Ranches at Lake McLeod
Community Development District

Meeting Agenda

August 11, 2026

AGENDA

Ranches at Lake McLeod
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 4, 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, August 11, 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 July 14, 2026 Board of Supervisors Meeting
4. Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates
5. Staff Reports
    A. Attorney
    B. Engineer
        i. Presentation of On-Street Parking Memo
    C. Field Manager's Report
        i. Consideration of Proposal for Freeze Damaged Plant Replacements with Frank Polly Sod
    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
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, **July 14, 2026,** at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin *by Zoom*	Vice Chairman
Michelle Dudley	Assistant Secretary
Kayla Word	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts *by Zoom*	District Counsel
Kelsey Hansen-Walter *by Zoom*	District Counsel
Rick Welch *by Zoom*	District Engineer
Allen Bailey	Field Services Manager
Nina Morales *by Zoom*	HOA Manager

The following is a summary of the discussions and actions taken at the July 14, 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 10:00 a.m. A quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period.

Ms. Haselman requested clarification regarding the legal status of the District's internal roadways and the respective roles of the District, the City of Eagle Lake, Polk County, and the Polk County Sheriff's Office in addressing traffic enforcement and safety concerns. She reported that a representative of the Sheriff's Office had advised that the agency has authority to enforce Florida traffic laws within the community. She requested a transparent process for evaluating and implementing appropriate traffic safety measures.

Ms. Lawton expressed concern regarding street parking congestion near her residence. She questioned the criteria used to determine where parking is permitted or restricted along Deep Water and requested that the Board reevaluate the parking policy and consider suspending enforcement while potential revisions are reviewed.

Ms. Haselman reported concern about a truncated dome detectable warning and the adjoining sidewalk near the transition involving Craftsman and Timberlane. She expressed concern regarding accessibility and reported that directional arrows had not been installed on the north side intersection.

Mr. Haselman expressed concern regarding the relationship among the District's parking rules, the HOA enforcement agreement, and the towing procedures. He requested clearer communication regarding enforcement authority, how violations are determined, the steps preceding a tow, and the process available to residents who believe enforcement was applied incorrectly. He also requested that enforcement focus on actual safety concerns, including blocked sight lines, unsafe parking, and speeding.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 9, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 9, 2026, Board of Supervisors meeting. There were no corrections to the minutes and there as a motion of approval.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the June 9, 2026, Board of Supervisors Meeting were approved.

**Supervisor Bonnin joined the meeting via Zoom.*

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. Adams asked for a motion to open the public hearing on the adoption of the Fiscal Year 2027 budget.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams explained that the Board had previously reviewed and approved the proposed Fiscal Year 2027 budget. She reported proposed revenues of $851,156, funded in part through non ad valorem assessments collected on the Polk County tax roll and a direct assessment on one parcel. The proposed gross annual assessment was $787 per residential unit.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Adams presented the resolution and asked for a motion to adopt the Fiscal Year 2027 budget.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing on Special Assessments**

Ms. Adams explained that the adopted budget would be funded through non ad valorem assessments collected on the Polk County property tax bill. She requested a motion to open the public hearing on the imposition of special assessments.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams asked for any public comments on the special assessments. There being none, she asked for a motion to close the public hearing.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2026-09, which imposes the Fiscal Year 2027 operations and maintenance assessments, provides for collection of those assessments, and certifies the assessment roll. She noted that the resolution also provides for collection of previously imposed debt service assessments.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Adams noted that this meeting schedule is presented for the second Tuesday of each month at 10:00 a.m.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-10 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Watts addressed the earlier public comments and stated that the District is responsible for operating and maintaining the District owned roadways but does not exercise law enforcement authority over moving traffic. Traffic law enforcement would be coordinated with the Polk County

Sheriff's Office and other applicable governmental entities. He noted that the District may enter into agreements with those entities concerning roadway operations or proposed traffic safety measures. He further stated that the Board may review and amend the District's parking rules as conditions warrant.

B. Engineer

Mr. Welch reported that he had no additional items for the Board. He noted several incomplete development items and stated that he would coordinate with Lennar and provide staff with realistic completion timelines.

C. Field Manager's Report

Mr. Bailey presented the field manager's report that was provided in the agenda package for review. He summarized completed and ongoing projects and offered to answer any Board questions.

D. District Manager's Report

Ms. Adams requested Board direction regarding the traffic and parking matters raised during public comment. She noted that traffic law enforcement is handled by the Polk County Sheriff's Office and that the Fiscal Year 2027 budget does not include funding for traffic calming improvements. She offered to provide the Board with a memorandum describing available traffic calming measures and their respective advantages and disadvantages. Following discussion regarding towing activity, Ms. Adams stated that she would request a towing report for the Board's review.

i. Approval of Check Register

Ms. Adams presented the check register from June 3rd to July 7th totaling $242,618.15.

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 reported that these are provided for informational purposes and no action is required.

iii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams presented the proposed Fiscal Year 2027 goals, objectives, performance measures, and standards required by Section 189.0694, Florida Statutes.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, were approved.

Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Adams explained that Section 189.0694, Florida Statutes, requires the District to publish an annual performance report on its website by December 1, 2026. She requested authorization for the Chair to execute the District's Fiscal Year 2026 annual report.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Requisition #13

There was no discussion regarding property conveyance or permit transfers. Ms. Adams presented requisition #13 totaling $3,150 and asked for the Board to ratify that action.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Requisition #13, was ratified.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

TENTH 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 at 10:33 a.m.

___________________________________ Secretary / Assistant Secretary

___________________________________ Chairman / Vice Chairman

SECTION 4

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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Fax (561) 994-5823
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July 29, 2026

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

We are pleased to confirm our understanding of the services we are to provide Ranches at Lake McLeod Community Development District, City of Eagle Lake, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ranches at Lake McLeod Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed $6,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Tony Grau

____

Antonio J. Grau

RESPONSE:

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

By: ____

Title: ______________________________________

Date: ______________________________________

FICPA
Florida Institute of Certified Public Accountants

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

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION 5

SECTION B

SECTION I

MEMO
The Ranches at Lake McLeod Community Development District
July 13, 2026

Review of designated on-street parking concerns at 1429 Deepwater Circle, The Ranches of Lake McLeod.

The attached Exhibit A shows both the site distance and travel distance for a northbound vehicle approaching the parking area in question. We also referenced Exhibit 212-1 from the current version of the FDOT Design Manual to determine the "Brake to Stop Distance" is 25 linear feet for a vehicle initially travelling at 25 MPH. The travel distance from the point of site is estimated at 94 linear feet leaving sufficient time for stopping if there is a conflict with a car travelling in the opposing direction or for a car backing out of a driveway.

Signed,

RICHARD C. WELCH
LICENSE
No. 40279
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Richard C. Welch, P.E.
Ranches at Lake McLeod CDD Engineer

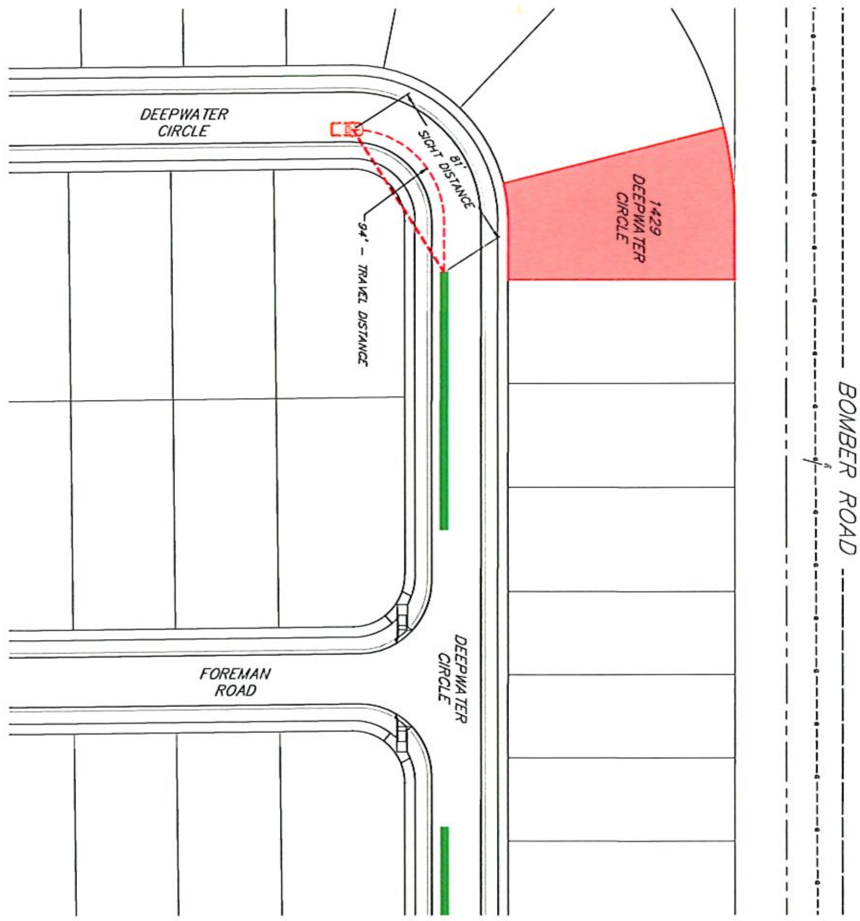
Corporate Office:
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246-7471
904.265.3030 • www.cwieng.com

Branch Office:
3101 Maguire Boulevard, Suite 111
Orlando, FL 32803
407.261.3100

Professional Licenses
Engineering = FL #3650 / GA #PEF004448
Landscape Architecture - FL #LC2600311

P:\Projects\CWI\21-21-04-0010 Ranches at McLeod\Design\Dwgs\Exhibits\21-04-0010-RANCHES PARKING MAP.dwg

Printed: Jul 13, 2026 - 4:13pm   Printed By: rob.hannes



PARKING

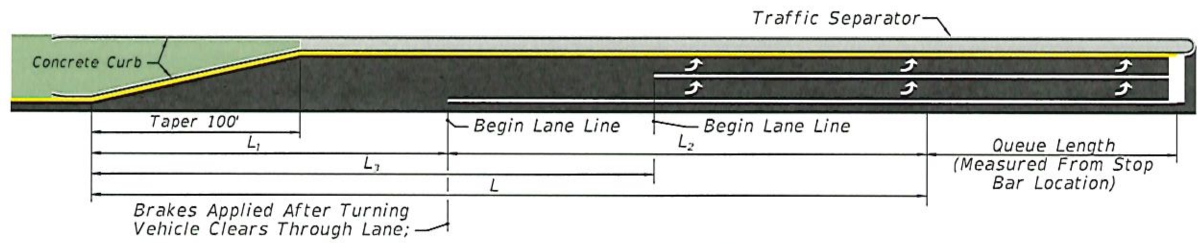
PARKING ALLOWED

NOTE
PARKING ONLY ALLOWED WHERE INDICATED

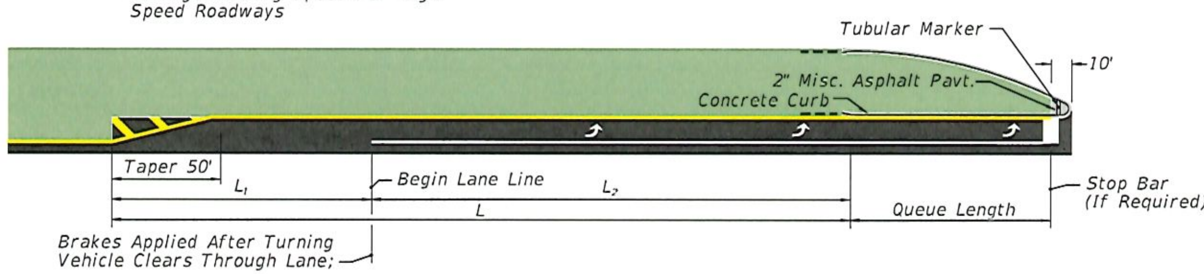
FDOT EXHIBIT 212-1
BRAKE TO STOP DISTANCE AT 25 MPH = 25 FEET

Project No.: 21-04-0010 Designed: RRB Drawn: RAH Checked: RRB Q.C.: RCW Date: FEBRUARY 2022 Scale: 1" = 30' Datum: NAVD 88 Sheet EX A	Jul 13, 2026 RICHARD C. WELCH, P.E. FL. P.E. # 40279 Reg. Engineer	RANCHES AT LAKE MCLEOD PREPARED FOR LENNAR ORLANDO, FL	1429 DEEPWATER CIRCLE EXHIBIT	No. / Date / Revision / By	Connelly & Wicker Inc. Planning · Engineering · Landscape Architecture 1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789 (904) 265-3030 FAX: (904) 265-3031 www.cwieng.com Florida Registry 3650 L.A. Number: LC26000311

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

SECTION C

Ranches At Lake Mcleod CDD

Field Management Report

Completed Items

- The missing street name blades at the intersection of Holden and Trotter have been replaced. In addition, the stop sign at this intersection was straightened to improve visibility and maintain traffic safety.
- A damaged section of fence in the South Phase has been replaced to restore the barrier and help ensure the safety of residents in the area due to the adjacent drop-off.
- The new landscaping around the well site has been installed and appears to be establishing well. The landscaping contractor will continue to monitor the plant material to ensure it remains healthy and becomes fully established.

Contracted Services

- The landscaping contractor continues to maintain the community to a high standard while completing new landscape installations in various areas throughout the district. The newly installed plant material is being monitored to ensure proper establishment and long-term success.
- Janitorial services continue to meet expectations, with dog stations and trash receptacles being kept clean and well maintained.
- The lake management vendor continues to effectively manage seasonal vegetation growth and maintain the overall health and appearance of the lakes. Water levels remain unusually low despite recent rainfall.

SECTION i

14300 Eastside St.
Groveland Fl. 34736
Office 352-429-9162
Email: Frankpollysod@aol.com

Proposal Submitted to: GMS Central FL	Phone:
Attn: Allen Bailey	
Street:	Job Name: Ranches at Lake McLeod
City, State, and Zip:	Job Location: Freeze damage
Estimator: Mark Kirkland 321-400-2717	Date: 7/22/2026

We hereby submit specifications and estimate for:
Freeze Damage

Furnish and install

100 – 1 gal Flax Lilly @ $5.50ea	$550.00
400 – 3 gal Arborcolas @ $11.75ea	$4,700.00
40yd Pine Bark @ $49.00yd	$1,960.00
Remove dead plants and re-grade areas	$800.00
	$8,010.00

All sales are final no guarantee. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to our standard practices. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado, and all other necessary insurance. Price shown hereon does not include sales tax. That will be added to final bill. In the event of any dispute hereto, the prevailing party shall be entitled to reimbursement for its reasonable attorney's fees, interest and cost through all appeals and collection efforts. (18% interest; 30 days).

Date of acceptance ____________________________ **Signature** ____

SECTION D

SECTION i

Ranches at Lake McLeod
Community Development District

Summary of Check Register

July 8, 2026 to August 3, 2026

Fund	Date	Check No.'s	Amount	
General Fund				
	7/8/26	275	$	450.00
	7/16/26	276-278	$	9,656.12
	7/23/26	279-283	$	37,827.05
		Autodrafts	$	12,721.86
		Total:	$	60,655.03
Payroll				
	Supervisor Fees - July 2026			
	Adam Morgan	10180	$	184.70
	Patrick Bonin	10181	$	184.70
	Michelle Dudley	10182	$	184.70
	Kayla Word	10183	$	184.70
	William Morgan	10184	$	184.70
		Total:	$	923.50
		Total Amount	**$**	**61,578.53**

*** CHECK DATES 07/08/2026 - 08/03/2026 *** RANCHES AT LAKE MCLEOD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00029	7/01/26	7619-07-	202607	310-51300-31200		*	450.00		
			SPEC ASSESS BOND S23 AA1							
						AMTEC			450.00	000275
7/16/26	00004	7/08/26	84756	202606	310-51300-31500		*	1,078.19		
			ATTORNEY SVCS-JUN26							
						COBB & COLE PA			1,078.19	000276
7/16/26	00013	7/01/26	87	202607	320-53800-12000		*	858.33		
			FIELD MANAGEMENT-JUL26							
		7/01/26	88	202607	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-JUL26							
		7/01/26	88	202607	310-51300-35200		*	103.00		
			WEBSITE MANAGEMENT-JUL26							
		7/01/26	88	202607	310-51300-35100		*	154.50		
			INFORMATION TECH-JUL26							
		7/01/26	88	202607	310-51300-31300		*	550.00		
			DISSEMINATION SVCS-JUL26							
		7/01/26	88	202607	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		7/01/26	88	202607	310-51300-42000		*	67.30		
			POSTAGE							
		7/01/26	88	202607	310-51300-42500		*	2.10		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,383.57	000277
7/16/26	00045	6/30/26	00077791	202606	310-51300-48000		*	3,194.36		
			NOT OF FY26/27 BUDGET							
						USA TODAY MEDIA CORP			3,194.36	000278
7/23/26	00031	6/30/26	18319	202606	320-53800-48200		*	510.00		
			CLEANING SVCS-JUN26							
						CSS CLEAN STAR SERVICES OF CENTRAL			510.00	000279
7/23/26	00017	7/01/26	18989	202607	320-53800-46200		*	21,680.00		
			LANDSCAPE MAINT-JUL26							
						FRANK POLLY SOD, INC			21,680.00	000280
7/23/26	00035	7/21/26	22040009	202606	310-51300-31100		*	450.00		
			ENGINEERING SVCS-JUN26							
						PRIME AE GROUP, INC.			450.00	000281
7/23/26	00022	7/17/26	07172026	202607	300-20700-10000		*	5,360.79		
			ASSESSMENT TSFR-SERIES-23							
		7/17/26	07172026	202607	300-20700-10000		*	3,347.40		
			ASSESSMENT TSFR-SERIES-25							
						RANCHES AT LAKE MCLEOD CDD			8,708.19	000282

*** CHECK DATES 07/08/2026 - 08/03/2026 *** RANCHES AT LAKE MCLEOD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/23/26	00015	7/15/26	50000485	202606	320-53800-43100		*	6,478.86		
			CONTRACT#3000000380-JUN26							
						TECO			6,478.86	000283

TOTAL FOR BANK A 47,933.17

*** CHECK DATES 07/08/2026 - 08/03/2026 *** RANCHES AT LAKE MCLEOD
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00024	6/15/26	7145-06.	202606	320-53800-43200		*	960.58		
			910 CRAFTSMAN RD-JUN.26							
						CITY OF EAGLE LAKE			960.58	080080
7/08/26	00024	6/15/26	7614-06.	202606	320-53800-43200		*	297.57		
			1562 MARKSMAN RD-JUN.26							
						CITY OF EAGLE LAKE			297.57	080081
7/15/26	00015	7/10/26	1120-06.	202606	320-53800-43100		*	3,252.60		
			RANCHES EAST-JUN.26							
						TECO			3,252.60	080082
7/15/26	00015	7/10/26	1626-06.	202606	320-53800-43100		*	2,613.70		
			RANCHES NORTH-JUN.26							
						TECO			2,613.70	080083
7/15/26	00015	7/10/26	2826-06.	202606	320-53800-43000		*	28.23		
			906 CRAFTSMAN RD-JUN.26							
						TECO			28.23	080084
7/15/26	00015	7/10/26	6073-06.	202606	320-53800-43000		*	427.13		
			2926 BOMBER RD-JUN.26							
						TECO			427.13	080085
7/15/26	00015	7/10/26	6081-06.	202606	320-53800-43000		*	30.84		
			889 CRAFTSMAN RD-JUN.26							
						TECO			30.84	080086
7/15/26	00015	7/10/26	9635-06.	202606	320-53800-43100		*	5,111.21		
			RANCHES CENTRAL-JUN.26							
						TECO			5,111.21	080087

TOTAL FOR BANK Z 12,721.86

TOTAL FOR REGISTER 60,655.03

SECTION ii

Ranches at Lake McLeod

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

June 30, 2026

		General Fund		Debt Service Fund		Capital Projects Fund		Capital Reserve Fund		Totals Governmental Funds
Assets:										
Cash	$	115,736	$	-	$	-	$	-	$	115,736
State Board of Administration	$	402,724	$	-	$	-	$	-	$	402,724
Capital Reserve Account	$	-	$	-	$	-	$	155,300	$	155,300
Due from General Fund	$	-	$	8,708	$	-	$	-	$	8,708
Investments:										
Series 2023										
Construction	$	-	$	-	$	4	$	-	$	4
Reserve	$	-	$	191,384	$	-	$	-	$	191,384
Revenue	$	-	$	200,401	$	-	$	-	$	200,401
Series 2025										
Construction	$	-	$	-	$	6,760	$	-	$	6,760
Reserve	$	-	$	378,725	$	-	$	-	$	378,725
Revenue	$	-	$	323,914	$	-	$	-	$	323,914
Prepaid Expenses	$	2,123	$	-	$	-	$	-	$	2,123
Total Assets	**$**	**520,583**	**$**	**1,103,133**	**$**	**6,764**	**$**	**155,300**	**$**	**1,785,780**
Liabilities:										
Accounts Payable	$	17,504	$	-	$	-	$	-	$	17,504
Due to Debt Service	$	8,708	$	-	$	-	$	-	$	8,708
Total Liabilites	**$**	**26,213**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**26,213**
Fund Balance:										
Restricted for:										
Debt Service Series 2023	$	-	$	397,147	$	-	$	-	$	397,147
Debt Service Series 2025	$	-	$	705,987	$	-	$	-	$	705,987
Capital Projects Series 2023	$	-	$	-	$	4	$	-	$	4
Capital Projects Series 2025	$	-	$	-	$	6,760	$	-	$	6,760
Assigned for:										
Capital Reserve	$	-	$	-	$	-	$	155,300	$	155,300
Unassigned	$	494,370	$	-	$	-	$	-	$	494,370
Total Fund Balances	**$**	**494,370**	**$**	**1,103,133**	**$**	**6,764**	**$**	**155,300**	**$**	**1,759,568**
Total Liabilities & Fund Balance	$	520,583	$	1,103,133	$	6,764	$	155,300	$	1,785,780

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 413,177	$ 413,177	$ 415,627	$ 2,450
Assessments - Direct	$ 324,022	$ 324,022	$ 324,015	$ (7)
Interest Income	$ -	$ -	$ 12,651	$ 12,651
Total Revenues	**$ 737,200**	**$ 737,200**	**$ 752,293**	**$ 15,094**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 6,800	$ 2,200
FICA Expense	$ 918	$ 689	$ 520	$ 168
Engineering	$ 15,000	$ 11,250	$ 5,250	$ 6,000
Attorney	$ 15,000	$ 15,000	$ 16,661	$ (1,661)
Annual Audit	$ 4,900	$ 4,900	$ 5,900	$ (1,000)
Assessment Administration	$ 6,500	$ 6,500	$ 6,500	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 6,600	$ 4,950	$ 4,950	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,375	$ 1,125
Trustee Fees	$ 9,363	$ 5,315	$ 5,315	$ -
Management Fees	$ 43,775	$ 32,831	$ 32,831	$ -
Information Technology	$ 1,854	$ 1,391	$ 1,391	$ -
Website Maintenance	$ 1,236	$ 927	$ 927	$ -
Postage & Delivery	$ 1,000	$ 1,000	$ 1,484	$ (484)
Insurance	$ 8,079	$ 8,079	$ 6,340	$ 1,739
Copies	$ 500	$ 375	$ 61	$ 314
Legal Advertising	$ 7,500	$ 5,625	$ 4,180	$ 1,445
Other Current Charges	$ 1,940	$ 1,455	$ 336	$ 1,119
Office Supplies	$ 500	$ 375	$ 3	$ 372
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 141,241**	**$ 113,337**	**$ 101,999**	**$ 11,338**

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 11,359	$ 11,359	$ 11,798	$ (439)
Field Management	$ 10,300	$ 7,725	$ 7,725	$ 0
Landscape Maintenance	$ 258,000	$ 193,500	$ 165,720	$ 27,780
Landscape Replacement	$ 30,000	$ 22,500	$ -	$ 22,500
Lake Maintenance	$ 16,800	$ 12,600	$ 8,625	$ 3,975
Streetlights	$ 100,000	$ 100,000	$ 127,019	$ (27,019)
Electric	$ 15,000	$ 11,250	$ 5,984	$ 5,266
Water & Sewer	$ 45,000	$ 33,750	$ 11,994	$ 21,756
Irrigation Repairs	$ 10,000	$ 7,500	$ -	$ 7,500
Sidewalk & Asphalt Maintenance	$ 5,000	$ 3,750	$ -	$ 3,750
Janitorial Maintenance	$ 7,000	$ 5,250	$ 4,960	$ 290
General Repairs & Maintenance	$ 20,000	$ 15,000	$ 7,464	$ 7,536
Holiday Decorations	$ 2,500	$ 1,875	$ -	$ 1,875
Contingency	$ 15,000	$ 15,000	$ 46,973	$ (31,973)
Total Operations & Maintenance	**$ 545,959**	**$ 441,059**	**$ 398,263**	**$ 42,796**
Total Expenditures	**$ 687,200**	**$ 554,396**	**$ 500,262**	**$ 54,134**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 252,032	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (50,000)	$ (50,000)	$ (50,000)	$ -
Total Other Financing Sources/(Uses)	**$ (50,000)**	**$ (50,000)**	**$ (50,000)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 202,032**	
Fund Balance - Beginning	$ -		$ 292,339	
Fund Balance - Ending	$ -		$ 494,370	

Ranches at Lake McLeod

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Assessments - On Roll	$ 382,769	$ 382,769	$ 385,037	$ 2,268
Interest	$ 7,851	$ 7,851	$ 10,333	$ 2,482
Total Revenues	**$ 390,620**	**$ 390,620**	**$ 395,370**	**$ 4,750**
Expenditures				
Interest - 12/15	$ 146,463	$ 146,463	$ 146,463	$ -
Principal - 6/15	$ 90,000	$ 90,000	$ 90,000	$ -
Interest - 6/15	$ 146,463	$ 146,463	$ 146,463	$ -
Total Expenditures	**$ 382,925**	**$ 382,925**	**$ 382,925**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 7,695**		**$ 12,445**	
Fund Balance - Beginning	$ 190,323		$ 384,702	
Fund Balance - Ending	$ 198,017		$ 397,147	

Ranches at Lake McLeod

Community Development District

Debt Service Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Assessments - On Roll	$ 239,010	$ 239,010	$ 240,426	$ 1,416
Assessments - Direct	$ 518,440	$ 518,440	$ 518,440	$ -
Interest	$ 1,625	$ 1,625	$ 22,521	$ 20,897
Total Revenues	**$ 759,075**	**$ 759,075**	**$ 781,387**	**$ 22,312**
Expenditures				
Interest - 12/15	$ 297,471	$ 297,471	$ 297,471	$ -
Principal - 6/15	$ 165,000	$ 165,000	$ 165,000	$ -
Interest - 6/15	$ 297,471	$ 297,471	$ 297,471	$ -
Total Expenditures	**$ 759,943**	**$ 759,943**	**$ 759,943**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ (868)**		**$ 21,444**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 106	$ 106
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 106**	**$ 106**
Net Change in Fund Balance	**$ (868)**		**$ 21,550**	
Fund Balance - Beginning	$ 300,720		$ 684,436	
Fund Balance - Ending	$ 299,853		$ 705,987	

Ranches at Lake McLeod

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 519	$ 519
Total Revenues	**$ -**	**$ -**	**$ 519**	**$ 519**
Expenditures				
Capital Outlay - Construction	$ -	$ -	$ 12,860	$ (12,860)
Total Expenditures	**$ -**	**$ -**	**$ 12,860**	**$ (12,860)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**($12,341)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (106)	$ (106)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (106)**	**$ (106)**
Net Change in Fund Balance	**$ -**		**$ (12,446.45)**	
Fund Balance - Beginning	$ -		$ 19,206	
Fund Balance - Ending	$ -		$ 6,760	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ 986	$ 986	$ 2,927	$ 1,942
Total Revenues	**$ 986**	**$ 986**	**$ 2,927**	**$ 1,942**
Expenditures				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 986**		**$ 2,927**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other Financing Sources (Uses)	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**
Net Change in Fund Balance	**$ 50,986**		**$ 52,927**	
Fund Balance - Beginning	$ 100,000		$ 102,373	
Fund Balance - Ending	$ 150,986		$ 155,300	

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	$ 5,864	$ 7,854	$ 4,910	$ 6,601	$ -	$ -	$ -	$ 415,627
Assessments - Direct	$ 162,008	$ -	$ -	$ -	$ 81,004	$ -	$ -	$ -	$ 81,004	$ -	$ -	$ -	$ 324,015
Interest Income	$ 748	$ 702	$ 702	$ 1,358	$ 1,872	$ 2,135	$ 1,807	$ 1,600	$ 1,726	$ -	$ -	$ -	$ 12,651
Total Revenues	**$ 162,755**	**$ 29,551**	**$ 357,320**	**$ 3,347**	**$ 85,817**	**$ 8,000**	**$ 9,661**	**$ 6,511**	**$ 89,331**	**$ -**	**$ -**	**$ -**	**$ 752,293**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 800	$ 800	$ 800	$ 1,400	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 6,800
FICA Expense	$ -	$ -	$ 61	$ 61	$ 61	$ 107	$ 77	$ 77	$ 77	$ -	$ -	$ -	$ 520
Engineering	$ 300	$ 1,725	$ 300	$ 675	$ 525	$ 975	$ 300	$ 450	$ -	$ -	$ -	$ -	$ 5,250
Attorney	$ 2,398	$ 1,335	$ 120	$ 816	$ 3,315	$ 1,733	$ 1,212	$ 4,654	$ 1,078	$ -	$ -	$ -	$ 16,661
Annual Audit	$ -	$ -	$ -	$ -	$ 5,900	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,900
Assessment Administration	$ 6,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ -	$ -	$ -	$ 4,950
Disclosure Software	$ 2,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,375
Trustee Fees	$ 3,192	$ -	$ -	$ -	$ -	$ -	$ 2,123	$ -	$ -	$ -	$ -	$ -	$ 5,315
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ 32,831
Information Technology	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ -	$ -	$ -	$ 1,391
Website Maintenance	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ -	$ -	$ -	$ 927
Postage & Delivery	$ 8	$ 17	$ 5	$ 218	$ 987	$ 55	$ 21	$ 162	$ 10	$ -	$ -	$ -	$ 1,484
Insurance	$ 6,340	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,340
Copies	$ 2	$ -	$ -	$ -	$ -	$ -	$ 12	$ 45	$ 2	$ -	$ -	$ -	$ 61
Legal Advertising	$ 985	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,194	$ -	$ -	$ -	$ 4,180
Other Current Charges	$ 17	$ -	$ -	$ 46	$ 42	$ 42	$ 42	$ 68	$ 78	$ -	$ -	$ -	$ 336
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 1	$ 0	$ 0	$ -	$ -	$ -	$ 3
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 26,749**	**$ 7,532**	**$ 5,742**	**$ 7,073**	**$ 16,086**	**$ 8,767**	**$ 9,243**	**$ 10,912**	**$ 9,895**	**$ -**	**$ -**	**$ -**	**$ 101,999**

Ranches at Lake McLeod

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 8,360	$ 3,438	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,798
Field Management	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ -	$ -	$ -	$ 7,725
Landscape Maintenance	$ 15,580	$ 16,580	$ 16,580	$ 16,580	$ 17,680	$ 17,680	$ 21,680	$ 21,680	$ 21,680	$ -	$ -	$ -	$ 165,720
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 875	$ 875	$ 875	$ 875	$ 875	$ 875	$ 1,125	$ 1,125	$ 1,125	$ -	$ -	$ -	$ 8,625
Streetlights	$ 11,220	$ 11,220	$ 11,220	$ 12,556	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 10,978	$ -	$ -	$ -	$ 127,019
Electric	$ 656	$ 570	$ 1,597	$ 620	$ 570	$ 666	$ 549	$ 269	$ 486	$ -	$ -	$ -	$ 5,984
Water & Sewer	$ 1,733	$ 2,112	$ 1,280	$ 2,434	$ 1,584	$ 658	$ 326	$ 610	$ 1,258	$ -	$ -	$ -	$ 11,994
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Maintenance	$ 560	$ 560	$ 550	$ 560	$ 570	$ 530	$ 560	$ 560	$ 510	$ -	$ -	$ -	$ 4,960
General Repairs & Maintenance	$ -	$ 200	$ 1,157	$ 1,722	$ 2,505	$ -	$ 191	$ 1,690	$ -	$ -	$ -	$ -	$ 7,464
Holiday Decorations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,600	$ 323	$ 1,050	$ -	$ -	$ -	$ 46,973
Total Operations & Maintenance	**$ 39,842**	**$ 36,414**	**$ 34,117**	**$ 36,205**	**$ 42,099**	**$ 38,723**	**$ 88,346**	**$ 44,572**	**$ 37,945**	**$ -**	**$ -**	**$ -**	**$ 398,263**
Total Expenditures	**$ 66,590**	**$ 43,947**	**$ 39,859**	**$ 43,277**	**$ 58,185**	**$ 47,491**	**$ 97,589**	**$ 55,484**	**$ 47,840**	**$ -**	**$ -**	**$ -**	**$ 500,262**
Excess (Deficiency) of Revenues over Expenditures	$ 96,165	$ (14,396)	$ 317,461	$ (39,930)	$ 27,633	$ (39,491)	$ (87,928)	$ (48,973)	$ 41,490	$ -	$ -	$ -	$ 252,032
Other Financing Sources/(Uses):													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,000)	$ -	$ -	$ -	$ -	$ -	$ (50,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**
Net Change in Fund Balance	**$ 96,165**	**$ (14,396)**	**$ 317,461**	**$ (39,930)**	**$ 27,633**	**$ (39,491)**	**$ (137,928)**	**$ (48,973)**	**$ 41,490**	**$ -**	**$ -**	**$ -**	**$ 202,032**

Ranches at Lake McLeod

Community Development District

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	Debt Service 2023	Debt Service 2025	Total
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
	40%	37%	23%	100%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Property Appraiser*	*Net Receipts*	*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
4/17/26	03/01-03/31/26	$ 12,011.80	$ -	$ (240.24)	$ -	$ -	$ 11,771.56	$ 4,699.47	$ 4,353.60	$ 2,718.49	$ 11,771.56
4/17/26	03/01-03/31/26	$ 8,027.52	$ -	$ (160.55)	$ -	$ -	$ 7,866.97	$ 3,140.68	$ 2,909.52	$ 1,816.77	$ 7,866.97
4/30/26	01/01-01/31/26	$ -	$ -	$ -	$ 3.00	$ -	$ 3.00	$ 1.20	$ 1.11	$ 0.69	$ 3.00
4/30/26	01/01-01/31/26	$ -	$ -	$ -	$ 4.47	$ -	$ 4.47	$ 1.79	$ 1.65	$ 1.03	$ 4.47
4/30/26	02/01-03/31/26	$ -	$ -	$ -	$ 16.65	$ -	$ 16.65	$ 6.64	$ 6.16	$ 3.85	$ 16.65
4/30/26	02/01-03/31/26	$ -	$ -	$ -	$ 11.22	$ -	$ 11.22	$ 4.48	$ 4.15	$ 2.59	$ 11.22
5/13/26	04/01-04/30/26	$ 5,015.44	$ -	$ (100.31)	$ -	$ -	$ 4,915.13	$ 1,962.24	$ 1,817.81	$ 1,135.08	$ 4,915.13
5/13/26	04/01-04/30/26	$ 7,535.39	$ -	$ (150.71)	$ -	$ -	$ 7,384.68	$ 2,948.14	$ 2,731.15	$ 1,705.39	$ 7,384.68
6/15/26	05/01-05/31/26	$ 1,378.33	$ -	$ (27.57)	$ -	$ -	$ 1,350.76	$ 539.25	$ 499.57	$ 311.94	$ 1,350.76
6/15/26	05/01-05/31/26	$ 701.85	$ -	$ (14.04)	$ -	$ -	$ 687.81	$ 274.59	$ 254.38	$ 158.84	$ 687.81
6/24/26	06/01-06/01/26	$ 5,965.89	$ -	$ (119.32)	$ -	$ -	$ 5,846.57	$ 2,334.08	$ 2,162.30	$ 1,350.19	$ 5,846.57
6/24/26	06/01-06/01/26	$ 8,824.79	$ -	$ (176.50)	$ -	$ -	$ 8,648.29	$ 3,452.59	$ 3,198.49	$ 1,997.21	$ 8,648.29
	Total	$ 1,105,772.75	$ (43,537.08)	$ (22,962.78)	$ 1,816.52	$ -	$ 1,041,089.41	$ 415,626.76	$ 385,036.86	$ 240,425.79	$ 1,041,089.41

100.59%	Net Percentage Collected
0	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
6/3/26	5/1/26	2695877	$ 210,613.77	$ 210,613.77	$ 81,003.84	$ 129,609.93
			$ 842,455.09	$ 842,455.09	$ 324,015.37	$ 518,439.72

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)
Less: Principal Payment - 6/15/26		($90,000)
Current Bonds Outstanding		**$5,410,000**

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
Less: Principal Payment - 6/15/26		($165,000)
Current Bonds Outstanding		**$10,920,000**