Ranches at Lake McLeod
Community Development District

Meeting Agenda

November 10, 2026

AGENDA

Ranches at Lake McLeod
Community Development District

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

November 3, 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, November 10, 2026,** at **10:00 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, FL 33880.**

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 October 13, 2026 Board of Supervisors Meeting
4. Review and Discussion of Parking Rules
    A. Summary of Resident Feedback
    B. Engineer's Summary of Parking Zones
5. Discussion of Request for School Bus Stop Relocation
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Review of Landscape RFP Items
8. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
    E. Project Development Update
        i. Status of Property Conveyance
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
            a) Ratification of Requisition 14
9. Other Business
10. Supervisors' Requests
11. 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, **October 13, 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 *by Zoom*	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Kayla Word	Assistant Secretary
Will Morgan *by Zoom*	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts *by Zoom*	District Counsel
Kelsey Hansen-Walter *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 October 13, 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 10:03 a.m. Three Board members were present in person constituting a quorum. One Board members attended via Zoom and Mr. Adam Morgan joined the meeting via Zoom during the public comment period.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period.

Ms. Lawton asked how the parking rules and map adopted under Resolution 2026-03 had been developed, what safety information and public input informed them, and whether the Board

would respond by November. She asked that her statement and the responses be included in the record.

Ms. Adams recorded that Chairman Adam Morgan had joined via Zoom and would participate in all subsequent Board actions.

Ms. Haselman requested a November review of the parking rules and map with resident, legal, and engineering input, citing concerns about traffic safety, driveway access, and accessibility.

Mr. Iverson stated that he was attending because his property was listed on the agenda and that he was available to answer questions during the discussion.

Ms. Adams stated that no additional public comments were provided, closed the public comment period, and noted that the District attorney and engineer would address parking-policy questions during staff reports.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 8, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the September 8, 2026, Board of Supervisors meeting. There were no corrections from Board members.

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the Minutes of the September 8, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion of Property Damage Adjacent to 1273 Deepwater Circle**

Staff reported that District property adjacent to 1273 Deepwater Circle had not been fully restored following pool construction. Mr. Iverson described his restoration efforts, reported that the initial notice was misaddressed, and identified other activity he believed contributed to the damage. After reviewing the September 30 photographs, the Board discussed restoring the turf, sidewalk, and curb and providing written restoration instructions and a deadline.

On MOTION by Ms. Dudley, seconded by Ms. Word, with all in favor, Authorizing District Counsel to coordinate with staff on restoring the CDD property near 1273 Deepwater Circle., was approved.

FIFTH ORDER OF BUSINESS **Presentation of Scope and Map for Landscape RFP**

Staff presented the proposed landscape and irrigation scope and service map. The Board directed staff to address areas still under warranty, monthly irrigation water-use reporting, and disease control, and to return the revised documents for consideration. The anticipated schedule called for a December solicitation, January proposals, and February Board consideration. No formal action was taken.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Watts stated that a fence at 608 Trotters had been built across District property, blocking access to the north irrigation controller, and that its gate was now locked. He recommended sending a final warning letter and draft complaint, allowing three days to remove the lock and arrange fence removal. Otherwise, counsel would seek temporary and permanent injunctive relief through the court.

Ms. Adams requested a motion authorizing District Counsel to take the necessary steps to pursue injunctive relief regarding the fence at 608 Trotters.

Mr. Watts reported that the City of Eagle Lake had accepted the fence installation at 696 Trotters Drive. Counsel had requested a waiver of the fine and planned to attend the October 22 hearing.

He also explained that the Board could review the parking rules at its November meeting, but any changes would require formal rulemaking, engineering recommendations, publication of a draft, a public hearing, and formal adoption.

The Board agreed to place the existing parking rules and map on the November agenda for discussion, together with resident feedback and engineering input. Counsel explained the process for considering amendments. The Board adopted no amendments at this meeting.

> On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, Authorizing District Counsel to take the necessary steps to pursue injunctive relief regarding the fence at 608 Trotters, was approved.

B. Engineer

i. Review of Map Showing Pavement Markings and Additional Stop Signs

Mr. Welch stated that the stop sign and crosswalk project was largely implemented, with remaining items to be documented on a punch list. Major crossings received four-way stops and marked crosswalks, while minor intersections received stop signs and unmarked crossing access; no designated crossing was left without a stop sign.

The Water Management District's question concerning transfer of the northern portion for operation and maintenance had been resolved.

Evergreen tree installation near the amenity center was complete or expected within several working days.

Engineering staff remained available to support the parking study with evaluations.

He also reported that the stormwater ponds, including the triangular pond near the amenity center, remained low and required development-side decisions.

C. Field Manager's Report

i. Consideration of GMS Proposal to Add Stop Signs on Craftsman Road

Mr. Bailey reported that the requested installation in the northern area had been completed and documented for the public record. Damaged signs throughout the District had been restored, and newly installed landscaping, particularly in the eastern section, was being monitored with the landscaper to ensure successful establishment. The current landscaping contractor was performing

well and keeping pace with the additional workload. Janitorial services for trash receptacles and water stations were also satisfactory. Lake maintenance staff continued monitoring the ponds to prevent significant algae blooms, although water levels remained low.

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet and Income Statement

Ms. Adams stated that the check register for September 2 through October 5, 2026, was included on page 42 of the agenda packet and totaled $71,433.45.

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

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams stated there was no further project development updates.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

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

NINTH ORDER OF BUSINESS Adjournment

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

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION 4

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

In accordance with Chapter 190, *Florida Statutes,* and on November 4, Day 2025 at a duly noticed public meeting, the Board of Supervisors of the Ranches at Lake McLeod Community Development District ("District") adopted the following policy to govern overnight parking and parking enforcement on certain District property (the "Policy").

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District's residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Oversized Vehicle.* Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck or a Vehicle with a trailer attached*;*

C. *Designated Parking Areas*. Areas District property which have been explicitly approved for parking by the District, which are areas designated on the map attached hereto as **Exhibit A** and indicated by signage.

D. *District Property*. All property owned or maintained by the District and identified on the map attached as Exhibit A as either a Designated Parking Area or Tow-Away Zone.

E. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not, that is used to transport people, goods or things on land or in water.

F. *Vessels*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

G. *Recreational Vehicle and Trailers*. A vehicle designed for recreational use, which includes motor homes, campers, trailers, vehicle trailers and vessel trailers relative to same. Trailers are non-powered vehicles intended to be towed by a motorized vehicle.

H. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

I. *Tow-Away Zone.* District Property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

J. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

K. *Abandoned.* Any vehicle, vessel, recreational vehicle, or trailer which has not moved for five days is considered abandoned.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by signage for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated by signage. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Oversized Vehicles, Vessels, Recreational Vehicles, and Trailers as set forth in Section 5 herein ("**Tow-Away Zone**").

SECTION 5. EXCEPTIONS.

A. **ON-STREET PARKING EXCEPTIONS**. Commercial Vehicles, Oversized Vehicles, Recreational Vehicles, Vessels, and Trailers are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.

B. **ABANDONED/BROKEN-DOWN VEHICLES OR INOPERABLE**. Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner's expense. Inoperable vehicles include vehicles with expired registration, missing license plates, or flat tires.

C. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.

D. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in

the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle, or Trailer, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Oversized Vehicle, Vehicles, Vessels, Recreational Vehicles and Trailers for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels, Recreational Vehicles or Trailers may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

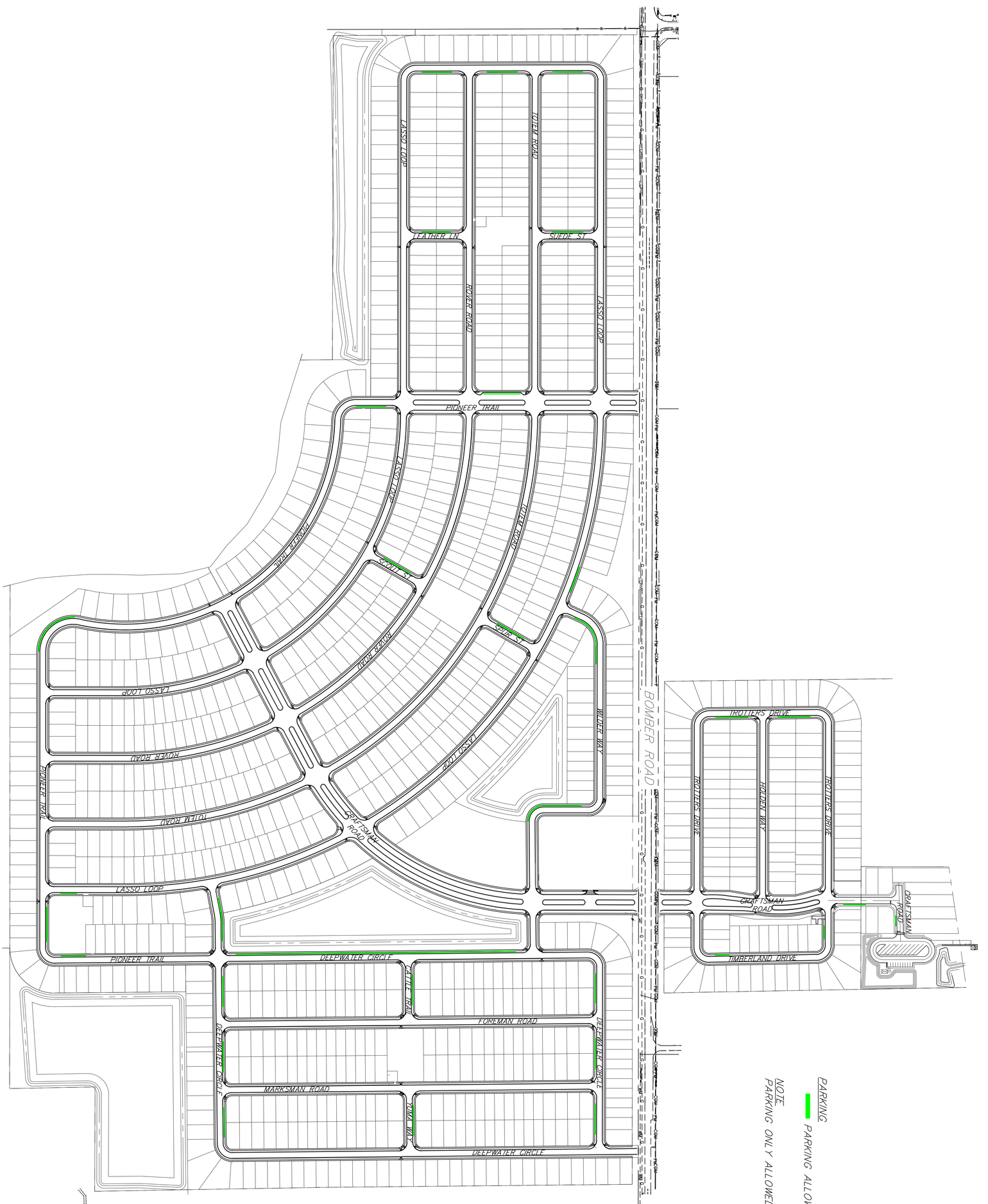
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – ***Designated Parking Areas (As Denoted by Map Keys)***

Effective date: **November 4, 2025**

EXHIBIT A

Designated Parking Areas



Sheet EX 2

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

Feb 05, 2026
RICHARD C. WELCH, P.E.
FL. P.E. # 40279
Reg. Engineer

RANCHES AT
LAKE MCLEOD
PREPARED FOR
LENNAR
ORLANDO, FL

PARKING
MAP

No.	Date	Revision	By

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

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SECTION A

Ranches at Lake McLeod
Community Development District

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

Resident Feedback on Parking and Towing

Ranches at Lake McLeod CDD

November 4, 2025 through October 30, 2026
November 10, 2026 Board meeting | Draft for Counsel review

This summary describes reported parking and towing concerns and requests without determining their accuracy or the validity of individual tows.

Counting method. Counts are verified minimums of identifiable residents in the supporting correspondence reviewed, not a survey or a count of all community concerns. Jointly signed submissions count each identified resident; repeat contacts do not add residents. A resident may appear in several topics, so counts are not additive. Dates are receipt dates.

Parking availability and household needs. Residents have questioned whether designated spaces adequately accommodate multi-vehicle households and visitors, including daytime guests, overnight guests and holiday gatherings. Feedback includes concerns about walking distances and requests for exceptions or permits for work trucks and trailers.

Documented minimum: 6 residents. Received: January 31–May 10, 2026.

Repeat contacts: One resident raised the work truck/trailer accommodation issue in four direct emails on February 6 and 9 and March 5 and 6, following an earlier inquiry forwarded to the District. Another raised household/guest capacity concerns on February 9 and May 8.

Parking locations and property access. Residents have reported blocked driveways, reduced maneuvering room and restricted visibility caused by parked vehicles. Requests include reevaluating designated spaces, relocating parking signs and observing conditions when parking demand is highest.

Documented minimum: 11 residents. Received: November 8 and 20, 2025; January 30–February 20, March 12, April 3–20, May 20, July 8 and 13, August 15–27 and October 7–14, 2026.

Repeat contacts: One resident submitted 13 reports or follow-ups concerning the same parking/access issue from November 8, 2025 to October 14, 2026. Another reported its concern January 30 and followed up February 2; one household reported its concern May 20 and followed up July 8. Two residents jointly signed that household's follow-up.

Maps and signage. Residents have requested clarification of map colors and permitted areas, reported incorrect street labels, and questioned whether installed signs match the published parking map.

Documented minimum: 4 residents. Received: January 31, February 12 and 20, and April 20, 2026.

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

Enforcement scope and consistency. Feedback includes requests to address obstructing or apparently abandoned vehicles, alongside questions about daytime versus overnight enforcement, warnings, random patrols, who may report violations and who authorizes each tow. Residents have requested consistent guidance on the roles of the CDD, HOA and towing company.

Documented minimum: 8 residents. Received: November 20, 2025; February 3, March 21–27, May 8–18 and July–October 2026; latest October 23.

Repeat contacts: One resident reported the same stationary vehicle on March 21, 24, 25 and 27. One jointly signing household repeatedly sought clarification of warnings, patrols, reporting and tow authorization from July through October. Another resident asked about enforcement authority on May 8 and July 13.

Towing criteria and disputes. Residents have disputed tows based on registration status and abandonment, including the distinction between an expired tag sticker and current registration, and whether repeated parking in the same space establishes that a vehicle has not moved. Requests include review of evidence, written reasons and authorization, reimbursement of charges, and resolution of alleged towing damage.

Documented minimum: 5 residents. Received: July 24–August 19 and October 23, 2026.

Repeat contacts: Two residents from one household pursued the same registration-related tow on July 24, 27 and 28 and August 4, 11, 12 and 19. A separate resident sent three substantive emails about one abandonment-related tow on October 23. Two additional residents jointly requested review in two emails that day; these are not additional tow incidents.

Records and resident guidance. Residents have requested access to governing agreements, towing logs, photographs and authorization records; explanations of towing fees and vehicle-retrieval procedures; and a clear process for disputing a tow. Suggestions include a parking-specific community discussion, written procedures and a frequently asked questions guide.

Documented minimum: 4 residents. Received: May 8, July 13 and July 31–October 23, 2026.

Repeat contacts: One jointly signing household repeatedly requested a community discussion/FAQ on August 4, 7, 14 and 27 and September 9, and separately pursued agreements and towing records. One resident repeated requests for the reason, evidence and authorization for a single tow in three emails on October 23.

Basis for the rules and Board review. Residents have requested the studies, safety considerations and decision-making history supporting the parking map and rules, including how resident input was considered. Requests include a Board review, an opportunity to submit photographs and proposed changes, and clarification of the procedure to petition for rule amendments. Some correspondence expressly supports reasonable parking regulation while questioning particular designations or enforcement practices.

Documented minimum: 7 residents. Received: November 8, 2025; February 2–20, March 12, May 9, July 8, August 20–27 and October 9–23, 2026.

Repeat contacts: One resident renewed policy-review/study requests on February 9, 10 and 20 and October 13. Another repeatedly requested a location-specific review, including August 20, 21, 26 and 27 and October 14. A jointly signing household renewed Board-review requests in July and October. These follow-ups do not represent additional residents.

SECTION B

PROJECT MEMORANDUM

TO: The Ranches at Lake McLeod Community Development District

FROM: Rick Welch, P.E.

DATE: November 4, 2026

RE: On-Street Parking

At the request of the Ranches at Lake McLeod CDD Board, PRIME AE Group, Inc. produced the initial parking map for the neighborhood in December 2025. The request was made due to uncontrolled on-street parking along the residential streets. The basis for the parking map was to limit on-street parking to streets with no homes or streets with homes along one side of the street only. The designated parking zones are located in areas that allow for proper sight and safe stopping distances based on 25 mph design criteria.

It should be noted that the covenants and restrictions for the Ranches at Lake McLeod require that owner automobiles be parked in the garage or driveway not in the street. (Page 37 Section 11.2.1.)

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

SECTION 5

Good afternoon, Tricia, Sergeant Andrews, Don, and David,

Thank you for your responses and continued attention to the school bus stop, parking, and student safety concerns at Bomber Road and Craftsman Road. We appreciate the opportunity to clarify the outstanding questions and identify a coordinated path forward.

Tricia: CDD Property, Roadway Responsibilities, and Parking Policy

To answer your question directly, our inquiry involves two distinct areas.

Bomber Road is a county roadway. The adjacent approximately 2.88-acre commercial parcel at 2926 Bomber Road is not being represented by us as CDD-owned property. We raised that parcel because a resident reported that parents were directed toward the adjacent vacant field as a possible alternative to roadside parking.

Separately, our inquiry concerns the roads and potential school bus stop locations within Ranches at Lake McLeod.

In his August 26, 2025 correspondence to the City of Eagle Lake, CDD Counsel Mark A. Watts confirmed that roads dedicated to and owned by the CDD are public infrastructure, owned and maintained by the District rather than the HOA.

This clarification is relevant to PCPS Transportation's earlier evaluation of internal bus stop alternatives, which identified roadway maintenance and liability considerations among the potential obstacles.

We appreciate your confirmation that the CDD Board would consider allowing a school bus stop on District property upon an appropriate request from the School Board or another governing authority.

Could the District confirm whether it is willing to coordinate directly with PCPS Transportation regarding potentially suitable CDD-owned roadways or property?

We also respectfully renew our request for clarification regarding short-duration, attended vehicle stops under the District's adopted Parking and Towing Rules. Families need clear guidance regarding the application of the policy while accompanying children to school bus pickup and drop-off.

We recognize that posted restrictions and applicable traffic laws must be observed. Our request is for clarification and consideration of safe, practical arrangements.

Sergeant Andrews: Enforcement Clarification and Student Safety

Thank you for your detailed and thoughtful response.

We appreciate your explanation that the Sheriff's Office did not establish the community's designated No Parking areas, that both the CDD and HOA submitted written requests for enforcement, and that deputies have emphasized education and voluntary compliance.

We also appreciate your clarification that the deputy's suggestion regarding the adjacent vacant field was intended as a possible practical alternative, not authorization to use privately owned property.

Most importantly, we appreciate your support for evaluating a safer bus stop location within Ranches at Lake McLeod and your willingness to provide traffic and pedestrian safety input.

Your recommendation that the CDD and HOA coordinate with PCPS Transportation provides a constructive opportunity to advance a long-term solution.

Don: PCPS Transportation Evaluations and Outstanding Follow-Up

We would particularly appreciate your engagement and an update from Polk County Public Schools Transportation.

On November 6, 2025, you provided the Northside and Southside Bus Stop Evaluation Reports, dated November 4, 2025.

Those evaluations considered several alternatives, including relocating the northside stop approximately 50–75 feet west of the intersection, evaluating access near the mailboxes, and considering the clubhouse as a possible central stop.

Your correspondence identified bus maneuverability, roadside parking, construction activity, route scheduling, and roadway maintenance and liability considerations as matters requiring further review.

On February 11, 2026, you advised that you would follow up with the Operations team and take another look at access to the clubhouse and mailboxes.

Could you please provide the outcome of that follow-up and clarify whether PCPS Transportation has reached any determination regarding the previously identified alternatives?

We also respectfully ask whether the August 26, 2025 clarification from CDD Counsel concerning public roadway ownership and maintenance has been considered in the evaluation of internal bus access.

If a liability or damage waiver remains necessary, could PCPS identify the applicable requirements and the entity responsible for executing any necessary agreement?

We appreciate the reduction of the speed limit on Bomber Road from 55 mph to 45 mph. This was a welcome safety improvement. Nevertheless, the intersection continues to raise concerns regarding traffic activity, student waiting areas, and practical access for families.

Your November 2025 evaluation described door-side pickup without students crossing Bomber Road. Sergeant Andrews' recent response expressed concern regarding students crossing the roadway. Could PCPS clarify current student access arrangements for both the northside and southside stops?

Coordinated Next Steps and November 10 CDD Meeting

Given the previous evaluations, the outstanding PCPS Operations team follow-up, and Sergeant Andrews' expressed support, we respectfully request that the stakeholders coordinate on the following:

1. Confirm the status of PCPS Transportation's previous evaluations and whether an internal community location remains feasible.
2. Identify any remaining operational, roadway access, authorization, or liability requirements.
3. Determine whether the CDD and HOA can facilitate the evaluation of suitable locations and consider safe interim parking arrangements.
4. Identify a coordinating contact and the next steps necessary to advance a practical solution.

We respectfully request that the CDD consider these matters at its November 10, 2026 Board meeting, alongside the previously confirmed discussion of the Parking and Towing Rules and designated parking maps.

We recognize the distinct responsibilities of the CDD, HOA, Sheriff's Office, and PCPS Transportation. Our intention is to encourage coordinated action within those respective authorities, with student safety and clear guidance for families remaining the priorities.

Thank you, Tricia, Sergeant Andrews, Don, and David, for your continued engagement and willingness to work toward a solution.

Respectfully,

Mr. and Mrs. Haselman
Homeowners, Ranches at Lake McLeod

SECTION 6

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective November 10, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Ranches at Lake McLeod Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services – CF, 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 7

Landscape and Irrigation Services Request for Proposals

Ranches at Lake McLeod Community Development District
City of Eagle Lake, Polk County, Florida

DRAFT

First advertisement and release date: December 1, 2026
Proposals due: January 15, 2027, at 1:30 p.m.
Board consideration: February 9, 2027

Submit one signed paper proposal and one PDF copy on a flash drive in a sealed package to Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801, Attention: Ranches at Lake McLeod CDD District Manager.

Contents

Public notice

Instructions to proposers and schedule

Evaluation criteria

Affidavit regarding proposal

Proposal form Parts I through IV

Public entity crimes statement

Scrutinized companies statement

Anti-human trafficking affidavit

Form of landscape and irrigation maintenance agreement

Exhibit C Operational forms

Separate solicitation attachments: Exhibit A Scope of Services; Exhibit B Bid Sheet and Accepted Proposal Pricing; Exhibit D Maintenance Map. These attachments are incorporated by reference and issued separately.

DRAFT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

REQUEST FOR PROPOSALS

Ranches at Lake McLeod Community Development District

City of Eagle Lake, Polk County, Florida

Notice is hereby given that the Ranches at Lake McLeod Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning December 1, 2026 for public inspection and may be obtained from Recording Secretary Monica Virgen at mvirgen@gmscfl.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to Proposers who have registered by requesting the Project Manual from Recording Secretary Monica Virgen. First advertisement: December 1, 2026. Any material addendum shall allow a reasonable opportunity to respond, with an extension of the submission deadline when necessary for fair competition.

Firms desiring to provide services for this project must submit one (1) written proposal & one (1) digital PDF copy (flash drive required) no later than January 15, 2027 at 1:30 PM (EST) at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Attention: Ranches at Lake McLeod CDD, District Manager. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Ranches at Lake McLeod Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests are governed by Rule 3.11 of the District's Rules of Procedure and Section 29 of the Instructions to Proposers. A written notice protesting solicitation requirements must be received by the District within seventy-two (72) hours, excluding Saturdays, Sundays, and state holidays, after the first advertisement on December 1, 2026. A written notice protesting a ranking or intended award must be received within seventy-two (72) hours, with the same exclusions, after receipt of the District's notice. A formal written protest stating with particularity the facts and law must be received within seven (7) calendar days, including Saturdays, Sundays, and state holidays, after filing the initial notice. Failure to timely file the notice waives protest rights; failure to timely file the formal protest abandons and automatically terminates the proceeding. Filings must be received during normal business hours at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Attention: Ranches at Lake McLeod CDD District Manager. Email and fax protest filings are not accepted. See Section 29 for the protest-bond requirement. The Rules are available from the District Manager at tadams@gmscfl.com or (407) 841-5524.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive only minor variations that create no material competitive advantage or disadvantage, consistent with Rule 3.9(2)(f). Any and all questions relative to this project shall be directed in writing by e-mail only to Tricia Adams at tadams@gmscfl.com, Allen Bailey at abailey@gmscfl.com.

Ranches at Lake McLeod Community Development District

Tricia Adams, District Manager

DRAFT

Instructions to Proposers

1. DUE DATE. One (1) written sealed proposal ("Proposals") with a PDF file on a flash-drive must be received by interested parties ("Proposer") no later than January 15, 2027, at 1:30 PM (EST) at the offices of Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Attention: Ranches at Lake McLeod CDD, District Manager. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
December 1, 2026	First advertisement and release; Project Manual available from Recording Secretary Monica Virgen at mvirgen@gmscfl.com.
January 7, 2027 at 5:00 PM Eastern	Written questions due to the District Manager.
January 15, 2027 at 1:30 PM Eastern	Proposal submission deadline and public opening at the District Manager's office.
February 9, 2027	Board discussion and consideration of proposals.
To be determined at a later time	Anticipated contract start date; services begin after execution of the agreement and written establishment of the start date.

3. PRE-PROPOSAL MEETING.

A. No mandatory pre-proposal meeting will be held. Proposers shall independently review the site and the solicitation documents.

B. Proposers shall register for written addenda by requesting the Project Manual from Recording Secretary Monica Virgen at mvirgen@gmscfl.com. Registration is not attendance at a pre-proposal meeting.

C. Proposers may tour facilities without prior authorization from the District Manager and must not in any way disrupt employees or operations during the proposal process.

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4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. PROPOSAL GUARANTEE. [Reserved]

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that Proposer shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied itself from Proposer's own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from

responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

8. PROJECT MANUAL. The "Project Manual" will be available beginning December 1, 2026 from Recording Secretary Monica Virgen at mvirgen@gmscfl.com. Proposers shall request the Project Manual from the Recording Secretary to register for written addenda, which will be distributed to registered Proposers.

9. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

10. SUBMISSION OF ONLY ONE PROPOSAL. Each Proposer may submit only one (1) Proposal for the work. If affiliated Proposers submit more than one Proposal for the same work, all Proposals of the affiliated Proposers shall be rejected, consistent with Rule 3.4(3)(a)(ii) of the District's Rules of Procedure.

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Tricia Adams at tadams@gmscfl.com, Allen Bailey at abailey@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after January 7, 2027 at 5:00 PM (EST) will not be answered. Answers to all questions will be provided to all Proposers by email. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries. Any material addendum shall allow a reasonable opportunity to respond, with an extension of the submission deadline when necessary for fair competition.

12. SUBMISSION OF PROPOSAL. Submit one (1) written proposal & one (1) digital PDF copy (flash drive required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Ranches at Lake McLeod Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

13. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Sworn Statement Regarding Human Trafficking.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

DRAFT

E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. Submit the separately issued Ranches at Lake McLeod CDD bid sheet for the initial full annual service cycle. Include all base services A through D and E.1 through E.4 in the total annual proposal. Required water-usage reporting is included in Component D and shall not be priced separately. Show deferred warranty-area services separately, excluded from the initial base total. Provide applicable unit rates and separate pricing schedules for each renewal year in which prices differ.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

18. BASIS OF AWARD/RIGHT TO REJECT. The Board shall select the responsive proposal submitted by a responsive and responsible vendor that is most advantageous to the District under the published evaluation criteria and the District's Rules of Procedure. The Board may reject all proposals for the reasons permitted by Rule 3.9(2)(h). The Board may waive only minor variations that create no material competitive advantage or disadvantage and may correct arithmetic extensions of pricing. Material solicitation changes before opening shall be issued by written addendum with a reasonable opportunity for all affected proposers to respond; the District shall extend the deadline when necessary for fair competition. Post-opening changes and clarifications are limited as stated in Section 23 and Rule 3.9(2)(f).

19. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal. The District shall provide written notice of ranking or intent to award, including rejection of some or all proposals, to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service as provided in Rule 3.9(2)(j). The notice shall state: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules." Execution and the fourteen-day execution requirement are subject to resolution of any timely protest; the District shall extend the execution deadline accordingly. The District shall not execute the contract under protest unless the protest is resolved or the District makes the written findings authorized by Rule 3.11(2) that delay will jeopardize project funding, materially increase project cost, or create an immediate and serious danger to public health, safety, or welfare.

20. MANDATORY REQUIREMENTS AND MINOR VARIATIONS. Each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Proposals must be timely received and conform in all material respects to the solicitation and the District's Rules of Procedure. A proposal failing a material qualification, financial-stability, licensing, or other material requirement is nonresponsive. The Board may waive

DRAFT

only minor variations that create no material competitive advantage or disadvantage under Rule 3.9(2)(f). Use of "shall," "will," or similar language does not authorize waiver of a material requirement.

21. INDEMNIFICATION. The Contractor shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

23. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, based on information within the proposals, from reference checks, from staff recommendations, and from any other information available, and shall make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held for up to ninety (90) days after opening to evaluate proposals and qualifications before contract execution; submitted pricing and other proposal provisions shall remain in effect during that period. The District may check references, visit facilities, request evidence of compliance or clarification, and invite presentations consistent with the published criteria and fair treatment of vendors. Proposals may not be materially modified or supplemented after opening. Additional information may evidence compliance or provide nonmaterial modifications, clarifications, or supplementation as permitted by Rule 3.9(2)(f) and Florida law. Arithmetic extensions of pricing may be corrected by the Board. These procedures shall not create a material competitive advantage or disadvantage or permit a materially nonresponsive proposal to be cured through general discretionary authority.

24. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

25. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation. This restriction does not prohibit timely protest filings under Rule 3.11, public-records requests, written questions to the designated solicitation contacts, or responses to District-authorized requests for clarification, site visits, or presentations. These exceptions do not permit unauthorized lobbying or material post-opening proposal revisions.

26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

27. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

28. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

29. PROTESTS. Rule 3.11 of the District's Rules of Procedure governs protests and controls any inconsistency in the Project Manual. For a protest of qualifications, specifications, documentation, or other

DRAFT

solicitation requirements, a written notice of protest must be filed within seventy-two (72) hours, excluding Saturdays, Sundays, and state holidays, after the first advertisement of this RFP on December 1, 2026. For a protest of the District's ranking or intended award, including a rejection decision noticed under Rule 3.9(2)(j), the written notice must be filed within seventy-two (72) hours, with the same exclusions, after receipt of the District's notice. In either case, a formal written protest setting forth with particularity the facts and law upon which it is based must be filed within seven (7) calendar days, including Saturdays, Sundays, and state holidays, after the initial notice of protest was filed. Filing is perfected upon receipt by the District, not dispatch. Deliver filings during normal business hours to Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Attention: Ranches at Lake McLeod CDD District Manager. The District does not accept protest filings by email or facsimile. Failure to timely file a notice waives the applicable protest rights. Failure to timely file the formal written protest abandons and automatically terminates the protest proceeding. Protest hearings, disposition, settlement, and contract execution shall follow Rule 3.11, including its restriction on execution while a timely protest remains unresolved.

Protest bond. Any person who files a notice of protest shall post a protest bond in the amount of20% of the total contract award, including the initial term and all renewal terms, and $100,000 for a protest of the solicitation or rejection of all proposals. The protest bond must be posted with the notice of protest, with a responsible surety approved by the District. A successful protest results in refund of the bond. For an unsuccessful protest, the bond is applied toward the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. For a protest settled by mutual agreement, the bond is distributed as agreed by the District and protestor.

DRAFT

EVALUATION CRITERIA

1. Personnel & Equipment **(20 Points Possible) (_____ Points Awarded)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience **(25 Points Possible) (_____ Points Awarded)**

A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP **(15 Points Possible) (_____ Points Awarded)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity **(5 Points Possible) (_____ Points Awarded)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price **(20 Points Possible) (_____ Points Awarded)**

Twenty (20) points will be awarded to the Proposer submitting the lowest average annual price for Components A through D, including required water-usage reporting within D, for the initial one-year term and four potential annual renewals. Use the recurring-services subtotal from the separately issued bid sheet for each year. If no different renewal pricing is submitted, use the initial-term price for that renewal. Deferred warranty areas, E.1 through E.4 and unscheduled work are excluded from this price calculation and considered under the reasonableness criterion below. Other Proposers receive: (lowest average annual A-D price / Proposer's average annual A-D price) × 20. The District may review a zero-price proposal for completeness and reasonableness rather than apply a division-by-zero calculation.

EXAMPLE: Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). (210,000/265,000) x 20 = 15.85, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). (210,000/425,000) x 20 = 9.88, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers **(15 Points Possible) (_____ Points Awarded)**

Up to fifteen (15) points will be awarded for the reasonableness of all quantities, prices and rates, including Components A through D, E.1 through E.4, deferred warranty areas, renewal-year pricing, additional services and emergency services.

Proposer's Total Score **(100 Points Possible) (_____ Points Awarded)**

DRAFT

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Ranches at Lake McLeod Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. The Proposer acknowledges that it has read and understands the Project Manual and has had the opportunity to consult legal counsel. A notice protesting solicitation requirements must be received by the District within seventy-two (72) hours, excluding Saturdays, Sundays, and state holidays, after the first advertisement on December 1, 2026. A formal written protest must be received within seven (7) calendar days, including Saturdays, Sundays, and state holidays, after the notice is filed. Failure to timely file the notice waives the applicable protest rights; failure to timely file the formal protest abandons and automatically terminates the proceeding. Filings, including any required bond, are governed by Rule 3.11 and Section 29. This acknowledgment does not waive a timely protest or alter the separate deadline measured from receipt of notice of a ranking or intended award.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

DRAFT

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 20____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF _____

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DRAFT

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability _____ $_____

Automobile Liability _____ $_____

Workers Compensation _____ $_____

Expiration Date _____ _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

DRAFT

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  _____ Supervisors, who will be onsite ___ days per week;

  _____ Technical personnel, who will be onsite ___ days per _____; and

  _____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: _____

  Position / Certifications: _____

  Duties / Responsibilities: _____

  % of Time to Be Dedicated to This Project: _____%

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____ Project Type/Description: _____

  Duties / Responsibilities: _____

  Dollar Amount of Contract: _____

  Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

  Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____ Project Type/Description: _____

DRAFT

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____ DATE:_

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

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SUPERVISORY PERSONNEL

WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: _____ DATE:_

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

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COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: _____ DATE:_

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

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PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ___ No ___*
  If yes, please provide the following information for each project (attach additional sheets if necessary):

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

  2022 = _____

  2023 = _____

  2024 = _____

  2025 = _____

  2026 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____ Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  List of equipment used on site: _____

  List of subcontractors used: _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____ _____

  List of equipment used on site: _____ _____

  List of subcontractors used: _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

DRAFT

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  List of equipment used on site: _____

  List of subcontractors used: _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*

  Yes ___ No ___ If yes, please provide:

  The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*
- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

DRAFT

PART IV – PRICING

Complete and sign the separately issued Ranches at Lake McLeod CDD Landscape and Irrigation Bid Sheet. The bid sheet, scope and map are separate solicitation attachments and are not reproduced in this document. Price a full twelve-month service cycle for the initial one-year term. The District may exercise up to four annual renewals. Unless a separate pricing schedule for an identified renewal year is submitted with the proposal, initial-term prices remain binding for that renewal year. Attach a complete bid sheet for each renewal year with different pricing. Prices for each accepted term shall remain fixed throughout that term.

Initial base pricing includes Components A through D and E.1 through E.4 for all services not expressly deferred. Required irrigation water-usage reporting is included in Component D, with no separate reporting charge. Disease inspections, diagnostic testing, treatment and follow-up required by the scope are included in Components B and C. E.1 through E.4 are billed in the month performed, subject to the scope authorization requirements, and shall not be spread evenly over the annual contract. Private-fence maintenance shall follow the scope; no alternate private-fence exclusion bid sheet is requested.

For each identified deferred warranty area and service, provide separate monthly and annual recurring prices and applicable unit rates for separately billed services. Deferred prices are excluded from the initial base total. No charges accrue before written activation. Include any proposed initial-condition corrections, unscheduled repairs and emergency-service unit rates in separate schedules, outside the base total. Identify all associated labor, equipment, material and call-out charges. The District is not obligated to authorize additional or deferred work.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 20____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF _____

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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SWORN STATEMENT UNDER SECTION 287.133(3)(a),

FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Ranches at Lake McLeod Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____
4. Proposer's Federal Employer Identification Number (FEIN) is _____

   If no FEIN applies, provide an explanation and contact the District Manager regarding any required alternative identifier.
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
   1. A predecessor or successor of a person convicted of a public entity crime; or,
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

   _____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

   _____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

   _____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

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_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 20____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF _____

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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SWORN STATEMENT REGARDING SCRUTINIZED COMPANIES AND BOYCOTT OF ISRAEL

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Ranches at Lake McLeod Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____
4. Proposer's Federal Employer Identification Number (FEIN) is _____

   If no FEIN applies, provide an explanation and contact the District Manager regarding any required alternative identifier.
5. I understand that Section 287.135, Florida Statutes, imposes restrictions and certification requirements concerning scrutinized companies and boycotts of Israel, subject to the applicable statutory thresholds and exceptions.
6. The Proposer certifies that it is not participating in a boycott of Israel. For a contract of $1 million or more, the Proposer further certifies that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List and does not have business operations in Cuba or Syria. The Proposer shall attach any disclosure needed to explain the applicability of this certification.
7. The Proposer shall promptly notify the District of any change affecting the foregoing certifications and shall provide the certifications required by Section 287.135, Florida Statutes, when entering into or renewing the contract.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 20____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF _____

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of [Contractor], a Florida [limited liability company/corporation] (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: _____, 20____

FURTHER AFFIANT SAYETH NAUGHT.

[Contractor]

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of [Contractor], who is ☐ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 20____.

_____

(Notary Seal) _____ Notary Public

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SAMPLE AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

This Agreement ("Agreement") is made and entered into this ___ day of _____ 20____, by and between:

Ranches at Lake McLeod Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Eagle Lake, Polk County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District"); and

[CONTRACTOR], a Florida [corporation/limited liability company], whose address is [Address] ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

a. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit D** ("**Work**").

b. Only areas and services expressly identified as deferred on the final scope, map and pricing schedule are excluded from the initial Work. The District may activate identified deferred warranty areas or services upon warranty expiration or release, or earlier when activation will not impair warranty rights, by a written amendment executed by both parties stating the area, services, effective date and accepted proposal price. No charges accrue before activation. Prorate monthly recurring charges for partial months. Activation shall not change prices for areas already maintained. Before activation, the parties shall jointly document conditions, defects and limits of responsibility and coordinate with the warranty provider. The District is not obligated to activate deferred work. Areas or services not identified and priced in the proposal require a separately approved written amendment. No automatic acreage addition without compensation applies.

c. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.

d. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the

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landscaping installed by the third party or to the areas where services were performed by the third party. This paragraph does not activate deferred warranty work or override the written amendment and pricing requirements in Section 2.b.

e. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

a. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

b. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

c. Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

d. Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4. INSPECTIONS.

a. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Field Manager,** or their designees, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). In the event the District Manager and Field Manager provide differing direction, Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

b. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Required disease inspections, notifications, treatment and follow-up shall meet the scope deadlines and are included in Components B and C. Irrigation water-usage readings and reports are required monthly as part of Component D. Any scope reference to E.5 or separate reporting pricing shall be read as a Component D obligation included in the Component D price, without a separate charge.

c. The Contractor agrees to meet with a District Representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that

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time, the District will compile a list of landscape related items ("**Field Inspection Report**") that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense shall constitute cause for termination of this Agreement at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a one (1)-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

d. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. SUBCONTRACTORS. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. [RESERVED].

7. COMPENSATION; TERM.

a. The anticipated contract start date will be determined at a later time. The District and Contractor shall establish the service commencement date in writing before services begin; that date shall be the "Effective Date" of this Agreement. The initial term is twelve (12) months from the Effective Date unless terminated earlier under this Agreement. The District, in its sole discretion, may renew for up to four (4) additional one-year terms, at the applicable renewal pricing accepted from the Contractor's proposal. The District's payment obligations are contingent upon annual appropriation by the Board and levy of valid operations and maintenance assessments. If such appropriation is not made, this Agreement terminates without further obligation except payment for authorized services already performed.

b. As compensation for recurring services under Components A through D, including all required irrigation water-usage reporting under D, the District shall pay the amounts shown in the accepted bid sheet attached as Exhibit B. The annual recurring amount is $_____. Components E.1 through E.4 shall be invoiced separately in the month performed at the accepted rates and subject to scope authorization; their costs shall not be averaged into recurring monthly charges. The total annual base proposal, including scheduled E.1 through E.4, is $_____. Deferred warranty services and unscheduled work are excluded from that total until authorized. No separate water-reporting fee is payable. Repairs up to $500 may be authorized verbally as provided in Component D; repairs over $500 require written approval. Other additional work and deferred activation remain subject to the written authorization or amendment requirements of this Agreement.

c. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the

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Contractor's proposal pricing (attached as part of Exhibit B). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services. The specific authorization rules for irrigation repairs in Section 7.b. control over this paragraph. Deferred warranty-area activation requires the amendment described in Section 2.b.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Contractors Pollution Liability with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability.

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b. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

c. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

d. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

e. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

f. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

g. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT.

a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties

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is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Work. For existing plant material, the specific warranty exclusions and responsibilities in the scope apply. Deferred areas remain subject to Section 2.b. until activated; no warranty responsibility for non-activated services is imposed by this paragraph.

b. Contractor hereby covenants to the District that it shall perform the Work:

i. using its best skill and judgment and in accordance with generally accepted professional standards; and

ii. in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.

c. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

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12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. Acceptance of the Site. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition. This provision applies only to activated services and does not override agreed initial-condition corrections, the specific scope warranty exclusions, or Section 2.b. for deferred areas.

14. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.

c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The Contractor's possession of the materials will constitute a bailment. The Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as

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to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency between this document and the exhibits attached hereto, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Polk County, Florida.

25. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Ranches at Lake McLeod CDD
c/o Governmental Management Services – CF, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: [DISTRICT COUNSEL FIRM AND NOTICE ADDRESS]
Attn: Ranches at Lake McLeod CDD District Counsel

B. If to Contractor: [Contractor]
_____
_____
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied

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may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

27. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

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

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

29. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

30. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, Florida Statutes. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), Florida Statutes, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

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34. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement as set forth below.

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

SAMPLE AGREEMENT ONLY NO SIGNATURE NEEDED

Its: _____

[CONTRACTOR],

a _____ _____

_____

By: _____

Its: _____

Exhibit A: Scope of Services

Exhibit B: Bid Sheet and Accepted Proposal Pricing (issued separately)

Exhibit C: Other Forms

Exhibit D: Maintenance Map

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EXHIBIT C — OPERATIONAL FORMS
DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____ _____

(Please notify District Rep. if any)

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

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PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

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IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

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Ranches At Lake McLeod Community Development District Fee Summary

Contractor:		**Property:**	**Ranches at Lake McLeod CDD**
Address:		**Address:**	**219 E. Livingston St.** **Orlando, Florida, 32801**
Phone:		**Phone:**	
Fax:			
Contact:		**Contact:**	
Email:		**Email:**	

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - *Turf Maintenance/Detailing/Communication/Staffing*													**$0.00**
TURF CARE													
(Component B) Bahia/St Augustine/Zoysia													**$0.00**
TREE/SHRUB CARE Includes OTC if Applicable **(Component C)** Tree/Shrub Fert/OTC/Drenching													**$0.00**
IRRIGATION MAINT and Water Usage Report **(Component D)** *Irrigation Inspections*													**$0.00**
ANNUAL CHANGES - **(Component E.1)** *Per Annual Pricing:*	*[COUNT]*			*[COUNT]*			*[COUNT]*			*[COUNT]*			**$0.00**
BED DRESSING - Estimate mulch yds **(Component E.2)** *[Mulch Type] Per Yard Pricing:*					**[Mulch 200 Yds]**						**[Mulch 100 Yds]**		**$0.00**
PALM TRIMMING (Once a year in May for above 15 feet) *(Component E.3) Per Palm Price:*					**[32 Palm Trimming]**								**$0.00**
Pond Discing Monthly *(Component E.4) Price Per:*													**$0.00**
Palm counts: **TOTAL FEE PER MONTH:**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**
Flat Fee Schedule	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**	**#REF!**

Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	**$0.00**

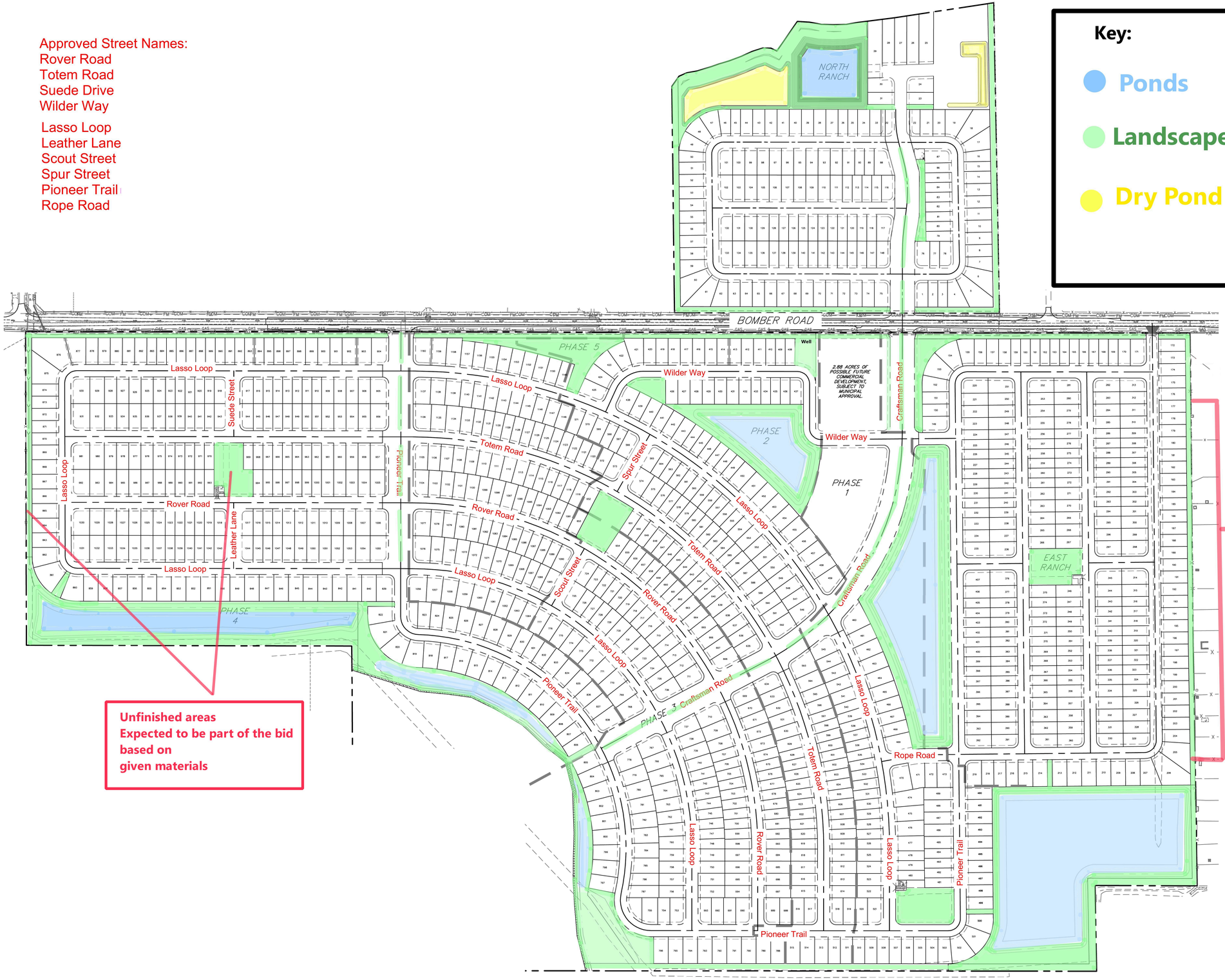
Extra Services **Annual Changes, Palm Pruning, Mulch, Discing, Water usage Report**	**#REF!**

TOTAL	**#REF!**

Initials_____ _____

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

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



Key:

- Ponds
- Landscape
- Dry Pond

100' 0' 100' 200'

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

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

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Printed: May 01, 2024 - 3:04pm Printed By: rob

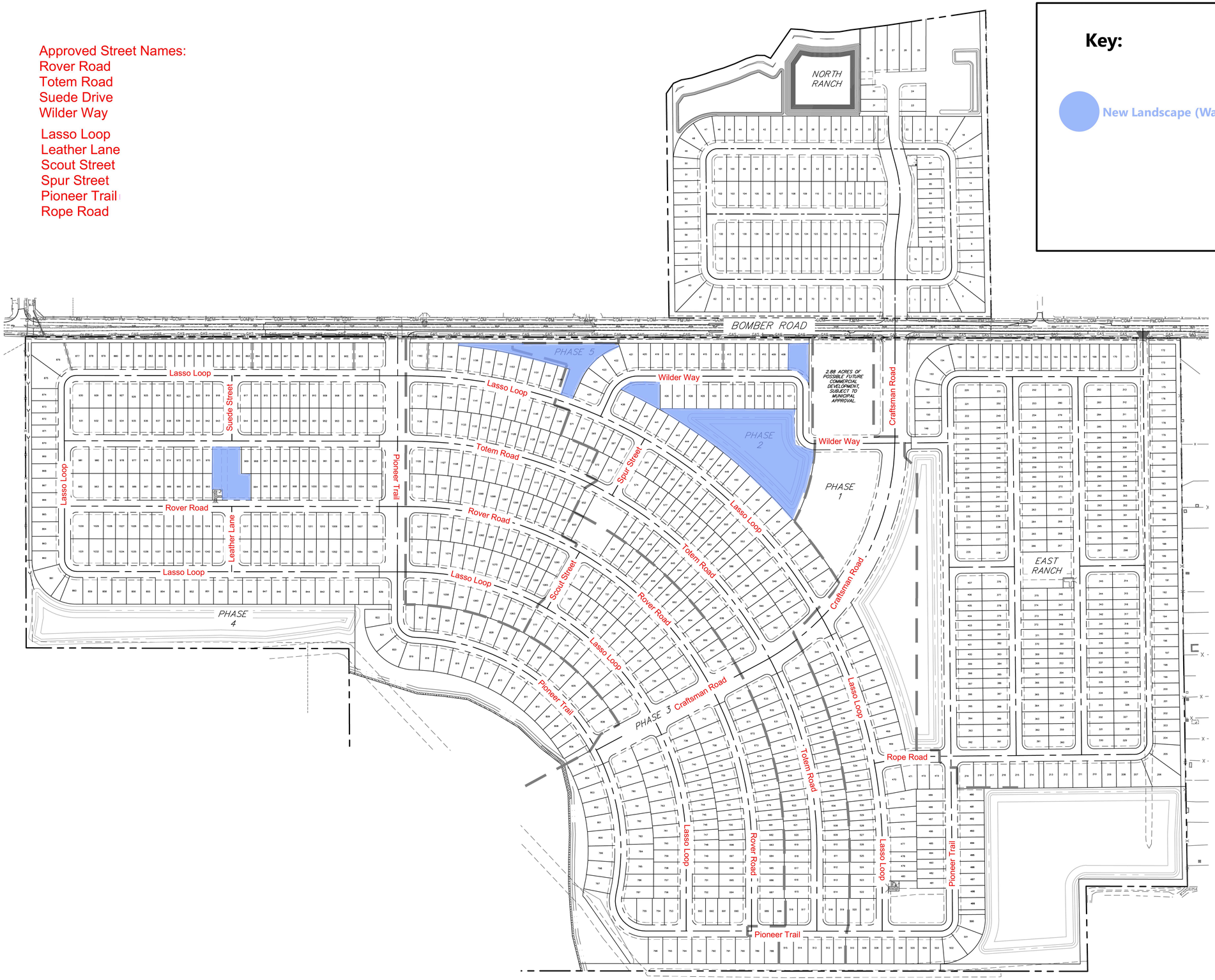
J:\21\21-04-0010 Ranches at McLeod\Design\Dwgs\Plots\21-04-0010-CONSTRUCTION PHASING LOT SIZES.dwg

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

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

Key:

New Landscape (Warranted until January 1, 2027)



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

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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

SECTION 8

SECTION C

November,11,2026

Ranches At Lake Mcleod CDD

Field Management Report

Completed Items



- Graffiti at the playground has been removed to restore the area's appearance and maintain a clean, welcoming environment for residents and their families.
- The evergreen trees that were obstructing drivers' visibility of oncoming traffic have been removed at the intersection of Wilder Way and Craftsman Road. This work was completed to improve sightlines for motorists, enhance visibility, and promote safer driving conditions at the intersection.



- Sections of the District fence that had blown down due to recent weather conditions have been put back in place. The affected sections have been repositioned to help restore the fence line and maintain the overall appearance and security of the District property.

Contracted Services



- The landscaping contractor continues routine maintenance throughout the community. Newly installed landscaping is establishing well and improving the District’s overall appearance.
- Janitorial services continue to meet expectations, with dog stations and trash receptacles being routinely cleaned and maintained.
- The lake management vendor continues to effectively manage seasonal vegetation growth and maintain the overall health and appearance of the community ponds.

Ranches at Lake Mcleod CDD

Field Management Report

Supplement Report

- October's meter report.



SECTION D

SECTION i

Ranches at Lake McLeod
Community Development District

Summary of Check Register

October 6, 2026 to November 3, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/8/26	304	$	5,358.48
	10/15/26	305-307	$	19,324.54
	10/23/26	308-309	$	1,035.00
	10/29/26	310	$	560.00
		Total:	$	26,278.02
Payroll				
	Supervisor Fees - September 2026			
	Adam Morgan	10195	$	184.70
	Patrick Bonin	10196	$	184.70
	Michelle Dudley	10197	$	184.70
	Kayla Word	10198	$	184.70
	William Morgan	10199	$	184.70
		Total:	$	923.50
		Total Amount	**$**	**27,201.52**

*** CHECK DATES 10/06/2026 - 11/03/2026 *** 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 #
10/08/26	00004	10/05/26	89520	202609	310-51300-31500			*	5,358.48		
			ATTORNEY SVCS-SEP26								
							COBB & COLE PA			5,358.48	000304
10/15/26	00001	10/01/26	95623	202610	310-51300-54000			*	175.00		
			SPECIAL DISTRICT FEE-FY27								
							FLORIDA DEPARTMENT OF COMMERCE			175.00	000305
10/15/26	00013	10/01/26	93	202610	310-51300-34000			*	3,757.33		
			MANAGEMENT FEES-OCT26								
		10/01/26	93	202610	310-51300-35200			*	106.08		
			WEBSITE MANAGEMENT-OCT26								
		10/01/26	93	202610	310-51300-35100			*	159.17		
			INFORMATION TECH-OCT26								
		10/01/26	93	202610	310-51300-31300			*	566.50		
			DISSEMINATION SVCS-OCT26								
		10/01/26	93	202610	310-51300-51000			*	.42		
			OFFICE SUPPLIES								
		10/01/26	93	202610	310-51300-42000			*	58.78		
			POSTAGE								
		10/01/26	93	202610	310-51300-48000			*	443.32		
			LOCAL IQ/USA TODAY MEDIA								
		10/01/26	94	202610	320-53800-12000			*	884.08		
			FIELD MANAGEMENT-OCT26								
		10/08/26	95	202610	310-51300-31400			*	6,695.00		
			ASSESSMENT ROLL-FY27								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			12,670.68	000306
10/15/26	00046	10/15/26	50000497	202609	320-53800-43100			*	6,478.86		
			CONTRACT#3000000380-SEP26								
							TAMPA ELECTRIC COMPANY			6,478.86	000307
10/23/26	00031	9/25/26	19113	202609	320-53800-48200			*	540.00		
			CLEANING SVCS-SEP26								
							CSS CLEAN STAR SERVICES OF CENTRAL			540.00	000308
10/23/26	00037	8/31/26	31	202608	320-53800-48000			*	220.00		
			FIXED SIGNS								
		8/31/26	37	202608	320-53800-48000			*	275.00		
			PUT UP FENCE 3 SECTIONS								
							GOVERNMENTAL MANAGEMENT SERVICES-			495.00	000309
10/29/26	00031	10/27/26	19380	202610	320-53800-48200			*	560.00		
			CLEANING SVCS-OCT26								
							CSS CLEAN STAR SERVICES OF CENTRAL			560.00	000310

TOTAL FOR BANK A 26,278.02

*** CHECK DATES 10/06/2026 - 11/03/2026 *** 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 #

TOTAL FOR REGISTER 26,278.02

SECTION ii

Ranches at Lake McLeod

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund - Series 2023
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

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash	$ 162,299	$ -	$ -	$ -	$ 162,299
State Board of Administration	$ 170,752	$ -	$ -	$ -	$ 170,752
Capital Reserve Account	$ -	$ -	$ -	$ 156,574	$ 156,574
Investments:					
Series 2023					
Construction	$ -	$ -	$ 4	$ -	$ 4
Reserve	$ -	$ 191,384	$ -	$ -	$ 191,384
Revenue	$ -	$ 208,760	$ -	$ -	$ 208,760
Series 2025					
Construction	$ -	$ -	$ 6,821	$ -	$ 6,821
Reserve	$ -	$ 378,725	$ -	$ -	$ 378,725
Revenue	$ -	$ 333,841	$ -	$ -	$ 333,841
Prepaid Expenses	$ 22,192	$ -	$ -	$ -	$ 22,192
Total Assets	**$ 355,244**	**$ 1,112,711**	**$ 6,825**	**$ 156,574**	**$ 1,631,354**
Liabilities:					
Accounts Payable	$ 25,438	$ -	$ -	$ -	$ 25,438
Total Liabilities	**$ 25,438**	**$ -**	**$ -**	**$ -**	**$ 25,438**
Fund Balance:					
Nonspendable:					
Prepaid Expenses	$ 22,192	$ -	$ -	$ -	$ 22,192
Restricted for:					
Debt Service Series 2023	$ -	$ 400,145	$ -	$ -	$ 400,145
Debt Service Series 2025	$ -	$ 712,566	$ -	$ -	$ 712,566
Capital Projects Series 2023	$ -	$ -	$ 4	$ -	$ 4
Capital Projects Series 2025	$ -	$ -	$ 6,821	$ -	$ 6,821
Assigned for:					
Capital Reserve	$ -	$ -	$ -	$ 156,574	$ 156,574
Unassigned	$ 307,614	$ -	$ -	$ -	$ 307,614
Total Fund Balances	**$ 329,806**	**$ 1,112,711**	**$ 6,825**	**$ 156,574**	**$ 1,605,916**
Total Liabilities & Fund Balance	$ 355,244	$ 1,112,711	$ 6,825	$ 156,574	$ 1,631,354

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 413,177	$ 413,177	$ 415,646	$ 2,468
Assessments - Direct	$ 324,022	$ 324,022	$ 324,015	$ (7)
Interest Income	$ -	$ -	$ 16,518	$ 16,518
Total Revenues	**$ 737,200**	**$ 737,200**	**$ 756,179**	**$ 18,979**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 9,800	$ 2,200
FICA Expense	$ 918	$ 918	$ 750	$ 168
Engineering	$ 15,000	$ 15,000	$ 8,025	$ 6,975
Attorney	$ 15,000	$ 15,000	$ 25,489	$ (10,489)
Annual Audit	$ 4,900	$ 4,900	$ 5,900	$ (1,000)
Assessment Administration	$ 6,500	$ 6,500	$ 6,500	$ -
Arbitrage	$ 900	$ 900	$ 450	$ 450
Dissemination	$ 6,600	$ 6,600	$ 6,600	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,375	$ 1,125
Trustee Fees	$ 9,363	$ 9,363	$ 6,379	$ 2,984
Management Fees	$ 43,775	$ 43,775	$ 43,775	$ -
Information Technology	$ 1,854	$ 1,854	$ 1,854	$ -
Website Maintenance	$ 1,236	$ 1,236	$ 1,236	$ -
Postage & Delivery	$ 1,000	$ 1,000	$ 1,749	$ (749)
Insurance	$ 8,079	$ 8,079	$ 6,340	$ 1,739
Copies	$ 500	$ 500	$ 101	$ 399
Legal Advertising	$ 7,500	$ 7,500	$ 4,180	$ 3,320
Other Current Charges	$ 1,940	$ 1,940	$ 525	$ 1,415
Office Supplies	$ 500	$ 500	$ 5	$ 495
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 141,241**	**$ 141,241**	**$ 132,207**	**$ 9,034**

Ranches at Lake McLeod

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 11,359	$ 11,359	$ 11,798	$ (439)
Field Management	$ 10,300	$ 10,300	$ 10,300	$ 0
Landscape Maintenance	$ 258,000	$ 258,000	$ 230,760	$ 27,240
Landscape Replacement	$ 30,000	$ 30,000	$ -	$ 30,000
Lake Maintenance	$ 16,800	$ 16,800	$ 14,000	$ 2,800
Streetlights	$ 100,000	$ 100,000	$ 185,868	$ (85,868)
Electric	$ 15,000	$ 15,000	$ 7,616	$ 7,384
Water & Sewer	$ 45,000	$ 45,000	$ 14,202	$ 30,798
Irrigation Repairs	$ 10,000	$ 10,000	$ -	$ 10,000
Sidewalk & Asphalt Maintenance	$ 5,000	$ 5,000	$ -	$ 5,000
Janitorial Maintenance	$ 7,000	$ 7,000	$ 6,630	$ 370
General Repairs & Maintenance	$ 20,000	$ 20,000	$ 8,359	$ 11,641
Holiday Decorations	$ 2,500	$ 2,500	$ -	$ 2,500
Contingency	$ 15,000	$ 15,000	$ 46,973	$ (31,973)
Total Operations & Maintenance	**$ 545,959**	**$ 545,959**	**$ 536,505**	**$ 9,454**
Total Expenditures	**$ 687,200**	**$ 687,200**	**$ 668,712**	**$ 18,488**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 87,467	
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	**$ -**		**$ 37,467**	
Fund Balance - Beginning	$ -		$ 292,339	
Fund Balance - Ending	$ -		$ 329,806	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessments - On Roll	$ 382,769	$ 382,769	$ 385,054	$ 2,286
Interest	$ 7,851	$ 7,851	$ 13,314	$ 5,463
Total Revenues	**$ 390,620**	**$ 390,620**	**$ 398,368**	**$ 7,748**
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**		**$ 15,443**	
Fund Balance - Beginning	$ 190,323		$ 384,702	
Fund Balance - Ending	$ 198,017		$ 400,145	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	$ 29,090	$ 27,465
Total Revenues	**$ 759,075**	**$ 759,075**	**$ 787,967**	**$ 28,892**
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)**		**$ 28,024**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 106	$ 106
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 106**	**$ 106**
Net Change in Fund Balance	**$ (868)**		**$ 28,130**	
Fund Balance - Beginning	$ 300,720		$ 684,436	
Fund Balance - Ending	$ 299,853		$ 712,566	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures				
Capital Outlay - Construction	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 0**	
Fund Balance - Beginning	$ -		$ 4	
Fund Balance - Ending	$ -		$ 4	

Ranches at Lake McLeod

Community Development District

Capital Projects Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 580	$ 580
Total Revenues	**$ -**	**$ -**	**$ 580**	**$ 580**
Expenditures				
Capital Outlay - Construction	$ -	$ -	$ 12,860	$ (12,860)
Total Expenditures	**$ -**	**$ -**	**$ 12,860**	**$ (12,860)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (12,280)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (106)	$ (106)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (106)**	**$ (106)**
Net Change in Fund Balance	**$ -**		**$ (12,386)**	
Fund Balance - Beginning	$ -		$ 19,206	
Fund Balance - Ending	$ -		$ 6,821	

Ranches at Lake McLeod

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 986	$ 986	$ 4,201	$ 3,216
Total Revenues	**$ 986**	**$ 986**	**$ 4,201**	**$ 3,216**
Expenditures				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 986**		**$ 4,201**	
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**		**$ 54,201**	
Fund Balance - Beginning	$ 100,000		$ 102,373	
Fund Balance - Ending	$ 150,986		$ 156,574	

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	$ 1,040	$ 16,518
Total Revenues	**$ 162,755**	**$ 29,551**	**$ 357,320**	**$ 3,347**	**$ 85,817**	**$ 8,000**	**$ 9,661**	**$ 6,511**	**$ 89,331**	**$ 1,600**	**$ 1,246**	**$ 1,040**	**$ 756,179**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 800	$ 800	$ 800	$ 1,400	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 9,800
FICA Expense	$ -	$ -	$ 61	$ 61	$ 61	$ 107	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 750
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	$ 5,358	$ 25,489
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	$ 550	$ 6,600
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	$ 3,648	$ 43,775
Information Technology	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 1,854
Website Maintenance	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 1,236
Postage & Delivery	$ 8	$ 17	$ 5	$ 218	$ 987	$ 55	$ 21	$ 162	$ 10	$ 67	$ 178	$ 20	$ 1,749
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	$ 103	$ 525
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 1	$ 0	$ 0	$ 0	$ 0	$ 0	$ 5
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**	**$ 11,013**	**$ 132,207**

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	$ 858	$ 10,300
Landscape Maintenance	$ 15,580	$ 16,580	$ 16,580	$ 16,580	$ 17,680	$ 17,680	$ 21,680	$ 21,680	$ 21,680	$ 21,680	$ 21,680	$ 21,680	$ 230,760
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	$ 1,125	$ 14,000
Streetlights	$ 11,220	$ 11,220	$ 11,220	$ 12,556	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 17,456	$ 185,868
Electric	$ 656	$ 570	$ 1,597	$ 620	$ 570	$ 666	$ 549	$ 269	$ 486	$ 532	$ 637	$ 463	$ 7,616
Water & Sewer	$ 1,733	$ 2,112	$ 1,280	$ 2,434	$ 1,584	$ 658	$ 326	$ 610	$ 1,258	$ 1,127	$ 646	$ 435	$ 14,202
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Maintenance	$ 560	$ 560	$ 550	$ 560	$ 570	$ 530	$ 560	$ 560	$ 510	$ 600	$ 530	$ 540	$ 6,630
General Repairs & Maintenance	$ -	$ 200	$ 1,157	$ 1,722	$ 2,505	$ -	$ 191	$ 1,690	$ -	$ -	$ 895	$ -	$ 8,359
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**	**$ 43,827**	**$ 42,558**	**$ 536,505**
Total Expenditures	**$ 67,340**	**$ 44,197**	**$ 40,109**	**$ 43,527**	**$ 58,435**	**$ 47,741**	**$ 97,589**	**$ 55,484**	**$ 54,769**	**$ 53,017**	**$ 52,933**	**$ 53,571**	**$ 668,712**
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)	$ (51,687)	$ (52,531)	$ 87,467
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)**	**$ (51,687)**	**$ (52,531)**	**$ 37,467**

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
12/08/25	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	$ 1,116,948.71	$ (54,665.68)	$ (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**

SECTION E

SECTION iii

SECTION a)

REQUISITION

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Ranches at Lake McLeod Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 14

(B) Identify Acquisition Agreement, if applicable:

(C) Name of Payee: TraceAir Technologies Inc

(D) Amount Payable: $6,300.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 32284, 33211 & 34134 - Gold Scan for April, May & June 2026

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and

4. each disbursement represents a Cost of the 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Responsible Officer

Date: 10/22/26

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Richard C Welch

Digitally signed by Richard C Welch
DN: CN=Richard C Welch, dnQualifier=A01410D00000195DCD82C2700080F94, O=PRIME AE GROUP INC., C=US
Date: 2026.10.22 10:48:31-04'00'

Consulting Engineer

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

INVOICE

BILL TO
Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

SHIP TO
Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 32284
DATE 04/30/2026
DUE DATE 05/30/2026
TERMS Net 30

PROJECT
Ranches at lake McLeod

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	4/14/2026, 4/28/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

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

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

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

INVOICE

BILL TO

Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

SHIP TO

Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 33211
DATE 05/31/2026
DUE DATE 06/30/2026
TERMS Net 30

PROJECT
Ranches at lake McLeod

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	5/12/2026, 5/27/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

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

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

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

INVOICE

BILL TO

Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

SHIP TO

Ranches at Lake McLeod CDD
219 East Livingston St
Orlando, FL 32801 USA

INVOICE # 34134
DATE 06/30/2026
DUE DATE 07/30/2026
TERMS Net 30

PROJECT
Ranches at lake McLeod

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	6/9/2026, 6/23/2026	2	1,050.00	2,100.00

BALANCE DUE **$2,100.00**

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

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