Ranches at Lake McLeod
Community Development District

Meeting Agenda

October 13, 2026

AGENDA

Ranches at Lake McLeod
Community Development District

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

October 6, 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, October 13, 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 September 8, 2026 Board of Supervisors Meeting
4. Discussion of Property Damage Nearby 1273 Deepwater Circle
5. Presentation of Scope and Map for Landscape RFP
6. Staff Reports
    A. Attorney
    B. Engineer
        i. Review of Map Showing Pavement Markings and Additional Stop Signs
    C. Field Manager's Report
        i. Consideration of GMS Proposal to Add Stop Signs on Craftsman Road
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
    E. Project Development Update
        i. Status of Property Conveyance
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

MINUTES OF MEETING
RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District was held on Tuesday, **September 8, 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	Assistant Secretary
Kayla Word *by Zoom*	Assistant Secretary
Will Morgan *by Zoom*	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the September 8, 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 10:04 a.m. Adam Morgan, Rob Bonin, and Michelle Dudley were present in person, constituting a quorum. Kayla Word and Will Morgan participated via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 11, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 11, 2026, Board of Supervisors meeting. There were no corrections from Board members.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the August 11, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion of November 10, 2026 Meeting Location**

Ms. Adams stated that, because the Lake Alfred Public Library was unavailable due to a city activity, the November 10, 2026 meeting would be relocated to the Holiday Inn at 200 Cypress Gardens Boulevard in Winter Haven.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the November 10, 2026 Meeting Location, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Counsel discussed enforcement options concerning the fence encroachment at 608 Trotter, including preparation of a complaint seeking injunctive relief and a potential trespass claim if supported by the facts. Mr. Watts reported that the prior demand letter had received no response and recommended sending the owner a draft complaint before further action. Ms. Hansen-Walter reported that counsel had reviewed the Cairns' vehicle-damage claim involving Bolton Towing and advised that the claim did not establish liability on the part of the District. Counsel would prepare a response.

Mr. Watts provided updates on restoration following pool construction at 1273 Deepwater, a public records request concerning the fence at 696 Trotter, and parking concerns near 1437 Deepwater. Ms. Adams explained that the parking concern involved vehicles across from a driveway restricting backing movements and the District Engineer recommended using caution when backing from a driveway into the roadway. Staff also discussed a requested school bus stop location outside District property and potential coordination with the appropriate entities.

B. Engineer

Mr. Welch stated that staff was monitoring parking concerns, reviewing landscaping in the southern median and ADA crossing striping. He also reported that he had submitted the transfer of responsibility for the north stormwater ponds to the Water Management District.

C. Field Manager's Report

Mr. Bailey reported that damaged fences and leaning signs had been repaired. Staff discussed potential sight distance obstructions caused by supplemental evergreen plantings near the Craftsman and Wilder Way intersection. Mr. Welch was reviewing photographs and landscape plans to determine whether relocation or replacement was appropriate, particularly on the south side. Mr. Bailey also reported satisfactory routine maintenance services and noted that the triangular pond remained lower than the other ponds.

i. Consideration of Fiscal Year 2027 Aquatic Maintenance Renewal/Increase with Aquatic Weed Management

Mr. Bailey presented the aquatics vendor's first requested increase from $13,500 to $14,400. Ms. Adams explained that approval would require an addendum or revised agreement.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Aquatic Maintenance Renewal/Increase with Aquatic Weed Management, was approved.

Mr. Rob Bonin stated that the District is working to bore beneath Bomber Road and install a pipe that would connect the north side irrigation system to the well, eliminating its reliance on city water. Polk County would not permit Lennar or the CDD to own and maintain the crossing but may approve the City of Eagle Lake as the applicant or co-applicant. An internal meter would separate CDD and HOA water usage. The project remains pending, including approval of an increased well water allocation, and is a priority.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated that the check register for August 4 through September 1, 2026, was included on page 19 of the agenda packet and totaled $56,788.23.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements through July 31, 2026. No financial matters requiring Board action were identified.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams asked whether the Board wanted any further discussion regarding property conveyance, permit transfers, or construction funds.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

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

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.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION 4

Ranches Lake Mcleod CDD

10:18 AM | 09/30/2026
Wed

Deepwater Cir, Eagle Lake FL 33880

© BLBPWLKATRP3GE Timemark Verified

Ranches Lake Mcleod CDD

10:19 AM | 09/30/2026
Wed
Deepwater Cir, Eagle Lake FL 33880

© M4IN2H3G12T2TN Timemark Verified

Ranches at Lake McLeod
Community Development District

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

August 28, 2026

Andrew and Ashley Malloy
1273 Deepwater Circle
Eagle Lake, Florida 33880

Re: Notice of Damage to Ranches at Lake McLeod Community Development District Property

Dear Property Owner:

It has been brought to the attention of the Ranches at Lake McLeod Community Development District (the "District") that District property adjoining or near 1273 Deepwater Circle has been damaged during construction activity associated with the pool installation at the property. The District's Field Manager reported damage to the grass on the District tract that appeared consistent with equipment activity in the area. Photographs documenting the reported condition are included as Exhibit A.

This letter places you and your contractor on notice of the obligation to restore the District's property and infrastructure affected by the construction activity. Based on the information currently available, the sidewalk does not appear to be cracked; however, the disturbed grass must be restored. Please ensure that the work is completed in a professional manner and that the District tract is returned to its pre-construction condition.

Please notify the District Manager in writing when the restoration work is complete. After completion, the District Engineer will be asked to review the condition of the District property and infrastructure and confirm whether any additional repairs are required. This notice does not limit the responsibility of the property owner or contractor for any damage that may be identified during that review.

Please complete the restoration promptly and coordinate access and construction activities so that no further damage occurs to District property. If you have questions regarding this notice, please contact me at (407) 841-5524, extension 138, or by email at tadams@gmscfl.com. We appreciate your prompt attention and cooperation.

Regards,

Tricia L. Adams
District Manager
Governmental Management Services – Central Florida, LLC
Office: (407) 841-5524 ext. 138
Cell: (863) 241-8050
Email: tadams@gmscfl.com

CC: Ranches at Lake McLeod CDD Board of Supervisors, District Counsel, District Engineer

Enclosure: Exhibit A – Photographs of Reported District Property Damage

EXHIBIT A
PHOTOGRAPHS OF REPORTED DISTRICT PROPERTY DAMAGE

District tract adjoining or near 1273 Deepwater Circle • Photographs dated August 27, 2026

Photograph 1 – Tire-track disturbance across grass and sidewalk approach.

Photograph 2 – Closer view of disturbed grass adjoining the sidewalk and curb.

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
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- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$ Rauches at Lake McLeod Malloy

Total Postage and Fees
$ Andrew + Ashley

Sent To
1273 Deepwater Circle

Street and Apt. No., or PO Box No.
Eagle Lake, FL 33880

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SECTION 5

Ranches at Lake Mcleod CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

General Services- Component "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

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Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"–3" for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5". Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse

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areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.**

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The branching height of trees shall be raised only for the following reasons:

1. **Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
2. **Maintain clearance from shrubs in bed areas.**
3. **Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
4. **Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
5. **Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material**.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period**. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly**. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

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Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory*. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.
The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bahia – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Sports Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January:Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

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Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

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Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

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Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed
- December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A

complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

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Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes,

borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs up to $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

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Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance.
Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

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Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and

they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation
Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

DRAFT

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty
Any bedding plant that dies due to insect damage or disease will be replaced under warranty.
Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

DRAFT

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date,etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

E.4 – Pond Discing

All District dry ponds shall be disced to a **minimum depth of 3 inches monthly**. During the performance of this service, the entire pond area shall be thoroughly addressed to ensure complete coverage. Any remaining vegetation following completion of the work shall require the vendor to re-disc the affected areas until all vegetation has been effectively removed and the required maintenance standard has been achieved.

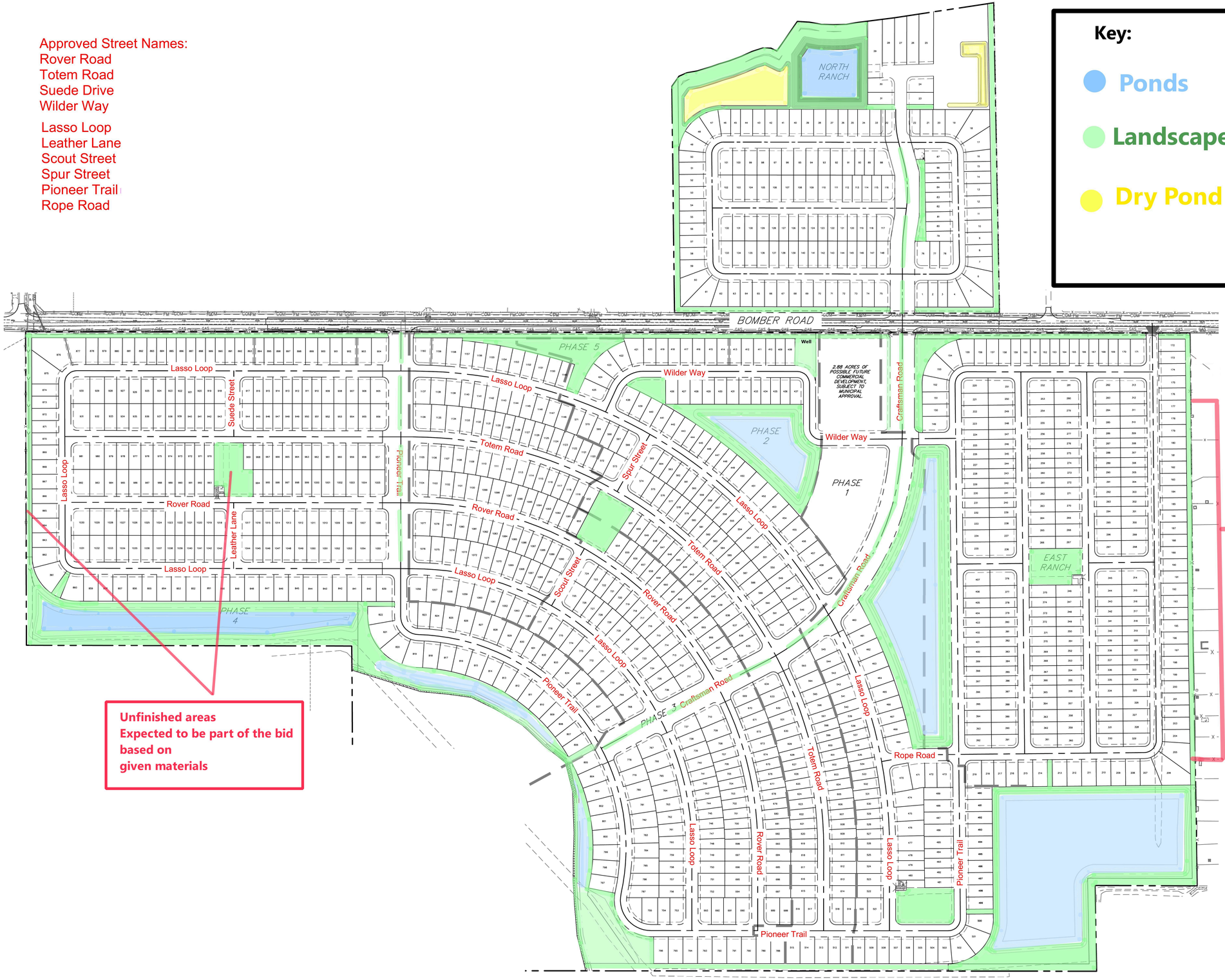
E.5 – Water Usage Report

The District is required to report its water usage to the State of Florida. To support this reporting requirement, the vendor shall provide the well meter reading to the designated District representative(s) during the **first week of each month**.

DRAFT

Approved Street Names:
Rover Road
Totem Road
Suede Drive
Wilder Way

Lasso Loop
Leather Lane
Scout Street
Spur Street
Pioneer Trail
Rope Road



Unfinished areas
Expected to be part of the bid based on
given materials

Key:

- Ponds
- Landscape
- Dry Pond

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 261-3100 FAX: (407) 261-3099 · www.cwleng.com
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By

CONSTRUCTION
PHASING PLAN

RANCHES AT
LAKE MCLEOD
PREPARED FOR
LENNAR
ORLANDO, FL

May 01, 2024
RICHARD C. WELCH, P.E.
FL. P.E. # 40279
Reg. Engineer

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Project No.: 21-04-0010	
Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW
Date: FEBRUARY 2022	
Scale: 1" = 200'	DATUM: NAVD 88

Sheet C205

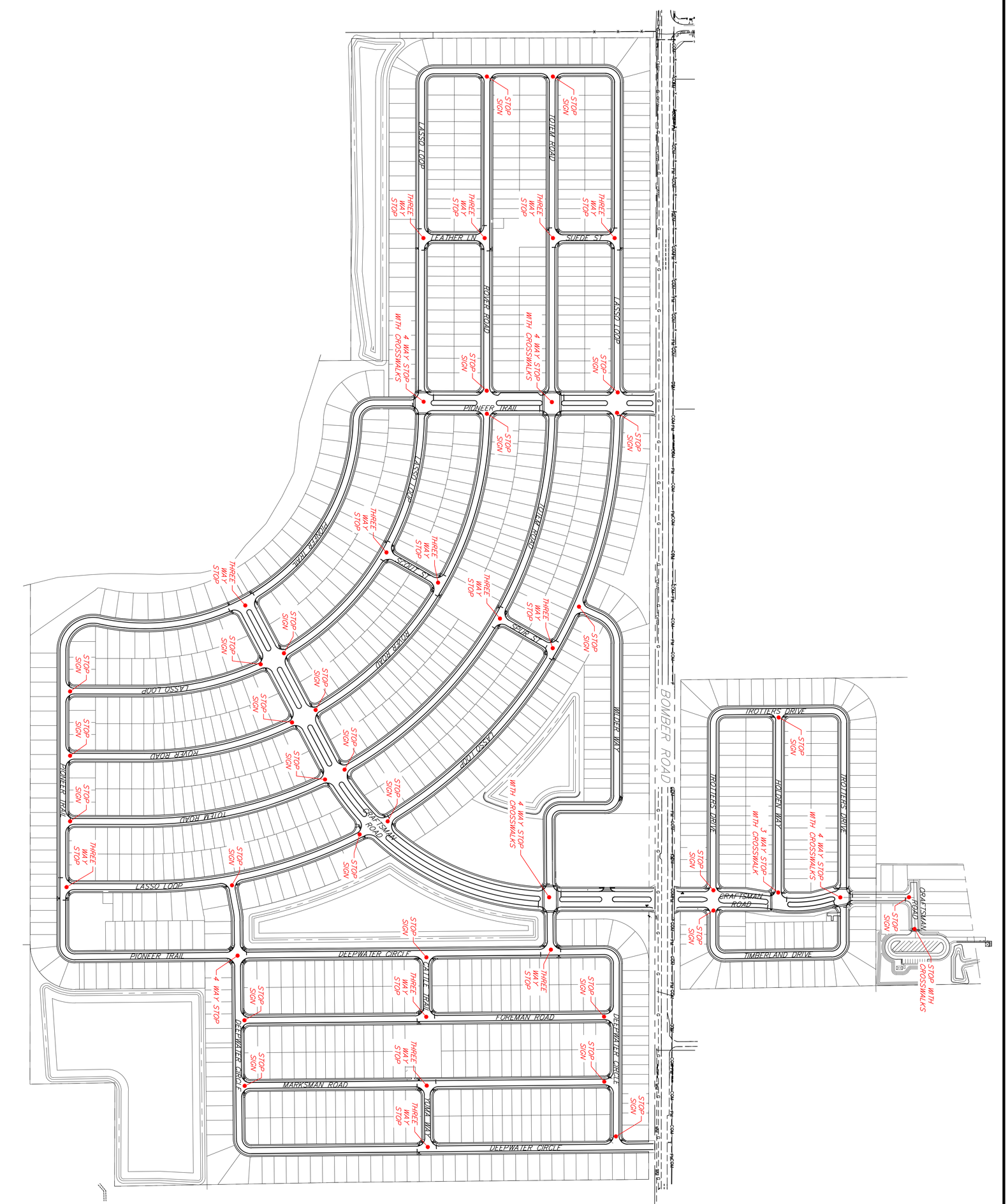
100' 0' 100' 200'

Printed: May 01, 2024 - 3:04pm Printed By: rob
J:\21\21-04-0010 Ranches at McLeod\Design\Dwgs\Plots\21-04-0010-CONSTRUCTION PHASING LOT SIZES.dwg

SECTION 6

SECTION B

SECTION i



Sheet EX 2

Project No: 21-04-0010
Designed: RRB
Drawn: RAH
Checked: RRB
Q.C.: RCW
Date: FEBRUARY 2022
Scale: 1" = 200'
DATUM: NAVD 88

Sep 24, 2026
RICHARD C. WELCH, P.E.
FL. P.E. # 40279
Reg. Engineer

RANCHES AT LAKE MCLEOD

PREPARED FOR
LENNAR
ORLANDO, FL

PAVEMENT MARKING & STOP SIGN ADDITIONS MAP

No.	Date	Revision	By

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
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Florida Registry 3650 L.A. Number: LC26000311

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SECTION C

October,13,2026

Ranches At Lake Mcleod CDD

Field Management Report

Completed Items

- The traffic arrow for Ranches North has been completed by Lennar, and residents have expressed their appreciation for the work and improvements made to the area.
- Street signs that were previously knocked down have been reinstalled throughout the District to restore proper identification and visibility.
- The new landscape improvement areas are continuing to establish well and will remain under observation to ensure the plant material continues to develop properly.

Contracted Services

- The landscaping contractor continues to perform routine maintenance throughout the community, monitoring the condition of the landscape and ensuring newly installed plant material is establishing properly.
- Janitorial services continue to meet expectations, with dog stations and trash receptacles being routinely cleaned and maintained. These efforts help keep the community clean, orderly, and enjoyable for all residents.
- 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, providing improved water conditions as the ponds continue to recover.

SECTION i

Proposal # : 573

Governmental Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email: Abailey@gmscfl.com

Bill To/District	Prepared By:
Ranches at Lake Mcleod CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Stops Signs

Add 2 stop signs going north and south at the last intersection on Craftsman Rd (see map)

Qty	Description	Unit Price	Line Total
16	Labor	$55.00	$880.00
1	Mobilization	$65.00	$65.00
1	Equipment	$45.00	$45.00
	Materials		$624.00
		Total Due:	$1,614.00

This Proposal is Valid for 30 days.

Client Signature: _____

110'
32
000320
85'
39.27'
30'
85'
22
000220
110.02'
39.27'
30'
Lake
CRAFTSMAN RD
50'
TIMBE
32.61'
TRACT R-1N 001560
TRACT
LS1N
LIFT STATION
001510
35.84'
TRACT
D2N
88

SECTION D

SECTION i

Ranches at Lake McLeod
Community Development District

Summary of Check Register

September 2, 2026 to October 5, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/4/26	293-294	$	1,655.00
	9/10/26	295-296	$	23,070.00
	9/16/26	297-298	$	8,478.86
	9/24/26	299-302	$	23,485.70
	10/1/26	303	$	1,125.00
		Autodrafts	$	12,695.39
			Total: $	70,509.95
Payroll				
	Supervisor Fees - September 2026			
	Adam Morgan	10190	$	184.70
	Patrick Bonin	10191	$	184.70
	Michelle Dudley	10192	$	184.70
	Kayla Word	10193	$	184.70
	William Morgan	10194	$	184.70
			Total: $	923.50
		Total Amount	**$**	**71,433.45**

*** CHECK DATES 09/02/2026 - 10/05/2026 *** RANCHES AT LAKE MCLEOD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/26	00019	8/31/26	22391	202608	320-53800-47000				*	1,125.00		
			POND HERBICIDE-AUG26									
								AQUATIC WEED MANAGEMENT, INC			1,125.00	000293
9/04/26	00031	8/21/26	18845	202608	320-53800-48200				*	530.00		
			CLEANING SVCS-AUG26									
								CSS CLEAN STAR SERVICES OF CENTRAL			530.00	000294
9/10/26	00004	9/02/26	87161	202608	310-51300-31500				*	990.00		
			ATTORNEY SVCS-AUG.26									
								COBB & COLE PA			990.00	000295
9/10/26	00017	8/31/26	19029	202609	320-53800-46200				*	21,680.00		
			LANDSCAPE MAINT-SEP26									
		9/01/26	19035	202608	320-53800-48000				*	400.00		
			REMOVE DEAD CAT 8/29/26									
								FRANK POLLY SOD, INC			22,080.00	000296
9/16/26	00019	4/06/26	21587-A	202510	320-53800-47000				*	750.00		
			POND HERBICIDE BACKPAY									
		4/06/26	21587-B	202511	320-53800-47000				*	250.00		
			POND HERBICIDE BACKPAY									
		4/06/26	21587-C	202512	320-53800-47000				*	250.00		
			POND HERBICIDE BACKPAY									
		4/06/26	21587-D	202601	320-53800-47000				*	250.00		
			POND HERBICIDE BACKPAY									
		4/06/26	21587-E	202602	320-53800-47000				*	250.00		
			POND HERBICIDE BACKPAY									
		4/06/26	21587-F	202603	320-53800-47000				*	250.00		
			POND HERBICIDE BACKPAY									
								AQUATIC WEED MANAGEMENT, INC			2,000.00	000297
9/16/26	00046	9/15/26	50000493	202608	320-53800-43100				*	6,478.86		
			CONTRACT#3000000380-AUG26									
								TAMPA ELECTRIC COMPANY			6,478.86	000298
9/24/26	00026	9/22/26	09222026	202609	310-51300-11000				*	184.70		
			REISSUED CK#10147									
								BRENT M KEWLEY			184.70	000299
9/28/26	00026	9/22/26	09222026	202609	310-51300-11000				V	184.70-		
			REISSUED CK#10147									
								BRENT M KEWLEY			184.70-	000299
9/24/26	00013	9/01/26	91	202609	320-53800-12000				*	858.33		
			FIELD MANAGEMENT-SEP26									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	92 MANAGEMENT FEES-SEP26	202609	310-51300-34000				*	3,647.92		
		9/01/26	92 WEBSITE MANAGEMENT-SEP26	202609	310-51300-35200				*	103.00		
		9/01/26	92 INFORMATION TECH-SEP26	202609	310-51300-35100				*	154.50		
		9/01/26	92 DISSEMINATION SVCS-SEP26	202609	310-51300-31300				*	550.00		
		9/01/26	92 OFFICE SUPPLIES	202609	310-51300-51000				*	.36		
		9/01/26	92 POSTAGE	202609	310-51300-42000				*	19.59		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,333.70	000300
9/24/26	00035	9/16/26	22013420 ENGINEERING SVCS-AUG26	202608	310-51300-31100				*	1,275.00		
								PRIME AE GROUP, INC.			1,275.00	000301
9/24/26	00002	9/24/26	34496 FY27 INSURANCE POLICY	202609	300-15500-10000				*	16,877.00		
								EGIS INSURANCE ADVISORS			16,877.00	000302
10/01/26	00019	9/29/26	22557 POND HERBICIDE-SEP26	202609	320-53800-47000				*	1,125.00		
								AQUATIC WEED MANAGEMENT, INC			1,125.00	000303
									TOTAL FOR BANK A	57,814.56		

*** CHECK DATES 09/02/2026 - 10/05/2026 *** 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	#
9/03/26	00024	8/14/26	7145-08. 910 CRAFTSMAN RD-AUG.26	202608	320	53800	43200			*	646.25		
									CITY OF EAGLE LAKE			646.25	080096
9/10/26	00015	9/09/26	1120-08. RANCHES EAST-AUG.26	202608	320	53800	43100			*	3,252.60		
									TECO			3,252.60	080097
9/10/26	00015	9/09/26	1626-08. RANCHES NORTH-AUG.26	202608	320	53800	43100			*	2,613.70		
									TECO			2,613.70	080098
9/10/26	00015	9/09/26	2826-08. 906 CRAFTSMAN RD-AUG.26	202608	320	53800	43000			*	25.36		
									TECO			25.36	080099
9/10/26	00015	9/09/26	6073-08. 2926 BOMBER RD-AUG.26	202608	320	53800	43000			*	583.18		
									TECO			583.18	080100
9/10/26	00015	9/09/26	6081-08. 889 CRAFTSMAN RD-AUG.26	202608	320	53800	43000			*	27.98		
									TECO			27.98	080101
9/10/26	00015	9/09/26	9635-08. RANCHES CENTRAL-AUG.26	202608	320	53800	43100			*	5,111.21		
									TECO			5,111.21	080102
9/30/26	00024	9/15/26	7145-09. 910 CRAFTSMAN RD-SEP.26	202609	320	53800	43200			*	435.11		
									CITY OF EAGLE LAKE			435.11	080103

TOTAL FOR BANK Z 12,695.39

TOTAL FOR REGISTER 70,509.95

SECTION ii

Ranches at Lake McLeod

Community Development District

Unaudited Financial Reporting

August 31, 2026

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5	Debt Service Fund - Series 2025
6	Capital Projects Fund - Series 2023
7	Capital Projects Fund - Series 2025
8	Capital Reserve Fund
9-10	Month to Month
11	Assessment Receipt Schedule
12	Long Term Debt Report

Ranches at Lake McLeod

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash	$ 152,579	$ -	$ -	$ -	$ 152,579
State Board of Administration	$ 249,997	$ -	$ -	$ -	$ 249,997
Capital Reserve Account	$ -	$ -	$ -	$ 156,151	$ 156,151
Investments:					
Series 2023					
Construction	$ -	$ -	$ 4	$ -	$ 4
Reserve	$ -	$ 191,384	$ -	$ -	$ 191,384
Revenue	$ -	$ 207,814	$ -	$ -	$ 207,814
Series 2025					
Construction	$ -	$ -	$ 6,800	$ -	$ 6,800
Reserve	$ -	$ 378,725	$ -	$ -	$ 378,725
Revenue	$ -	$ 331,732	$ -	$ -	$ 331,732
Prepaid Expenses	$ 5,315	$ -	$ -	$ -	$ 5,315
Total Assets	**$ 407,891**	**$ 1,109,655**	**$ 6,805**	**$ 156,151**	**$ 1,680,502**
Liabilities:					
Accounts Payable	$ 25,059	$ -	$ -	$ -	$ 25,059
Total Liabilites	**$ 25,059**	**$ -**	**$ -**	**$ -**	**$ 25,059**
Fund Balance:					
Restricted for:					
Debt Service Series 2023	$ -	$ 399,198	$ -	$ -	$ 399,198
Debt Service Series 2025	$ -	$ 710,457	$ -	$ -	$ 710,457
Capital Projects Series 2023	$ -	$ -	$ 4	$ -	$ 4
Capital Projects Series 2025	$ -	$ -	$ 6,800	$ -	$ 6,800
Assigned for:					
Capital Reserve	$ -	$ -	$ -	$ 156,151	$ 156,151
Unassigned	$ 382,832	$ -	$ -	$ -	$ 382,832
Total Fund Balances	**$ 382,832**	**$ 1,109,655**	**$ 6,805**	**$ 156,151**	**$ 1,655,443**
Total Liabilities & Fund Balance	$ 407,891	$ 1,109,655	$ 6,805	$ 156,151	$ 1,680,502

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 413,177	$ 413,177	$ 415,646	$ 2,468
Assessments - Direct	$ 324,022	$ 324,022	$ 324,015	$ (7)
Interest Income	$ -	$ -	$ 15,478	$ 15,478
Total Revenues	**$ 737,200**	**$ 737,200**	**$ 755,139**	**$ 17,939**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 8,800	$ 2,200
FICA Expense	$ 918	$ 842	$ 673	$ 168
Engineering	$ 15,000	$ 13,750	$ 8,025	$ 5,725
Attorney	$ 15,000	$ 15,000	$ 20,131	$ (5,131)
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	$ 6,050	$ 6,050	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,375	$ 1,125
Trustee Fees	$ 9,363	$ 6,379	$ 6,379	$ -
Management Fees	$ 43,775	$ 40,127	$ 40,127	$ -
Information Technology	$ 1,854	$ 1,700	$ 1,700	$ -
Website Maintenance	$ 1,236	$ 1,133	$ 1,133	$ -
Postage & Delivery	$ 1,000	$ 1,000	$ 1,729	$ (729)
Insurance	$ 8,079	$ 8,079	$ 6,340	$ 1,739
Copies	$ 500	$ 458	$ 101	$ 357
Legal Advertising	$ 7,500	$ 6,875	$ 4,180	$ 2,695
Other Current Charges	$ 1,940	$ 1,778	$ 422	$ 1,357
Office Supplies	$ 500	$ 458	$ 4	$ 454
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 141,241**	**$ 130,154**	**$ 121,193**	**$ 8,961**

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 11,359	$ 11,359	$ 11,798	$ (439)
Field Management	$ 10,300	$ 9,442	$ 9,442	$ 0
Landscape Maintenance	$ 258,000	$ 236,500	$ 209,080	$ 27,420
Landscape Replacement	$ 30,000	$ 27,500	$ -	$ 27,500
Lake Maintenance	$ 16,800	$ 15,400	$ 12,875	$ 2,525
Streetlights	$ 100,000	$ 100,000	$ 168,411	$ (68,411)
Electric	$ 15,000	$ 13,750	$ 7,153	$ 6,597
Water & Sewer	$ 45,000	$ 41,250	$ 13,767	$ 27,483
Irrigation Repairs	$ 10,000	$ 9,167	$ -	$ 9,167
Sidewalk & Asphalt Maintenance	$ 5,000	$ 4,583	$ -	$ 4,583
Janitorial Maintenance	$ 7,000	$ 6,417	$ 6,090	$ 327
General Repairs & Maintenance	$ 20,000	$ 18,333	$ 7,864	$ 10,469
Holiday Decorations	$ 2,500	$ 2,292	$ -	$ 2,292
Contingency	$ 15,000	$ 15,000	$ 46,973	$ (31,973)
Total Operations & Maintenance	**$ 545,959**	**$ 510,992**	**$ 493,452**	**$ 17,540**
Total Expenditures	**$ 687,200**	**$ 641,147**	**$ 614,646**	**$ 26,501**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 140,493	
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	**$ -**		**$ 90,493**	
Fund Balance - Beginning	$ -		$ 292,339	
Fund Balance - Ending	$ -		$ 382,832	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Assessments - On Roll	$ 382,769	$ 382,769	$ 385,054	$ 2,286
Interest	$ 7,851	$ 7,851	$ 12,367	$ 4,516
Total Revenues	**$ 390,620**	**$ 390,620**	**$ 397,421**	**$ 6,801**
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**		**$ 14,496**	
Fund Balance - Beginning	$ 190,323		$ 384,702	
Fund Balance - Ending	$ 198,017		$ 399,198	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Assessments - On Roll	$ 239,010	$ 239,010	$ 240,437	$ 1,426
Assessments - Direct	$ 518,440	$ 518,440	$ 518,440	$ -
Interest	$ 1,625	$ 1,625	$ 26,981	$ 25,356
Total Revenues	**$ 759,075**	**$ 759,075**	**$ 785,857**	**$ 26,783**
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)**		**$ 25,915**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 106	$ 106
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 106**	**$ 106**
Net Change in Fund Balance	**$ (868)**		**$ 26,021**	
Fund Balance - Beginning	$ 300,720		$ 684,436	
Fund Balance - Ending	$ 299,853		$ 710,457	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 560	$ 560
Total Revenues	**$ -**	**$ -**	**$ 560**	**$ 560**
Expenditures				
Capital Outlay - Construction	$ -	$ -	$ 12,860	$ (12,860)
Total Expenditures	**$ -**	**$ -**	**$ 12,860**	**$ (12,860)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**($12,300)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (106)	$ (106)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (106)**	**$ (106)**
Net Change in Fund Balance	**$ -**		**$ (12,405.99)**	
Fund Balance - Beginning	$ -		$ 19,206	
Fund Balance - Ending	$ -		$ 6,800	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ 986	$ 986	$ 3,778	$ 2,792
Total Revenues	**$ 986**	**$ 986**	**$ 3,778**	**$ 2,792**
Expenditures				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 986**		**$ 3,778**	
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**		**$ 53,778**	
Fund Balance - Beginning	$ 100,000		$ 102,373	
Fund Balance - Ending	$ 150,986		$ 156,151	

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	$ 1,246	$ -	$ 15,478
Total Revenues	**$ 162,755**	**$ 29,551**	**$ 357,320**	**$ 3,347**	**$ 85,817**	**$ 8,000**	**$ 9,661**	**$ 6,511**	**$ 89,331**	**$ 1,600**	**$ 1,246**	**$ -**	**$ 755,139**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 800	$ 800	$ 800	$ 1,400	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 8,800
FICA Expense	$ -	$ -	$ 61	$ 61	$ 61	$ 107	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ 673
Engineering	$ 300	$ 1,725	$ 300	$ 675	$ 525	$ 975	$ 300	$ 450	$ 450	$ -	$ 2,325	$ -	$ 8,025
Attorney	$ 2,398	$ 1,335	$ 120	$ 816	$ 3,315	$ 1,733	$ 1,212	$ 4,654	$ 1,078	$ 2,480	$ 990	$ -	$ 20,131
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	$ 550	$ -	$ 6,050
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	$ 3,648	$ -	$ 40,127
Information Technology	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ -	$ 1,700
Website Maintenance	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ -	$ 1,133
Postage & Delivery	$ 8	$ 17	$ 5	$ 218	$ 987	$ 55	$ 21	$ 162	$ 10	$ 67	$ 178	$ -	$ 1,729
Insurance	$ 6,340	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,340
Copies	$ 2	$ -	$ -	$ -	$ -	$ -	$ 12	$ 45	$ 2	$ 2	$ 38	$ -	$ 101
Legal Advertising	$ 985	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,194	$ -	$ -	$ -	$ 4,180
Other Current Charges	$ 17	$ -	$ -	$ 46	$ 42	$ 42	$ 42	$ 68	$ 78	$ 43	$ 42	$ -	$ 422
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 1	$ 0	$ 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**	**$ 9,105**	**$ -**	**$ 121,193**

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	$ 858	$ 858	$ -	$ 9,442
Landscape Maintenance	$ 15,580	$ 16,580	$ 16,580	$ 16,580	$ 17,680	$ 17,680	$ 21,680	$ 21,680	$ 21,680	$ 21,680	$ 21,680	$ -	$ 209,080
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 1,625	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ 1,125	$ -	$ 12,875
Streetlights	$ 11,220	$ 11,220	$ 11,220	$ 12,556	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ -	$ 168,411
Electric	$ 656	$ 570	$ 1,597	$ 620	$ 570	$ 666	$ 549	$ 269	$ 486	$ 532	$ 637	$ -	$ 7,153
Water & Sewer	$ 1,733	$ 2,112	$ 1,280	$ 2,434	$ 1,584	$ 658	$ 326	$ 610	$ 1,258	$ 1,127	$ 646	$ -	$ 13,767
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Maintenance	$ 560	$ 560	$ 550	$ 560	$ 570	$ 530	$ 560	$ 560	$ 510	$ 600	$ 530	$ -	$ 6,090
General Repairs & Maintenance	$ -	$ 200	$ 1,157	$ 1,722	$ 2,505	$ -	$ 191	$ 1,690	$ -	$ -	$ 400	$ -	$ 7,864
Holiday Decorations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,600	$ 323	$ 1,050	$ -	$ -	$ -	$ 46,973
Total Operations & Maintenance	**$ 40,592**	**$ 36,664**	**$ 34,367**	**$ 36,455**	**$ 42,349**	**$ 38,973**	**$ 88,346**	**$ 44,572**	**$ 44,424**	**$ 43,378**	**$ 43,332**	**$ -**	**$ 493,452**
Total Expenditures	**$ 67,340**	**$ 44,197**	**$ 40,109**	**$ 43,527**	**$ 58,435**	**$ 47,741**	**$ 97,589**	**$ 55,484**	**$ 54,769**	**$ 53,017**	**$ 52,438**	**$ -**	**$ 614,646**
Excess (Deficiency) of Revenues over Expenditures	$ 95,415	$ (14,646)	$ 317,211	$ (40,180)	$ 27,383	$ (39,741)	$ (87,928)	$ (48,973)	$ 34,561	$ (51,417)	$ (51,192)	$ -	$ 140,493
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	**$ 95,415**	**$ (14,646)**	**$ 317,211**	**$ (40,180)**	**$ 27,383**	**$ (39,741)**	**$ (137,928)**	**$ (48,973)**	**$ 34,561**	**$ (51,417)**	**$ (51,192)**	**$ -**	**$ 90,493**

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

									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
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**