

*Ranches at Lake McLeod
Community Development District*

Meeting Agenda

September 8, 2026

AGENDA

Ranches at Lake McLeod Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 1, 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, September 8, 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 August 11, 2026 Board of Supervisors Meeting
4. Discussion of November 10, 2026 Meeting Location
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fiscal Year 2027 Aquatic Maintenance Renewal/Increase with Aquatic Weed Management
 - 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, **August 11, 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
Kelsey Hansen-Walter <i>by Zoom</i>	District Counsel
Mark Watts <i>by Zoom</i>	District Counsel
Rick Welch <i>by Zoom</i>	District Engineer
Allen Bailey	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the August 11, 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 in physical attendance and a quorum was established. Supervisor Dudley attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. No public comments were received.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 14, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 14, 2026, Board of Supervisors meeting. There were no corrections from Board members.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Minutes of the July 14, 2026 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026 Audit
Engagement Letter with Grau &
Associates**

Ms. Adams stated that the Board was considering the Fiscal Year 2026 audit engagement letter with Grau and Associates. She explained that Florida community development districts must undergo an annual independent audit of their financial records, and Grau and Associates would audit the District's FY 2026 records for the period ending September 30, 2026. She stated that the audit must be filed with the State of Florida by June 30, 2027, the audit fee is \$6,000.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts reported that the fence issue had been finalized, specifically the city's special magistrate order requiring replacement of the fence in the buffer area. He noted that the city had been made aware that the replacement was confirmed. They also expected the city to follow up regarding fines, and said staff would follow up based on the prior discussion about the District's immunity from being fined by another governmental entity. She noted that correspondence had been received and responded to from a neighborhood property owner.

Ms. Adams stated that an encroachment issue at 608 Trotters Drive had previously been resolved but had reappeared. She stated that, unless the Board objected, staff would work with District counsel regarding entering the area and removing the encroachment. There was no objection from the Board.

B. Engineer**i. Presentation of On-Street Parking Memo**

Mr. Welch stated that two engineering items were still underway: a review of landscaping related to traffic sight on Craftsman and Wilder Way and a second review of ADA crossings. In response to a question about crosswalks, he stated the major crossings along boulevards or higher-speed areas had been striped, while side-street crossings were associated with stop conditions for vehicles. He noted that a new email had been received and would be reviewed further.

A Board member added that the follow-up request concerned a specific area that the engineer would investigate after returning to the office. He also summarized prior findings about parking conditions on Deepwater Circle, explaining that a citizen had raised concerns about a possible line-of-sight issue near a designated parking zone. The District engineer had investigated, provided schematics to the citizen, and the matter was considered resolved.

C. Field Manager's Report**i. Consideration of Proposal for Freeze Damaged Plant Replacements with Frank Polly Sod**

Mr. Bailey presented the field manager's report, noting that a damaged fence section in the south phase had been repaired by the landscaper, new landscaping had been installed around the well, and landscaping maintenance was ongoing. He reported that some palm trees were yellowing and staff hoped to know the plan by the next meeting. Trash, dog stations, and lakes continued to be maintained, with no major vegetation growth observed. He noted that the trapezoid pond remained slow to gain water.

He presented a landscape replacement proposal, stating that the landscape service provider had determined certain plantings had been lost and should be replaced, along with additional pine bark. The proposal total was stated as approximately \$8,010, to be paid from the landscape replacement budget, which had sufficient available funds.

The Board also discussed additional stump grinding and bank work. Mr. Will Morgan advised more stump grinding was planned, and as water levels allow, submerged or partially submerged stumps past the normal high-water level would be removed. He also stated staff were working to secure the city's participation in permitting or approving boring/crossing work related

to irrigation infrastructure. The county reportedly wanted the boring permit to be in the city's name, and staff planned to continue coordinating.

There was also discussion of the CUP/conservation program. Mr. Bonin stated Tim Talbot was the consultant and that the final draft of the annual conservation program was being revised for submission as part of the CUP. He emphasized the need to avoid overcommitting the District to long-term reporting or requirements without understanding them. A Board member agreed that any long-term commitments should be reviewed carefully before the District agreed to them. Mr. Morgan noted that the current plan included a small upfront cost for a weather-based irrigation control, while Mr. Bonin stated the District was looking to increase water usage and may need a rain monitoring system, which Lennar would pay for.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Proposal for Freeze Damaged Plant Replacements with Frank Polly Sod, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register on page 30 for July 8 through August 3, 2026, in the amount of \$61,578.53, and requested a motion to approve it as presented.

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

ii. Balance Sheet and Income Statement

Ms. Adams stated that the Board's combined balance sheet was included in the agenda packet.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams stated that there were no further updates regarding property conveyance, permit transfers, or construction funds and requisitions.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams asked if there were any Supervisor's requests or audience comments.

EIGHTH 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 at 10:23 a.m.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION 4

**RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Ranches at Lake McLeod Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, at 10:00 a.m. on the following dates, unless otherwise indicated as follows:

October 13, 2026

November 10, 2026 – Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven FL 33880

December 8, 2026

January 12, 2027

February 9, 2027

March 9, 2027

April 13, 2027

May 11, 2027

June 8, 2027

July 13, 2027

August 10, 2027

September 14, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“District Manager’s Office”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 5

SECTION C

Ranches At Lake Mcleod CDD

Field Management Report

Completed Items

- The fence along the west side of the district was damaged and blown out during recent storms. The affected section has been repaired and restored to help maintain the safety, security, and overall appearance of the area.
- Various signs throughout the district were found leaning or out of position. These signs have been properly repositioned and secured to improve visibility and ensure they are placed in their appropriate locations.
- A review of median visibility was completed to evaluate sightlines for drivers throughout the district. The findings have been submitted for review, and we are currently awaiting the engineer's final determination and recommendations.



Contracted Services

- The landscaping contractor continues routine maintenance throughout the community while completing new landscape installations in various areas of the district.
- 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 community ponds. Water levels have also begun to rise across all district ponds.



SECTION i



4/6/26

R/e: The Ranches at Lake McLeod Budget 26/27

Allen,

The Ranches at Lake McLeod CDD is currently paying \$13,500 annually for pond maintenance. Annual fees for the new budget year will increase 4% to \$14,040. This will be the first price increase our company has requested while servicing this CDD.

Thank you,

Bill Snively

Aquatic Weed Management, Inc.
PO Box 1259 Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919

SECTION D

SECTION i

Ranches at Lake McLeod Community Development District

Summary of Check Register

August 4, 2026 to September 1, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/6/26	284-285	\$ 22,805.00
	8/12/26	286-288	\$ 7,336.15
	8/20/26	289-291	\$ 12,037.41
	8/28/26	292	\$ 1,050.00
		Autodrafts	\$ 12,636.17
		Total:	\$ 55,864.73
Payroll	<u>Supervisor Fees - August 2026</u>		
	Adam Morgan	10185	\$ 184.70
	Patrick Bonin	10186	\$ 184.70
	Michelle Dudley	10187	\$ 184.70
	Kayla Word	10188	\$ 184.70
	William Morgan	10189	\$ 184.70
		Total:	\$ 923.50
Total Amount			\$ 56,788.23

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/26	00019	7/31/26	22325	202607 320-53800-47000	POND HERBICIDE-JUL26	*	1,125.00		
					AQUATIC WEED MANAGEMENT, INC			1,125.00	000284
8/06/26	00017	8/04/26	19011	202608 320-53800-46200	LANDSCAPE MAINT-AUG26	*	21,680.00		
					FRANK POLLY SOD, INC			21,680.00	000285
8/12/26	00004	8/05/26	85777	202607 310-51300-31500	ATTORNEY SVCS-JUL26	*	2,480.02		
					COBB & COLE PA			2,480.02	000286
8/12/26	00031	7/29/26	18577	202607 320-53800-48200	CLEANING SVCS-JUL26	*	600.00		
					CSS CLEAN STAR SERVICES OF CENTRAL			600.00	000287
8/12/26	00028	7/24/26	8272262	202607 310-51300-32300	TRUSTEE FEES-FY26	*	1,064.03		
		7/24/26	8272262	202607 300-15500-10000	TRUSTEE FEES-FY27	*	3,192.10		
					US BANK			4,256.13	000288
8/20/26	00013	8/01/26	89	202608 320-53800-12000	FIELD MANAGEMENT-AUG26	*	858.33		
		8/01/26	90	202608 310-51300-34000	MANAGEMENT FEES-AUG26	*	3,647.92		
		8/01/26	90	202608 310-51300-35200	WEBSITE MANAGEMENT-AUG26	*	103.00		
		8/01/26	90	202608 310-51300-35100	INFORMATION TECH-AUG26	*	154.50		
		8/01/26	90	202608 310-51300-31300	DISSEMINATION SVCS-AUG26	*	550.00		
		8/01/26	90	202608 310-51300-51000	OFFICE SUPPLIES	*	.39		
		8/01/26	90	202608 310-51300-42000	POSTAGE	*	178.16		
		8/01/26	90	202608 310-51300-42500	COPIES	*	37.80		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			5,530.10	000289
8/20/26	00022	8/17/26	08172026	202608 300-20700-10000	ASSESSMENT TSFR-SERIES-23	*	17.51		
		8/17/26	08172026	202608 300-20700-10000	ASSESSMENT TSFR-SERIES-25	*	10.94		
					RANCHES AT LAKE MCLEOD CDD			28.45	000290

RALM RANCHES AT BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/20/26	00046	8/15/26 50000489	202607 320-53800-43100	TAMPA ELECTRIC COMPANY	*	6,478.86	
		CONTRACT#30000000380-JUL26					6,478.86 000291
8/28/26	00035	8/19/26 22013103	202608 310-51300-31100	PRIME AE GROUP, INC.	*	1,050.00	
		ENGINEERING SVCS-JUL26					1,050.00 000292
TOTAL FOR BANK A						43,228.56	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/04/26	00024	7/15/26 7145-07.	202607 320-53800-43200	910 CRAFTSMAN RD-JUL.26	*	536.42	
				CITY OF EAGLE LAKE			536.42 080088
8/04/26	00024	7/15/26 7614-07.	202607 320-53800-43200	1562 MARKSMAN RD-JUL.26	*	590.11	
				CITY OF EAGLE LAKE			590.11 080089
8/17/26	00015	8/10/26 1120-07.	202607 320-53800-43100	RANCHES EAST-JUL.26	*	3,252.60	
				TECO			3,252.60 080090
8/17/26	00015	8/10/26 1626-07.	202607 320-53800-43100	RANCHES NORTH-JUL.26	*	2,613.70	
				TECO			2,613.70 080091
8/17/26	00015	8/10/26 2826-07.	202607 320-53800-43000	906 CRAFTSMAN RD-JUL.26	*	25.54	
				TECO			25.54 080092
8/17/26	00015	8/10/26 6073-07.	202607 320-53800-43000	2926 BOMBER RD-JUL.26	*	478.79	
				TECO			478.79 080093
8/17/26	00015	8/10/26 6081-07.	202607 320-53800-43000	889 CRAFTSMAN RD-JUL.26	*	27.80	
				TECO			27.80 080094
8/17/26	00015	8/10/26 9635-07.	202607 320-53800-43100	RANCHES CENTRAL-JUL.26	*	5,111.21	
				TECO			5,111.21 080095
TOTAL FOR BANK Z						12,636.17	
TOTAL FOR REGISTER						55,864.73	

SECTION ii

Ranches at Lake McLeod
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 54,278	\$ -	\$ -	\$ -	\$ 54,278
State Board of Administration	\$ 404,036	\$ -	\$ -	\$ -	\$ 404,036
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 155,725	\$ 155,725
Due from General Fund	\$ -	\$ 28	\$ -	\$ -	\$ 28
Investments:					
<i>Series 2023</i>					
Construction	\$ -	\$ -	\$ 4	\$ -	\$ 4
Reserve	\$ -	\$ 191,384	\$ -	\$ -	\$ 191,384
Revenue	\$ -	\$ 206,859	\$ -	\$ -	\$ 206,859
<i>Series 2025</i>					
Construction	\$ -	\$ -	\$ 6,780	\$ -	\$ 6,780
Reserve	\$ -	\$ 378,725	\$ -	\$ -	\$ 378,725
Revenue	\$ -	\$ 329,627	\$ -	\$ -	\$ 329,627
Prepaid Expenses	\$ 5,315	\$ -	\$ -	\$ -	\$ 5,315
Total Assets	\$ 463,629	\$ 1,106,624	\$ 6,784	\$ 155,725	\$ 1,732,762
Liabilities:					
Accounts Payable	\$ 27,576	\$ -	\$ -	\$ -	\$ 27,576
Due to Debt Service	\$ 28	\$ -	\$ -	\$ -	\$ 28
Total Liabilities	\$ 27,605	\$ -	\$ -	\$ -	\$ 27,605
Fund Balance:					
Restricted for:					
Debt Service Series 2023	\$ -	\$ 398,261	\$ -	\$ -	\$ 398,261
Debt Service Series 2025	\$ -	\$ 708,363	\$ -	\$ -	\$ 708,363
Capital Projects Series 2023	\$ -	\$ -	\$ 4	\$ -	\$ 4
Capital Projects Series 2025	\$ -	\$ -	\$ 6,780	\$ -	\$ 6,780
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 155,725	\$ 155,725
Unassigned	\$ 436,024	\$ -	\$ -	\$ -	\$ 436,024
Total Fund Balances	\$ 436,024	\$ 1,106,624	\$ 6,784	\$ 155,725	\$ 1,705,157
Total Liabilities & Fund Balance	\$ 463,629	\$ 1,106,624	\$ 6,784	\$ 155,725	\$ 1,732,762

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 413,177	\$ 413,177	\$ 415,646	\$ 2,468
Assessments - Direct	\$ 324,022	\$ 324,022	\$ 324,015	\$ (7)
Interest Income	\$ -	\$ -	\$ 14,232	\$ 14,232
Total Revenues	\$ 737,200	\$ 737,200	\$ 753,893	\$ 16,694
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,800	\$ 2,200
FICA Expense	\$ 918	\$ 765	\$ 597	\$ 168
Engineering	\$ 15,000	\$ 12,500	\$ 5,700	\$ 6,800
Attorney	\$ 15,000	\$ 15,000	\$ 19,141	\$ (4,141)
Annual Audit	\$ 4,900	\$ 4,900	\$ 5,900	\$ (1,000)
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,600	\$ 5,500	\$ 5,500	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,375	\$ 1,125
Trustee Fees	\$ 9,363	\$ 6,379	\$ 6,379	\$ -
Management Fees	\$ 43,775	\$ 36,479	\$ 36,479	\$ -
Information Technology	\$ 1,854	\$ 1,545	\$ 1,545	\$ -
Website Maintenance	\$ 1,236	\$ 1,030	\$ 1,030	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,551	\$ (551)
Insurance	\$ 8,079	\$ 8,079	\$ 6,340	\$ 1,739
Copies	\$ 500	\$ 417	\$ 63	\$ 354
Legal Advertising	\$ 7,500	\$ 6,250	\$ 4,180	\$ 2,070
Other Current Charges	\$ 1,940	\$ 1,617	\$ 379	\$ 1,237
Office Supplies	\$ 500	\$ 417	\$ 4	\$ 413
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 141,241	\$ 122,503	\$ 112,088	\$ 10,415

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 11,359	\$ 11,359	\$ 11,798	\$ (439)
Field Management	\$ 10,300	\$ 8,583	\$ 8,583	\$ 0
Landscape Maintenance	\$ 258,000	\$ 215,000	\$ 187,400	\$ 27,600
Landscape Replacement	\$ 30,000	\$ 25,000	\$ -	\$ 25,000
Lake Maintenance	\$ 16,800	\$ 14,000	\$ 9,750	\$ 4,250
Streetlights	\$ 100,000	\$ 100,000	\$ 150,955	\$ (50,955)
Electric	\$ 15,000	\$ 12,500	\$ 6,516	\$ 5,984
Water & Sewer	\$ 45,000	\$ 37,500	\$ 13,120	\$ 24,380
Irrigation Repairs	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Janitorial Maintenance	\$ 7,000	\$ 5,833	\$ 5,560	\$ 273
General Repairs & Maintenance	\$ 20,000	\$ 16,667	\$ 7,464	\$ 9,202
Holiday Decorations	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 15,000	\$ 15,000	\$ 46,973	\$ (31,973)
Total Operations & Maintenance	\$ 545,959	\$ 476,026	\$ 448,120	\$ 27,906
Total Expenditures	\$ 687,200	\$ 598,528	\$ 560,208	\$ 38,320
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 193,686	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 143,686	
Fund Balance - Beginning	\$ -		\$ 292,339	
Fund Balance - Ending	\$ -		\$ 436,024	

Ranches at Lake McLeod

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Assessments - On Roll	\$ 382,769	\$ 382,769	\$ 385,054	\$ 2,286
Interest	\$ 7,851	\$ 7,851	\$ 11,430	\$ 3,579
Total Revenues	\$ 390,620	\$ 390,620	\$ 396,485	\$ 5,865
<u>Expenditures</u>				
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		\$ 13,560	
Fund Balance - Beginning	\$ 190,323		\$ 384,702	
Fund Balance - Ending	\$ 198,017		\$ 398,261	

Ranches at Lake McLeod

Community Development District

Debt Service Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Assessments - On Roll	\$ 239,010	\$ 239,010	\$ 240,437	\$ 1,426
Assessments - Direct	\$ 518,440	\$ 518,440	\$ 518,440	\$ -
Interest	\$ 1,625	\$ 1,625	\$ 24,886	\$ 23,262
Total Revenues	\$ 759,075	\$ 759,075	\$ 783,763	\$ 24,688
<u>Expenditures</u>				
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)		\$ 23,820	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 106	\$ 106
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 106	\$ 106
Net Change in Fund Balance	\$ (868)		\$ 23,926	
Fund Balance - Beginning	\$ 300,720		\$ 684,436	
Fund Balance - Ending	\$ 299,853		\$ 708,363	

Ranches at Lake McLeod

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures</u>				
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 July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 540	\$ 540
Total Revenues	\$ -	\$ -	\$ 540	\$ 540
<u>Expenditures</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 12,860	\$ (12,860)
Total Expenditures	\$ -	\$ -	\$ 12,860	\$ (12,860)
Excess (Deficiency) of Revenues over Expenditures	\$ -		(\$12,320)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (106)	\$ (106)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (106)	\$ (106)
Net Change in Fund Balance	\$ -		\$ (12,426.12)	
Fund Balance - Beginning	\$ -		\$ 19,206	
Fund Balance - Ending	\$ -		\$ 6,780	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Interest	\$ 986	\$ 986	\$ 3,352	\$ 2,366
Total Revenues	\$ 986	\$ 986	\$ 3,352	\$ 2,366
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 986		\$ 3,352	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,986		\$ 53,352	
Fund Balance - Beginning	\$ 100,000		\$ 102,373	
Fund Balance - Ending	\$ 150,986		\$ 155,725	

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	\$ 19	\$ -	\$ -	\$ 415,646
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	\$ 1,581	\$ -	\$ -	\$ 14,232
Total Revenues	\$ 162,755	\$ 29,551	\$ 357,320	\$ 3,347	\$ 85,817	\$ 8,000	\$ 9,661	\$ 6,511	\$ 89,331	\$ 1,600	\$ -	\$ -	\$ 753,893
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 7,800
FICA Expense	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ 107	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ 597
Engineering	\$ 300	\$ 1,725	\$ 300	\$ 675	\$ 525	\$ 975	\$ 300	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ 5,700
Attorney	\$ 2,398	\$ 1,335	\$ 120	\$ 816	\$ 3,315	\$ 1,733	\$ 1,212	\$ 4,654	\$ 1,078	\$ 2,480	\$ -	\$ -	\$ 19,141
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450
Dissemination	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ 5,500
Disclosure Software	\$ 2,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,375
Trustee Fees	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123	\$ -	\$ -	\$ 1,064	\$ -	\$ -	\$ 6,379
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ 36,479
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ 1,545
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ 1,030
Postage & Delivery	\$ 8	\$ 17	\$ 5	\$ 218	\$ 987	\$ 55	\$ 21	\$ 162	\$ 10	\$ 67	\$ -	\$ -	\$ 1,551
Insurance	\$ 6,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,340
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 45	\$ 2	\$ 2	\$ -	\$ -	\$ 63
Legal Advertising	\$ 985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,194	\$ -	\$ -	\$ -	\$ 4,180
Other Current Charges	\$ 17	\$ -	\$ -	\$ 46	\$ 42	\$ 42	\$ 42	\$ 68	\$ 78	\$ 43	\$ -	\$ -	\$ 379
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 26,749	\$ 7,532	\$ 5,742	\$ 7,073	\$ 16,086	\$ 8,767	\$ 9,243	\$ 10,912	\$ 10,345	\$ 9,639	\$ -	\$ -	\$ 112,088

Ranches at Lake McLeod
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 8,360	\$ 3,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,798
Field Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	8,583
Landscape Maintenance	\$ 15,580	\$ 16,580	\$ 16,580	\$ 16,580	\$ 17,680	\$ 17,680	\$ 21,680	\$ 21,680	\$ 21,680	\$ 21,680	\$ -	\$ -	187,400
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 1,125	\$ 1,125	\$ 1,125	\$ 1,125	\$ -	\$ -	9,750
Streetlights	\$ 11,220	\$ 11,220	\$ 11,220	\$ 12,556	\$ 17,456	\$ 17,456	\$ 17,456	\$ 17,456	\$ 17,456	\$ 17,456	\$ -	\$ -	150,955
Electric	\$ 656	\$ 570	\$ 1,597	\$ 620	\$ 570	\$ 666	\$ 549	\$ 269	\$ 486	\$ 532	\$ -	\$ -	6,516
Water & Sewer	\$ 1,733	\$ 2,112	\$ 1,280	\$ 2,434	\$ 1,584	\$ 658	\$ 326	\$ 610	\$ 1,258	\$ 1,127	\$ -	\$ -	13,120
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Maintenance	\$ 560	\$ 560	\$ 550	\$ 560	\$ 570	\$ 530	\$ 560	\$ 560	\$ 510	\$ 600	\$ -	\$ -	5,560
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	\$ 44,424	\$ 43,378	\$ -	\$ -	448,120
Total Expenditures	\$ 66,590	\$ 43,947	\$ 39,859	\$ 43,277	\$ 58,185	\$ 47,491	\$ 97,589	\$ 55,484	\$ 54,769	\$ 53,017	\$ -	\$ -	560,208
Excess (Deficiency) of Revenues over Expenditures	\$ 96,165	\$ (14,396)	\$ 317,461	\$ (39,930)	\$ 27,633	\$ (39,491)	\$ (87,928)	\$ (48,973)	\$ 34,561	\$ (51,417)	\$ -	\$ -	193,686
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)	\$ 34,561	\$ (51,417)	\$ -	\$ -	143,686

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
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
7/31/26	04/01-06/30/26	\$ 18.80	\$ -	\$ -	\$ -	\$ -	\$ 18.80	\$ 7.51	\$ 6.95	\$ 4.34	\$ 18.80
7/31/26	04/01-06/30/26	\$ 28.56	\$ -	\$ -	\$ -	\$ -	\$ 28.56	\$ 11.40	\$ 10.56	\$ 6.60	\$ 28.56
Total		\$ 1,105,820.11	\$ (43,537.08)	\$ (22,962.78)	\$ 1,816.52	\$ -	\$ 1,041,136.77	\$ 415,645.67	\$ 385,054.37	\$ 240,436.73	\$ 1,041,136.77

100.60% 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