

THE RANCH

**COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2025

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

The Ranch Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 31, 2025

Board of Supervisors
The Ranch Community Development District

Dear Board Members:

The Board of Supervisors of The Ranch Community Development District will hold a Public Hearing and Regular Meeting on August 7, 2025, at 10:00 a.m., at the Norfleet Sales Office, 1739 SW 248th Dr, Newberry, Florida 32669. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Appointed Supervisor Michael William Beltz [Seat 5] *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-40, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- B. Consideration of Resolution 2025-41, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
 - 6. Consideration of Resolution 2025-42, Amending Resolution 2025-38 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date
 - 7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
 - 8. Acceptance of Unaudited Financial Statements as of June 30, 2025
 - 9. Approval of June 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
 - 10. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - B. District Engineer: *LJA Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - August 28, 2025 at 10:00 AM
 - September 25,2025 at 10:00 AM [Adoption of Amenity Rules]
 - QUORUM CHECK
- | | | | | |
|--------|-----------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | E.D. NORFLEET, III | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 2 | ZEKE NORFLEET | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 3 | CHRISTIANNA NORFLEET | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 4 | DYLAN SYKES | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 5 | MICHAEL WILLIAM BELTZ | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
- 11. Board Members’ Comments/Requests
 - 12. Public Comments

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 8664977

THE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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**THE RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of physical presence or online notarization on this ___ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of The Ranch Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

THE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 7, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 7, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Kristen Thomas is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**THE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

5A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
The Ranch CDD
2300 Glades RD # 410
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/31/2025

Legal Clerk

[Handwritten signature]
[Handwritten signature]

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$1035.20
Tax Amount: \$0.00
Payment Cost: \$1035.20
Order No: 11463850 # of Copies:
Customer No: 1512424 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

THE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that The Ranch Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3032, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 7, 2025, at 10:00 a.m. at the Norfleet Sales Office, 1739 SW 244 Drive, Newberry, Florida 32669.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land situated within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining, and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, conduits, potable water distribution systems, reclaimed water distribution systems, wastewater system, stormwater management improvements, landscape and hardscape, and other land improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method.

A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time and location to be specified in the notice of the hearing or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wraithoff, Hunt & Associates, LLC, 2300 Glades Road, Suite 4100, Boca Raton, Florida 33431, (561) 871-0010, at least three (3) business days prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-833-8771 (TTY) / 1-800-950-8770 (voice), for aid in contacting the District Office.

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

District Manager

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-41

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RANCH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Ranch Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “**Uniform Method**”); and

WHEREAS, the Board has previously adopted a resolution declaring the intent to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Alachua County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over all the lands in the District as further described in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Ranch Community Development District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Alachua County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**THE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Legal Description of The Ranch Community Development District

EXHIBIT A:
Legal Description of The Ranch Community Development District

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'53" EAST, ALONG THE EAST LINE OF SECTION 21, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°31'53" EAST, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 377.97 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 27/41 - A.K.A. STATE ROAD NO. 45 (184' WIDE RIGHT OF WAY); THENCE SOUTH 01°06'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3,586.70 FEET; THENCE SOUTH 88°36'48" WEST, A DISTANCE OF 2,741.64 FEET TO THE EAST RIGHT OF WAY LINE OF A 100 FOOT WIDE CSX RAILROAD RIGHT OF WAY; THENCE NORTH 02°54'05" WEST, ALONG SAID EAST RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 3,960.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE; THENCE NORTH 88°30'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,862.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 254.991 ACRES, MORE OR LESS.

THE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-42

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-38 TO RE-DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE AND AMENITY RATES AND DISCIPLINARY RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Ranch Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Tallahassee; and

WHEREAS, on June 26, 2025, the District's Board of Supervisors (hereinafter the "Board") adopted Resolution 2025-38 which designated the date time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board desires to amend Resolution 2025-38 to re-designate the date, time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CANOPY COMMUNITY DEVELOPMENT DISTRICT:

Section 1. A Public Hearing will be held to adopt Rules of Procedure and rates, fees and charges of the District on September 25, 2025, at 10:00 a.m. at 1739 SW 248th Dr., Newberry, Florida 32669.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

THE RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

THE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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**The Ranch Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: August 7, 2025

Print Name: _____

The Ranch Community Development District

District Manager: _____

Date: August 7, 2025

Print Name: _____

The Ranch Community Development District

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**THE RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**THE RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Undeposited funds	\$ 13,024	\$ -	\$ 13,024
Due from Landowner	16,368	-	16,368
Total assets	<u>29,392</u>	<u>-</u>	<u>29,392</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 16,590	\$ 2,974	\$ 19,564
Landowner advance	6,000	-	6,000
Landowner advance- Legal adv.	6,961	-	6,961
Total liabilities	<u>29,551</u>	<u>2,974</u>	<u>32,525</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	<u>2,868</u>	-	<u>2,868</u>
Total deferred inflows of resources	<u>2,868</u>	<u>-</u>	<u>2,868</u>
Fund balances:			
Restricted for:			
Debt service	-	(2,974)	(2,974)
Unassigned	(3,027)	-	(3,027)
Total fund balances	<u>(3,027)</u>	<u>(2,974)</u>	<u>(6,001)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 29,392</u>	<u>\$ -</u>	<u>\$ 29,392</u>

**THE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 13,563	\$ 13,563	\$ 64,974	21%
Total revenues	<u>13,563</u>	<u>13,563</u>	<u>64,974</u>	21%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	8,000	20,000	40%
Legal	810	7,657	25,000	31%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	500	0%
Telephone	16	67	117	57%
Postage	-	-	500	0%
Printing & binding	42	167	292	57%
Legal advertising	539	699	7,500	9%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	1,500	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>3,407</u>	<u>16,590</u>	<u>64,974</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	10,156	(3,027)	-	
Fund balances - beginning	(13,183)	-	-	
Fund balances - ending	<u>\$ (3,027)</u>	<u>\$ (3,027)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**THE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>2,974</u>	<u>2,974</u>
Total expenditures	<u>2,974</u>	<u>2,974</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,974)	 (2,974)
 Fund balances - beginning	 -	 -
Fund balances - ending	<u>\$ (2,974)</u>	<u>\$ (2,974)</u>

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
THE RANCH COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of The Ranch Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on June 26, 2025, at 10:00 a.m., at the Norfleet Sales Office, 1739 SW 248th Dr, Newberry, Florida 32669.

Present:

E.D. (Tripp) Norfleet, III	Chair
Zeke Norfleet	Assistant Secretary
Dylan Sykes	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Stephen Reisner (via telephone)	Kilinski Van Wyk PLLC
Chris Potts	District Engineer
LJA Engineering Representative	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 10:10 a.m. The Oath of Office was administered to Mr. Dylan Sykes before the meeting.

Supervisors E.D. Norfleet III, Zeke Norfleet, and Dylan Sykes were present. Supervisor Christianna Norfleet was not present. Supervisor-Elect Allan Tiner was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors Dylan Sykes - Seat 4, Allan Tyner - Seat 5] (the following will be provided under separate cover)

This item was addressed during the First Order of Business. The following items were provided and explained:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**

- 42 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 43 D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local
- 44 Public Officers
- 45 ■ Declination of Election to Seat 5 – Allan Tiner and Consideration of Appointment to Fill
- 46 Seat 5

47 This item was an addition to the agenda.

48 Ms. Thomas presented Mr. Allan Tiner’s written intent to decline election to Seat 5.

49

50 On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with
 51 all in favor, Mr. Allan Tiner’s declination of election to Seat 5, was accepted.

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Mr. E.D. Norfleet III nominated Mr. Michael Billy Beltz to fill Seat 5. No other
 55 nominations were made.

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58 On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with
 59 all in favor, the appointment of Mr. Michael Billy Beltz to Seat 5, was
 approved.

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62 **FOURTH ORDER OF BUSINESS**

**Ratification of Resolution 2025-03, Electing
 63 Certain Officers of the District, and
 64 Providing for an Effective Date**

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Ms. Thomas presented Resolution 2025-03. Ms. Thomas stated that this Resolution will
 67 be amended/updated to remove Mr. Tiner from the Board. With the change, the slate of
 68 officers is as follows:

69

Chair E.D. Norfleet III

70

Vice Chair Christianna Norfleet

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Secretary Craig Wrathell

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Assistant Secretary Zeke Norfleet

73

Assistant Secretary Dylan Sykes

74

Assistant Secretary Daniel Rom

75

Assistant Secretary Kristen Thomas

76

Treasurer Craig Wrathell

77

Assistant Treasurer Jeffrey Pinder

78 This Resolution will be updated/amended to remove Mr. Tiner from the Board, as
79 follows:

80 Assistant Secretary Allan Tiner

81

82 **On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with**
83 **all in favor, Resolution 2025-03, as amended/updated to remove Mr. Tiner,**
84 **Electing Certain Officers of the District, as nominated, and Providing for an**
85 **Effective Date, was ratified/adopted.**

86

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88 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-34, Amending Resolution 2025-31 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective

92

93 Ms. Thomas presented Resolution 2025-34.

94

95 **On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with**
96 **all in favor, Resolution 2025-34, Amending Resolution 2025-31 to Re-Set the**
97 **Date, Time and Location of the Public Hearing Regarding the District’s Intent to**
98 **Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad**
99 **Valorem Special Assessments as Authorized by Section 197.3632, Florida**
100 **Statutes; Providing a Severability Clause; and Providing an Effective, was**
101 **adopted.**

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104 **SIXTH ORDER OF BUSINESS**

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

105

106 **A. Affidavit/Proof of Publication**

107 **B. Mailed Notice to Property Owner(s)**

108 These items were included for informational purposes.

109 **C. Master Engineer’s Report (for informational purposes)**

120 The previously approved Engineer’s Report was included for informational purposes.

121 **D. Master Special Assessment Methodology Report (for informational purposes)**

122 The previously approved Master Special Assessment Methodology Report was included
123 for informational purposes.

124

125 **On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with**
126 **all in favor, the Public Hearing was opened.**

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128

- 129 • **Hear testimony from the affected property owners as to the propriety and advisability**
130 **of making the improvements and funding them with special assessments on the**
131 **property.**

132

133 No affected property owners or members of the public spoke.

134

- 135 • **Thereafter, the governing authority shall meet as an equalizing board to hear any and**
136 **all complaints as to the special assessments on a basis of justice and right.**

137 The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

138

139 **On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with**
140 **all in favor, the Public Hearing was closed.**

141

142

143 Ms. Kilinski discussed the assessment lien and bond issuance processes.

144 Ms. Kilinski posed and Mr. Potts responded to the following questions:

145 **Ms. Kilinski:** Based on your professional experience, are the cost estimates in your
146 Engineer’s Report reasonable and proper?

147 **Mr. Potts:** Yes, it is.

148 **Ms. Kilinski:** Do you have any reason to believe the Capital Improvement Plan (CIP)
149 cannot be carried out by the District?

150 **Mr. Potts:** No, I do not.

151 Ms. Kilinski posed and Mr. Thomas responded to the following questions:

152 **Ms. Kilinski:** In your professional opinion, do the lands subject to the assessments
153 receive special benefits from the District’s Capital Improvement Plan?

154 Ms. Thomas: Yes.

155 Ms. Kilinski: In your professional opinion, are these master assessments reasonably
156 apportioned among the lands?

157 Ms. Thomas: Yes.

158 Ms. Kilinski: In your professional opinion, is it reasonable, proper and just to assess the
159 costs of the Capital Improvement Plan against the lands within the District according to the
160 Methodology you previously reviewed.

161 Ms. Thomas: Yes.

162 Ms. Kilinski: Is it your opinion that the special benefits the lands will receive as set forth
163 in the final assessment roll, will be equal to or in excess of the maximum master assessments
164 thereon when allocated pursuant to your Methodology?

165 Ms. Thomas: Yes.

166 Ms. Kilinski: Is it your opinion that it is in the best interests of the District that the
167 master assessments be paid and collected in accordance with the Methodology and the
168 District’s assessment resolutions?

169 Ms. Thomas: Yes.

170 E. **Consideration of Resolution 2025-35, Authorizing District Projects for Construction
171 and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,
172 and Levying Special Assessments on Property Specially Benefited by Such Projects to
173 Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special
174 Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida
175 Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds;
176 Making Provisions for Transfers of Real Property to Governmental Bodies; Providing
177 for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an
178 Effective Date**

179 Ms. Thomas presented Resolution 2025-35.

180

181 **On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with
182 all in favor, Resolution 2025-35, Authorizing District Projects for Construction
183 and/or Acquisition of Infrastructure Improvements; Equalizing, Approving,
184 Confirming, and Levying Special Assessments on Property Specially Benefited
185 by Such Projects to Pay the Cost Thereof; Providing for the Payment and the
186 Collection of Such Special Assessments by the Methods Provided for by
187 Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention**

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to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-36, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-36. She reviewed the proposed Fiscal Year 2025 budget, which is a partial-year Developer-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, the Public Hearing was closed.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-36, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**

228 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
229 **Date**

230 Ms. Thomas presented Resolution 2025-37. She reviewed the proposed Fiscal Year 2026
231 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
232 budget, and explained the reasons for any changes. This is a Developer-contribution budget,
233 with expenses funded as they are incurred.

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On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, the Public Hearing was opened.

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No affected property owners or members of the public spoke.

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On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, the Public Hearing was closed.

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On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-38, Amending Resolution 2024-22 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date

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Ms. Thomas presented Resolution 2025-38.

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On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-38, Amending Resolution 2024-22 to Re-Designate Date, Time and Place of Public Hearing for August 7, 2025 at 10:00 a.m., Norfleet Sales Office, 1739 SW 248th Dr, Newberry, Florida 32669, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date, was adopted.

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TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Designating the Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-39. The following changes were made:

DATE, November meeting: Insert “November 12, 2025”

DATE, December meeting: Insert “December 10, 2025”

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On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-39, Designating the Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

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TWELFTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Ms. Thomas discussed the qualifications and pricing for each of the following respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,700 for the year ended September 30, 2025, and \$3,825 for the years ended September 30, 2026 and 2027, plus an additional \$1,400 with bond issuance.

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

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309 Bid: \$6,500, plus an additional \$5,000 with bond issuance

310 **III. DiBartolomeo, McBee, Hartley & Barnes, P.A.**

311 Bid: \$2,950 for Fiscal Year 2025, \$3,150 for Fiscal Year 2026, \$3,300 for Fiscal Year 2027,
312 \$3,450 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029. Although the bid documents state
313 that the fee, with bonds, will be adjusted as mutually agreed upon, Ms. Thomas stated that
314 their fee with bond issuance is an additional \$1,200.

315 **IV. Grau & Associates**

316 Bid: \$3,100 for Fiscal Year 2025, \$3,200 for Fiscal Year 2026 and \$3,300 for Fiscal Year
317 2027, plus an additional \$1,500 with bond issuance.

318 **D. Auditor Evaluation Matrix/Ranking**

319 Ms. Thomas presented her Auditor Evaluation Matrix scores and ranking. The Board,
320 sitting as the Audit Selection Committee, agreed with Ms. Thomas' scores and ranking, as
321 follows:

322	#1	DiBartolomeo, McBee, Hartley & Barnes, P.A.	100 Points
323	#2	Grau & Associates	99 Points
324	#3	Carr, Riggs & Ingram, L.L.C.	98 Points
325	#4	Berger, Toombs, Elam, Gaines & Frank	97 Points

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327 **THIRTEENTH ORDER OF BUSINESS** **Termination of Audit Selection Committee**
328 **Meeting/Reconvene Regular Meeting**

329

330 **On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all**
331 **in favor, the Audit Selection Committee Meeting terminated and the Regular**
332 **Meeting reconvened.**

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335 **FOURTEENTH ORDER OF BUSINESS** **Consider Recommendation of Audit**
336 **Selection Committee**

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338 • **Award of Contract**

339 **On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all**
340 **in favor, accepting the Audit Selection Committee scores, ranking and**
341 **recommendation ranking DiBartolomeo, McBee, Hartley & Barnes, P.A., as the**
342 **#1 ranked respondent to the RFP for Annual Audit Services as the Board's own,**
343 **awarding the Annual Audit Services Contract to DiBartolomeo, McBee, Hartley**
344 **& Barnes, P.A., authorizing Staff to engage DiBartolomeo, McBee, Hartley &**
345 **Barnes, P.A. and prepare any necessary documents, and authorizing Staff to**

346 commence negotiations with the #2 ranked respondent, if an agreement is not
 347 reached with the #1 ranked respondent, was approved.

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350 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

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354 **A. Affidavit of Publication**

355 **B. RFQ Package**

356 These items were included for informational purposes.

357 **C. Respondent(s)**

358 Ms. Thomas discussed the response received from respondent.

359 **I. Alliant Engineering, Inc.**

360 **II. LJA Engineering, Inc.**

361 **D. Competitive Selection Criteria/Ranking**

362 Ms. Thomas presented her Competitive Selection Criteria scores and ranking. The Board,
363 agreed with Ms. Thomas' scores and ranking, as follows:

364	#1	LJA Engineering, Inc.	100 Points
365	#2	Alliant Engineering, Inc.	99 Points

366 **E. Award of Contract**

367

368 **On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all**
 369 **in favor, ranking LJA Engineering, Inc., as the #1 ranked respondent to the RFQ**
 370 **for Engineering Services, awarding the Engineering Services Contract to LJA**
 371 **Engineering, Inc., and authorizing Staff to engage LJA Engineering, Inc., was**
 372 **approved.**

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374 **SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statement as of May 31, 2025**

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377 **On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all**
 378 **in favor, the Unaudited Financial Statement as of May 31, 2025, accepted.**

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381 **SEVENTEENTH ORDER OF BUSINESS**

Staff Reports

382 **A. March 5, 2025 Landowners' Meeting**

384 **B. March 26, 2025 Organizational Meeting**

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On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the March 5, 2025 Landowners’ Meeting Minutes and the March 26, 2025 Organizational Meeting Minutes, both as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kilinski stated that the bond validation hearing will be on August 27, 2025.

B. District Engineer (Interim): LJA Engineering, Inc.

Going forward, “(Interim)” will be removed from the above line.

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: July 24, 2025 at 10:00 AM**
- **QUORUM CHECK**

The July 24, 2025 meeting will be canceled. The next meeting will be on August 7, 2025.

NINETEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWENTIETH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ Adjournment

This item was an addition to the agenda.

This item should be included on all agendas, going forward.

On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the meeting adjourned at 10:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

THE RANCH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

THE RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Norfleet Sales Office, 1739 SW 248 Drive, Newberry, Florida 32669

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 24, 2025 CANCELED	Regular Meeting	10:00 AM
May 22, 2025 CANCELED	Regular Meeting	10:00 AM
June 26, 2025	Public Hearings & Regular Meeting	10:00 AM
July 24, 2025 CANCELED	Regular Meeting	10:00 AM
August 7, 2025	Public Hearings and Regular Meeting <i>Adoption of Uniform Method of Collection</i> <i>Adoption of Amenity Rules</i>	10:00 AM
August 28, 2025	Regular Meeting	10:00 AM
September 25, 2025	Regular Meeting	10:00 AM