



**Ranches at Lake McLeod Community
Development District**

FINANCIAL STATEMENTS

September 30, 2023



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INDEPENDENT AUDITOR'S REPORT

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To the Board of Supervisors
Ranches at Lake McLeod Community Development District
Polk County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Ranches at Lake McLeod Community Development District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 - 8 and 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the

Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2024, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 26, 2024

Management's Discussion and Analysis

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Ranches at Lake McLeod Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- At September 30, 2023, the assets of the District exceeded its liabilities by approximately \$6 million.
- During the year ended September 30, 2023, the District issued Series 2023 Special Assessment Revenue bonds totaling \$5,665,000 and constructed infrastructure totaling approximately \$5.2 million. In addition, the developer contributed infrastructure assets totaling approximately \$6.2 million.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 9 – 10 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 11. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 5. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 7. The fund financial statements begin on page 11 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2023	2022	Change
Assets			
Current and other assets	\$ 5,528,255	41,007	\$ 5,487,248
Capital assets	11,430,526	-	11,430,526
Total assets	16,958,781	41,007	16,917,774
Liabilities			
Current liabilities	\$ 5,400,307	\$ 46,296	\$ 5,354,011
Non-current liabilities	5,543,776	-	5,543,776
Total liabilities	10,944,083	46,296	10,897,787
Deferred inflows of resources			
Deferred revenue	-	17,276	(17,276)
Total deferred inflows of resources	-	17,276	(17,276)
Net position			
Net investment in capital assets	808,087	-	808,087
Restricted for:			
Debt service	62,616	-	62,616
Capital projects	5,141,804	-	5,141,804
Unrestricted	2,191	(22,565)	24,756
Total net position (deficit)	6,014,698	(22,565)	6,037,263
Total liabilities, deferred inflows of resources, and net position (deficit)	\$ 16,958,781	\$ 41,007	\$ 16,917,774

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2023, total assets and liabilities increased by approximately \$16.9 million and \$10.9 million, respectively, over the prior year while total deferred inflows of resources decreased by approximately \$17,000. The increase in assets was due primarily to construction of phase one infrastructure while the increase in liabilities was primarily due to the issuance of the Series 2023 Special Assessment Revenue bonds.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>For the year ended September 30,</i>	2023	2022	Change
Revenue:			
Program revenue:			
Charges for services	\$ 140,260	\$ -	\$ 140,260
Grants and contributions	6,365,941	53,170	6,312,771
General revenue:			
Miscellaneous revenue	300	-	300
Total revenue	6,506,501	53,170	6,453,331
Expenses:			
General government	63,708	53,504	10,204
Maintenance and operations	11,806	-	11,806
Cost of issuance	315,675	1,400	314,275
Interest	78,049	-	78,049
Total expenses	469,238	54,904	414,334
Change in net position	6,037,263	(1,734)	6,038,997
Net position (deficit), beginning of year	(22,565)	(20,831)	(1,734)
Net position (deficit), end of year	\$ 6,014,698	\$ (22,565)	\$ 6,037,263

For more detailed information, see the accompanying Statement of Activities.

Revenue and expenses increased over the prior year by approximately \$6.5 million and \$414,000, respectively. The increase in revenue is primarily due to developer contributed capital assets while the increase in expenses is primarily due to bond issuance costs incurred. The overall result was a \$6,037,263 increase in net position for fiscal year 2023.

Ranches at Lake McLeod Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 13) reported a combined fund balance of \$285,592, which is an increase from last year's fund balance deficit that totaled \$22,565. Significant transactions are discussed below.

- During the year ended September 30, 2023, the District issued Series 2023 Special Assessment Revenue bonds totaling \$5,665,000 and constructed infrastructure totaling approximately \$5.2 million.

The overall increase in fund balance for the year ended September 30, 2023 totaled approximately \$308,000.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established in the current year by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced an unfavorable variance in revenue and a favorable variance in expenditures as compared to the budget in the amounts of \$460,918 and \$468,629, respectively. The variance in revenue and expenses is primarily due to the District budgeting conservatively for increases in operating costs following the issuance of bonds and construction of infrastructure.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had approximately \$11.4 million invested in capital assets. This amount represents a net increase of approximately \$11.4 million from the fiscal year 2022 total. A listing of capital assets by major category for the current and prior year is as follows:

<i>September 30,</i>	2023	2022	Change
Capital assets not being depreciated	\$ 11,430,526	\$ -	\$ 11,430,526
Total capital assets	\$ 11,430,526	\$ -	\$ 11,430,526

More information about the District's capital assets is presented in Note 3 to the financial statements.

Ranches at Lake McLeod Community Development District Management’s Discussion and Analysis

Debt

At September 30, 2023, the District had approximately \$5.7 million of bonds outstanding. This amount represents an increase of approximately \$5.7 million from the fiscal year 2022 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2023	2022	Change
Special Assessment Bonds:			
Series 2023	\$ 5,665,000	\$ -	\$ 5,665,000
Total	\$ 5,665,000	\$ -	\$ 5,665,000

More information about the District’s long-term debt is presented in Note 4 to the financial statements.

FUTURE FINANCIAL FACTORS

Ranches at Lake McLeod Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2024 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT’S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District’s finances. If you have questions about this report or need additional financial information, contact the Ranches at Lake McLeod Community Development District’s management company at 219 East Livingston Street, Orlando, FL, 32801.

Basic Financial Statements

**Ranches at Lake McLeod Community Development District
Statement of Net Position**

<i>September 30,</i>	2023
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 5,373,756
Accounts receivable	140,260
Due from developer	14,239
Capital assets:	
Not being depreciated	11,430,526
Total assets	16,958,781
Liabilities	
Accounts payable	5,225,618
Accrued interest payable	77,644
Due to developer	17,045
Non-current liabilities:	
Due within one year	80,000
Due in more than one year	5,543,776
Total liabilities	10,944,083
Net position	
Net investment in capital assets	808,087
Restricted for:	
Capital projects	5,141,804
Debt service	62,616
Unrestricted	2,191
Total net position	\$ 6,014,698

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Balance Sheet – Governmental Funds**

September 30,

2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 21,873	\$ 193,034	\$ 5,158,849	\$ 5,373,756
Assessments receivable	-	140,260	-	140,260
Due from developer	14,239	-	-	14,239
Total assets	\$ 36,112	\$ 333,294	\$ 5,158,849	\$ 5,528,255
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 33,921	\$ -	\$ 5,191,697	\$ 5,225,618
Due to developer	-	-	17,045	17,045
Total liabilities	33,921	-	5,208,742	5,242,663
Fund balances				
Restricted for debt service	-	333,294	-	333,294
Unassigned	2,191	-	(49,893)	(47,702)
Total fund balance (deficit)	2,191	333,294	(49,893)	285,592
Total liabilities and fund balance (deficit)	\$ 36,112	\$ 333,294	\$ 5,158,849	\$ 5,528,255

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

<i>September 30,</i>	2023
Total fund balances, governmental funds	\$ 285,592
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund financial statements.	11,430,526
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund financial statements.	(5,701,420)
Total net position (deficit) - governmental activities	\$ 6,014,698

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances -
Governmental Funds**

For the year ended September 30,

2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenue				
Assessments	\$ -	\$ 140,260	\$ -	\$ 140,260
Developer contributions	82,925	-	-	82,925
Miscellaneous revenue	300	-	-	300
Interest	-	1,650	44,097	45,747
Total revenue	83,225	141,910	44,097	269,232
Expenditures				
Current:				
General government	63,708	-	-	63,708
Maintenance and operations	11,806	-	-	11,806
Debt service:				
Bond issue costs	-	-	315,675	315,675
Capital outlay	-	-	5,193,257	5,193,257
Total expenditures	75,514	-	5,508,932	5,584,446
Excess (deficit) of revenue over expenditures	7,711	141,910	(5,464,835)	(5,315,214)
Other Financing Sources (Uses)				
Bond issuance proceeds	-	191,384	5,473,616	5,665,000
Discount on issuance of debt	-	-	(41,629)	(41,629)
Total other financing sources (uses)	-	191,384	5,431,987	5,623,371
Net change in fund balances	7,711	333,294	(32,848)	308,157
Fund balance (deficit), beginning of year	(5,520)	-	(17,045)	(22,565)
Fund balance (deficit), end of year	\$ 2,191	\$ 333,294	\$ (49,893)	\$ 285,592

The accompanying notes are an integral part of these financial statements.

**Ranches at Lake McLeod Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

<i>For the year ended September 30,</i>	2023
Net change in fund balances - governmental fund	\$ 308,157
Capital outlay, reported as expenditures in the governmental funds, is shown as capital assets on the Statement of Net Position.	5,193,257
Governmental funds report the effects of the bond issue discount when debt is first issued, whereas the discount is included in non-current liabilities on the Statement of Net Position and amortized over the life of the bonds.	41,629
Contributed capital assets from the Developer are not recognized in the fund financial statements but are reported as revenue in the Statement of Activities.	6,237,269
Bond discount amortization is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(405)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	(77,644)
Bond proceeds which are reported as other financing sources in the governmental funds are recognized as long-term liabilities in the Statement of Net Position.	(5,665,000)
Change in net position of governmental activities	\$ 6,037,263

The accompanying notes are an integral part of these financial statements.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Ranches at Lake McLeod Community Development District (the “District”) was established on October 5, 2020 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Eagle Lake Ordinance O-21-01. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors (“Board”), which is comprised of five members. The current Supervisors have been elected by the landowners. At September 30, 2023, all of the Supervisors are affiliated with the developer of the community, Ranches at Lake McLeod, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2023, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Developer contributions associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Project Fund – The Capital Project Fund is used to account for the financial resources used for the acquisition or construction of capital facilities.

For the year ended September 30, 2023, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of 2 years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed.

Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: Infrastructure, 30 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and balance sheet – governmental funds will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2023.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In addition to liabilities, the statement of financial position and balance sheet – governmental funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2023.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, June 26, 2024, and determined there were no events that occurred that require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: CAPITAL ASSETS

The District issued the Series 2023 Bonds during the current fiscal year to fund a portion of the Phase 1 infrastructure project. In addition, the Developer contributed constructed infrastructure assets associated with the development of Phase 1, which are included in Developer contributed capital assets in the accompanying Statement of Activities.

The following is a summary of changes in the capital assets for the year ended September 30, 2023:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
Capital assets not being depreciated				
Infrastructure under construction	\$ -	\$ 11,430,526	\$ -	\$ 11,430,526
Governmental activities capital assets	\$ -	\$ 11,430,526	\$ -	\$ 11,430,526

NOTE 4: BONDS PAYABLE

On June 27, 2023, the District issued \$5,665,000 of Special Assessment Bonds, Series 2023 consisting of \$665,000 2023 Term Bonds due on June 15, 2030 with a fixed interest rate of 4.625%, \$2,080,000 of 2023 Term Bonds due on June 15, 2043 with a fixed interest rate of 5.33%, and \$2,920,000 of 2023 Term Bonds due on June 15, 2053 with a fixed interest rate 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is due semiannually on each June 15 and December 15. Principal on the Series 2023 Bonds is due serially commencing on June 15, 2024 through June 15, 2053.

The bond indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the bond indenture.

**Ranches at Lake McLeod Community Development District
Notes to Financial Statements**

NOTE 4: BONDS PAYABLE (Continued)

The bond indentures require that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2023.

Long-term liability activity for the year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds payable:					
Series 2023	\$ -	\$ 5,665,000	\$ -	\$ 5,665,000	\$ 80,000
	\$ -	\$ 5,665,000	\$ -	\$ 5,665,000	\$ 80,000

The balance of long-term bonds at September 30, 2023 is summarized as follows:

	2023
Bond principal balance	\$ 5,665,000
Less unamortized bond discount	(41,224)
	\$ 5,623,776

At September 30, 2023, the scheduled debt service requirements on bonds payable were as follows:

<i>Year Ending September 30,</i>	Principal	Interest	Total Debt Service
2024	\$ 80,000	\$ 290,538	\$ 370,538
2025	85,000	296,856	381,856
2026	90,000	292,925	382,925
2027	95,000	288,763	383,763
2028	100,000	284,369	384,369
2029 - 2033	575,000	1,345,656	1,920,656
2034 - 2038	745,000	1,180,213	1,925,213
2039 - 2043	975,000	961,813	1,936,813
2044 - 2048	1,260,000	671,825	1,931,825
2049 - 2053	1,660,000	284,075	1,944,075
	\$ 5,665,000	\$ 5,897,033	\$ 11,562,033

Ranches at Lake McLeod Community Development District Notes to Financial Statements

NOTE 5: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. As of the date of this report, the District has not filed any claims against this commercial coverage.

NOTE 6: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 7: RELATED PARTY TRANSACTIONS

The Developer has agreed to fund the general operations of the District. For the year ended September 30, 2023, Developer contributions collected totaled \$82,925. At September 30, 2023, the Developer owed the District approximately \$14,000 for general operations, which is reported as Due from developer on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds. The District owed the Developer approximately \$17,000 for certain cost of issuance expenses, which is reported as Due to developer on the accompanying Statement of Net Position and Balance Sheet – Governmental Funds.

NOTE 8: CONCENTRATIONS

A significant portion of the District's future activity is dependent upon the continued involvement of a significant landowner. The District directly assessed the significant landowner \$140,260 for debt service through the local tax collector, which represents 52% of total revenue for the year ended September 30, 2023. At September 30, 2023, the significant landowner owed the District \$140,260 in debt service assessments, which is reported as Assessments receivable on the accompanying Statement of Net Position and Balance Sheet – Governmental Fund.

**Required Supplemental Information
(Other than MD&A)**

**Ranches at Lake McLeod Community Development District
Budget to Actual Comparison Schedule – General Fund**

For the year ended September 30,

2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenue			
Developer contributions	544,143	\$ 82,925	\$ (461,218)
Miscellaneous revenue	-	300	300
Total revenue	544,143	83,225	(460,918)
Expenditures			
General government	215,323	63,708	151,615
Maintenance and operations	328,820	11,806	317,014
Total expenditures	544,143	75,514	468,629
Excess of revenue over expenditures	\$ -	\$ 7,711	\$ 7,711



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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Ranches at Lake McLeod Community Development District (hereinafter referred to as the “District”), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated June 26, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) to as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 26, 2024



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MANAGEMENT LETTER ADDENDUM

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

Report on the Financial Statements

We have audited the financial statements of the Ranches at Lake McLeod Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 26, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Ranches at Lake McLeod Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$74,630.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$11,428,966.
- f. The District did not amend its final adopted budget under Section 189.016(6).

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the Ranches at Lake McLeod Community Development District reported:

- a. The rate or rates of non ad-valorem special assessments imposed by the District as \$459 per unit.
- b. The total amount of special assessments collected by or on behalf of the district as \$140,260.
- c. The total amount of outstanding bonds issued by the district as \$5,665,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
September 20, 2024



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INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Supervisors
Ranches at Lake McLeod Community Development District
City of Eagle Lake, Florida

We have examined Ranches at Lake McLeod Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2023. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and performed the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 26, 2024