1,625	\$ 1,625	\$ 13,695	\$ 12,070
<b>Total Revenues</b>	<b>\$ 759,075</b>	<b>\$ 619,678</b>	<b>\$ 631,748</b>	<b>\$ 12,070</b>
<b>Expenditures</b>				
Interest - 12/15	\$ 297,471	\$ 297,471	\$ 297,471	\$ -
Princippal - 6/15	\$ 165,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 297,471	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 759,943</b>	<b>\$ 297,471</b>	<b>\$ 297,471</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (868)</b>		<b>\$ 334,277</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 106	\$ 106
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 106</b>	<b>\$ 106</b>
<b>Net Change in Fund Balance</b>	<b>\$ (868)</b>		<b>\$ 334,383</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 300,720</b>		<b>\$ 684,436</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,853</b>		<b>\$ 1,018,819</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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 4</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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 420	\$ 420
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420</b>	<b>\$ 420</b>
<b>Expenditures</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 7,610	\$ (7,610)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,610</b>	<b>\$ (7,610)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(\$7,190)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (106)	\$ (106)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (106)</b>	<b>\$ (106)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,295.41)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,206</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,911</b>	

# Ranches at Lake McLeod

## Community Development District

### Capital Reserve Fund

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

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ 986	\$ 986	\$ 1,708	\$ 723
<b>Total Revenues</b>	<b>\$ 986</b>	<b>\$ 986</b>	<b>\$ 1,708</b>	<b>\$ 723</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 986</b>		<b>\$ 1,708</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,986</b>		<b>\$ 1,708</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 100,000</b>		<b>\$ 102,373</b>	
<b>Fund Balance - Ending</b>	<b>\$ 150,986</b>		<b>\$ 104,081</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	\$ -	\$ 28,849	\$ 356,618	\$ 1,990	\$ 2,941	\$ 5,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,262
Assessments - Direct	\$ 162,008	\$ -	\$ -	\$ -	\$ 81,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,012
Interest Income	\$ 748	\$ 702	\$ 702	\$ 1,358	\$ 1,872	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,518
<b>Total Revenues</b>	<b>\$ 162,755</b>	<b>\$ 29,551</b>	<b>\$ 357,320</b>	<b>\$ 3,347</b>	<b>\$ 85,817</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 646,791</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Engineering	\$ 300	\$ 1,725	\$ 300	\$ 675	\$ 525	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Attorney	\$ 2,398	\$ 1,335	\$ 120	\$ 816	\$ 3,315	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,717
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Disclosure Software	\$ 2,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,375
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,192
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,888
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 927
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Postage & Delivery	\$ 8	\$ 17	\$ 5	\$ 218	\$ 987	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,290
Insurance	\$ 6,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,340
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ 985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985
Other Current Charges	\$ 17	\$ -	\$ -	\$ 46	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 26,749</b>	<b>\$ 7,532</b>	<b>\$ 5,742</b>	<b>\$ 7,073</b>	<b>\$ 16,086</b>	<b>\$ 8,767</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,949</b>

**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 &amp; Maintenance</i>													
<b>Field Expenditures</b>													
Property Insurance	\$ 8,360	\$ 3,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,798
Field Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Landscape Maintenance	\$ 15,580	\$ 16,580	\$ 16,580	\$ 16,580	\$ 17,680	\$ 17,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,680
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Streetlights	\$ 11,220	\$ 11,220	\$ 11,220	\$ 12,556	\$ 17,456	\$ 10,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,650
Electric	\$ 656	\$ 570	\$ 1,597	\$ 620	\$ 570	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,680
Water & Sewer	\$ 1,733	\$ 2,112	\$ 1,280	\$ 2,434	\$ 1,584	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Maintenance	\$ 560	\$ 560	\$ 550	\$ 560	\$ 570	\$ 530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330
General Repairs & Maintenance	\$ -	\$ 200	\$ 1,157	\$ 1,722	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,813
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 39,842</b>	<b>\$ 36,414</b>	<b>\$ 34,117</b>	<b>\$ 36,205</b>	<b>\$ 41,329</b>	<b>\$ 32,245</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 220,151</b>
<b>Total Expenditures</b>	<b>\$ 66,590</b>	<b>\$ 43,947</b>	<b>\$ 39,859</b>	<b>\$ 43,277</b>	<b>\$ 57,415</b>	<b>\$ 41,012</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 292,100</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 96,165</b>	<b>\$ (14,396)</b>	<b>\$ 317,461</b>	<b>\$ (39,930)</b>	<b>\$ 28,403</b>	<b>\$ (33,013)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 354,690</b>
<b>Other Financing Sources/(Uses):</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 96,165</b>	<b>\$ (14,396)</b>	<b>\$ 317,461</b>	<b>\$ (39,930)</b>	<b>\$ 28,403</b>	<b>\$ (33,013)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 354,690</b>

**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
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
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
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
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
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
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
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
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
12/17/25	INV#4652331	\$ (6,685.81)	\$ -	\$ -	\$ -	\$ -	\$ (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)
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
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
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
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
1/9/26	12/16-12/31/25	\$ 2,006.53	\$ (60.19)	\$ (38.93)	\$ -	\$ -	\$ 1,907.41	\$ 761.48	\$ 705.44	\$ 440.49	\$ 1,907.41
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
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,070.28	\$ -	\$ 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
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
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
3/13/26	02/01-02/28/26	\$ 8,877.10	\$ -	\$ (177.54)	\$ -	\$ -	\$ 8,699.56	\$ 3,473.06	\$ 3,217.45	\$ 2,009.05	\$ 8,699.56
3/13/26	02/01-02/28/26	\$ 6,111.24	\$ -	\$ (122.22)	\$ -	\$ -	\$ 5,989.02	\$ 2,390.96	\$ 2,214.98	\$ 1,383.08	\$ 5,989.02
<b>Total</b>		<b>\$ 1,056,311.74</b>	<b>\$ (43,537.08)</b>	<b>\$ (21,973.54)</b>	<b>\$ 1,781.18</b>	<b>\$ -</b>	<b>\$ 992,582.30</b>	<b>\$ 396,261.61</b>	<b>\$ 367,096.97</b>	<b>\$ 229,223.72</b>	<b>\$ 992,582.30</b>

95.91% Net Percentage Collected  
 \$ 42,377.68 Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC							
2026-01							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt	
			\$ 842,455.09	\$ 842,455.09	\$ 324,015.38	\$ 518,439.71	
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

<b>Series 2023, Special Assessment Revenue Bonds</b>		
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>

<b>Series 2025, Special Assessment Revenue Bonds</b>		
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 iii



May 4, 2026

Monica Virgen – Recording Secretary  
Ranches at Lake McLeod CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Ranches at Lake McLeod Community Development District Registered Voters**

Dear Ms. Virgen,

In response to your request, there are currently **552** voters within the Ranches at Lake McLeod Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

# 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: 12
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of Payee: TraceAir Technologies Inc
- (D) Amount Payable: \$2,100.00
- (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 # 30504 - Gold Scan for Feb 2026
- (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: \_\_\_\_\_

**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

Digitally signed by Richard C Welch  
DN: cn=Richard C Welch,  
o=Quill-4074100000015000027000009F94,  
c=PRIME AE GROUP INC., c=US  
Date: 2026.03.29 10:26:52-0400

\_\_\_\_\_  
Consulting Engineer

TraceAir Technologies, Inc  
1700 Westlake Ave N Ste 200 PMB 2001  
Seattle, WA 98109  
billing@traceair.net



# INVOICE

**BILL TO**

Governmental Management Services -  
Central Florida, LLC  
219 East Livingston St  
Orlando, FL 32801 USA

**INVOICE #** 30504  
**DATE** 02/28/2026  
**DUE DATE** 03/30/2026  
**TERMS** Net 30

**PROJECT**

Ranches at lake McLeod

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	2/3/2026, 2/18/2026	2	1,050.00	2,100.00

BALANCE DUE

**\$2,100.00**

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:  
PO Box 67534  
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET