

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, December 13, 2022

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638

Agenda

Note: For the full agenda package, please contact patricia@breezehome.com

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. District Administrative

A. Oath of Office **Exhibit 1**

➤ Seat 1 - Tom Coughlin

B. Form 1 **Exhibit 2**

C. Consideration for Adoption of **Resolution 2023-01**, Designating Officers **Exhibit 3**

V. Operations Management

A. BREEZE Operations Report **Exhibit 4**

VI. Professional Vendor Operations

A. Steadfast Environmental **Exhibit 5**

➤ Consideration of Steadfast Proposals

• Lakeshore Ranch CDD Pesticide Fogging- \$5,800.00 **Exhibit 6**

B. Yellowstone Landscape

➤ Yellowstone Report **Exhibit 7**

➤ Consideration of Yellowstone Proposals

• Crown Clean/ Crown Raise of Live Oak Trees- \$7,625.00 **Exhibit 8**

• Removal of 2 Trees- \$995.00 **Exhibit 9**

C. District Engineer – Greg Woodcock

➤ Cardno Now Stantec Report **Exhibit 10**

➤ 8317 Auburn Rise Ct– Driveway Modification Review **Exhibit 11**

VII. Amenity Management

A. Amenity Center Management Report

Exhibit 12

➤ Wall Mounted Water Fountain Replacement Proposals

- Elkay (VRCTLR8SC) Cooler Wall Mount Bi-Level Reverse ADA Vandal-Resistant, Non-Filtered 8 GPH, SS- \$1,774.73
- Elkay (VRC8WSK) Wall Mount, Vandal Resistant, Refrigerated EZH2O& ADA Water Fountain (Non-Filt.)- \$1,992.73
- Elkay (VRCTL8SC) Wall Mount, Vandal Resistant, Refrigerated, Bi-Level ADA Water Fountain- \$1,510.00
- Elkay LZS8WSLP Filtered Enhanced EZH2O Bottle Filling Station with Single ADA Cooler- \$1,185.00

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 8, 2022

Exhibit 13

B. Consideration for Acceptance – The October Financial Report

Exhibit 14

VIII. Business Matters

A. Acceptance of the 2021 Audited Financial Statements

Exhibit 15

B. Ratification of Contracts

➤ Dead Pine at Sundance & Preston Woods Court- Yellowstone- \$950.00

Exhibit 16

➤ TS Nichole Storm Debris & Tree Removals- Yellowstone- \$2,250.00

Exhibit 17

➤ Hog Nuisance for Trapping & Removal Agreement- \$1000.00 Per Month

Exhibit 18

➤ Replace UPS at Guard Shack- Southern Automated Access Services- \$425.00

Exhibit 19

➤ To Replace the Wiegand output verifier in the barcode Scanner- Southern Automated Access Services- \$456.80

Exhibit 20

➤ Air Conditioner Parts and Repairs- Air Hawk Heating & Cooling- \$248.00

Exhibit 21

IX. Staff Reports

A. District Manager

➤ Discussion of Landscape RFP

B. District Attorney

X. Supervisors Requests

XI. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

XII. Adjournment

EXHIBIT 1

Oath of Office

I, _____, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the Lakeshore Ranch Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Lakeshore Ranch Community Development District, Pasco County, Florida.

Print Name

Signature

Date

Sworn to (or affirmed) before me this ____ day of _____, 2019/20 by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification_____

Type of identification_____

EXHIBIT 2

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2021**Please print or type your name, mailing
address, agency name, and position below:**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF ☐ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE****** THIS SECTION MUST BE COMPLETED ********DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

☐ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| NAME OF SOURCE OF INCOME | SOURCE'S ADDRESS | DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY |
|-----------------------------|---------------------|--|
| | | |
| | | |
| | | |
| | | |

PART B -- SECONDARY SOURCES OF INCOME[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| NAME OF BUSINESS ENTITY | NAME OF MAJOR SOURCES OF BUSINESS' INCOME | ADDRESS OF SOURCE | PRINCIPAL BUSINESS ACTIVITY OF SOURCE |
|----------------------------|--|----------------------|--|
| | | | |
| | | | |
| | | | |

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

| |
|--|
| |
| |
| |

**You are not limited to the space on the
lines on this form. Attach additional
sheets, if necessary.****FILING INSTRUCTIONS** for when
and where to file this form are
located at the bottom of page 2.**INSTRUCTIONS** on who must file
this form and how to fill it out
begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

| TYPE OF INTANGIBLE | BUSINESS ENTITY TO WHICH THE PROPERTY RELATES |
|--------------------|---|
| | |
| | |

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

| NAME OF CREDITOR | ADDRESS OF CREDITOR |
|------------------|---------------------|
| | |
| | |

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

| | BUSINESS ENTITY # 1 | BUSINESS ENTITY # 2 |
|---|---------------------|---------------------|
| NAME OF BUSINESS ENTITY | | |
| ADDRESS OF BUSINESS ENTITY | | |
| PRINCIPAL BUSINESS ACTIVITY | | |
| POSITION HELD WITH ENTITY | | |
| I OWN MORE THAN A 5% INTEREST IN THE BUSINESS | | |
| NATURE OF MY OWNERSHIP INTEREST | | |

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
- (2) You received more than 10% of your gross income from that business entity; **and,**
- (3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

EXHIBIT 3

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF LAKESHORE
RANCH COMMUNITY DEVELOPMENT DISTRICT;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Lakeshore Ranch Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Pasco; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, an election was held on November 3, 2022, for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (the “Board”) now desires to designate the Officers of the District per Section 190.006(6), Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

| | |
|--------------------------|---------------------|
| _____ | Chair |
| _____ | Vice-Chair |
| <u>Patricia Thibault</u> | Secretary |
| <u>Patricia Thibault</u> | Treasurer |
| <u>Sonia Valentin</u> | Assistant Treasurer |
| <u>Kaylee Roach</u> | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF DECEMBER 2022.

ATTEST:

**LAKESHORE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

EXHIBIT 4



Lakeshore Ranch CDD

Week of December 5, 2022

Field Report

For December 13, 2022 Meeting

Summary

- Inspection Dates: Week of December 5, 2022
- Met with prospective Landscapers on 11/18
 - Bids expected in the next week
- Fogging proposal added by Steadfast as a resident on Hidden Glen has complained about bugs
- Aluminum Railing work complete. Railing on Sundance fixed, and areas have been refinished.
- Waiting on new fountain equipment to arrive. Will be installed as soon as received
- Guard that we've had issues with has been removed
- Gates went down again this month
 - Had vendor onsite to make fixes before Thanksgiving, to ensure gates are working for the holiday
 - Vendor is coming back onsite post-Thanksgiving to complete the full fix
- Guardhouse A/C went down
 - Service call placed for 12/5 to fix
- Hog Trapping has been set up. Hogs already caught, and they've been most recently tracked to the north side of the first roundabout
- Community pressure washing started 12/5
- Bush hogging drain easements is scheduled for week of 12/5

General District Maintenance



Tree trimming taking place

General District Maintenance



Post Hurricane railing damage complete.

General District Maintenance



Pressure washing taking place.

EXHIBIT 5



LakeShore Ranch CDD Aquatics

Inspection Date:

11/28/2022 10:09 AM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 25

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minimal amount of surface algae forming around decaying Chara & tiny amounts of leftover Slender Spikerush from the prior herbicide treatment. Will continue to be monitored & treated during future visits. Pond is looking great otherwise.

| | | | |
|-----------------------------------|---|------------------------|---|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | N/A | Subsurface Filamentous | <input checked="" type="checkbox"/> Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| Torpedo Grass | Pennywort | Babytears | <input checked="" type="checkbox"/> Chara |
| Hydrilla | <input checked="" type="checkbox"/> Slender Spikerush | Other: | |

SITE: 7

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Algae on surface forming from decaying Spikerush. We are seeing a reduction of surface growth following the prior treatment event. To be treated during the upcoming visit by technician.

| | | | |
|-----------------------------------|---|--|---|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | N/A | <input checked="" type="checkbox"/> Subsurface Filamentous | <input checked="" type="checkbox"/> Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| Torpedo Grass | Pennywort | Babytears | Chara |
| Hydrilla | <input checked="" type="checkbox"/> Slender Spikerush | Other: | |

Inspection Report

SITE: 37

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond looks great. Routine maintenance and monitoring will occur here.

| | | | |
|-----------------------------------|---|------------------------|---------------------|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | <input checked="" type="checkbox"/> N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

SITE: 44

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

Water level on pond is slightly low. Subsurface algae has been treated and is beginning to die off. To be followed up on during the next visit. Interior grasses are in the process of being treated, with progress being made per maintenance event.

| | | | |
|-----------------------------------|---|--|---|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | N/A | <input checked="" type="checkbox"/> Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | <input checked="" type="checkbox"/> Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | <input checked="" type="checkbox"/> Chara |

Inspection Report

SITE: 27

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Nuisance grasses still present within beneficial plants in this pond. These grasses will continue to be treated (while minimizing collateral damage to beneficial species) per maintenance event, though are currently within "acceptable levels". Some subsurface algae was noted, currently decaying from prior treatment.

| | | | |
|-----------------------------------|-----------------|--------------------------|-----------------------|
| <u>WATER:</u> | ✗ Clear | Turbid | Tannic |
| <u>ALGAE:</u> | N/A | ✗ Subsurface Filamentous | ✗ Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | N/A | ✗ Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | ✗ Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

SITE: 38

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will occur here.

| | | | |
|-----------------------------------|---------------|------------------------|---------------------|
| <u>WATER:</u> | ✗ Clear | Turbid | Tannic |
| <u>ALGAE:</u> | ✗ N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | ✗ N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

Inspection Report

SITE: 26

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:
Some debris collected here.

| | | | |
|-----------------------------------|---|--|---------------------|
| <u>WATER:</u> | Clear | <input checked="" type="checkbox"/> Turbid | Tannic |
| <u>ALGAE:</u> | <input checked="" type="checkbox"/> N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

SITE: 15

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:
Pond looks great. Routine maintenance and monitoring will occur here.

| | | | |
|-----------------------------------|---|---------------------------------|---------------------|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | <input type="checkbox"/> Turbid | Tannic |
| <u>ALGAE:</u> | <input checked="" type="checkbox"/> N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

Inspection Report

SITE: 14

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Duckpotato in good health for the season and being maintained, free of nuisance grasses. Rest of pond looks great and routine maintenance will continue.

| | | | |
|-----------------------------------|---|------------------------|---------------------|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | <input checked="" type="checkbox"/> N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | <input checked="" type="checkbox"/> N/A | Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

SITE: 1

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

Beneficial Duckpotato being maintained. Invasive grasses decaying from prior treatment from within the beneficial Duckpotato. Pond looks great otherwise.

| | | | |
|-----------------------------------|---|---|---------------------|
| <u>WATER:</u> | <input checked="" type="checkbox"/> Clear | Turbid | Tannic |
| <u>ALGAE:</u> | <input checked="" type="checkbox"/> N/A | Subsurface Filamentous | Surface Filamentous |
| | | Planktonic | Cyanobacteria |
| <u>GRASSES:</u> | N/A | <input checked="" type="checkbox"/> Minimal | Moderate |
| | | | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | <input checked="" type="checkbox"/> Torpedo Grass | Pennywort | Babytears |
| | Hydrilla | Slender Spikerush | Other: |
| | | | Chara |

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds noted were in excellent condition, with algal activity and nuisance grasses under control. Any shoreline grasses that were noted were in a state of decay/had already been treated. Algae was present in non significant amounts, most of which was subsurface. Any surface growth had been previously treated and was already beginning to decay. Currently treatment efforts are focused on combatting overgrowth in the rear end of the community.

Pond 25 is in excellent health, with only small amounts of organic debris noted on the surface of the water. This is due to a recent treatment of subsurface algae (Chara) here, with minimal amounts of remaining decaying Slender Spikerush.

Likewise, the presence of Slender Spikerush in Pond 7 is also decreasing. This headway can be attributed to a combination of our treatment efforts and the change in weather. A follow treatment to occur during the next maintenance visit.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines.

Stay alert for debris items that find their way to the pond's shore.

Follow up on Slender Spikerush within pond 7.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



EXHIBIT 6



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 11/14/2022

Proposal #

645

| Customer Information | | Project Information LakeShore Ranch CDD Midge Fo... | |
|--|--|---|---|
| LakeShore Ranch CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.co m | Contact Phone 813-565-4663 E-mail breezeinvoices@payablesl... Account # | LakeShore Ranch CDD Midge Fogging | Proposal Prepared By: Kevin Riemensperger Type Of Work Fogging |

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description | Qty | Cost |
|---|-----|----------|
| LakeShore Ranch CDD Pesticide Fogging ULV Pesticide fogging for mosquitos, "No-see-em's" , Midge flies and other associated adult stage nusiance insects. Fogging will also be done in a 3 part series, two weeks between each event. *Fogging applications will occur at night. We encourage residents to remain inside residences, the clubhouse or otherwise away from the roads for at least 30 minutes post application. Technicians to drive through streets at speeds no more than 20 MPH, community notification to occur 1 week before each fogging event. SE reccomends residents remain indoors for at least 30 minutes after the fogging event has occurred. | | 5,800.00 |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$5,800.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7



Lakeshore Ranch CDD

12/5/22, 11:07 AM

Chairman

Monday, December 5, 2022

Prepared For Breeze

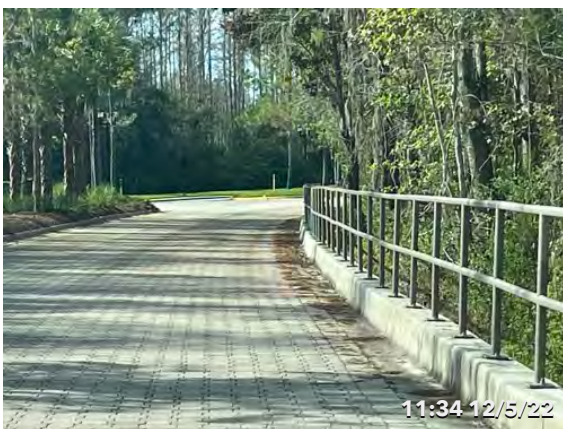
16 Issues Identified



December Walk Through
Assigned To Community
Attendees
Chris Van Helden



Observation
Assigned To Ergonomics
Check to make sure this is not a pest of fungus
please. Inbound side of entrance by the
community sign. Attached to the agenda is the
Ergonomics Action Report



Observation
Assigned To Maintenance Crew/Community
Areas will be blown clean. With each service. Is not
in contract to remove pine/cedar needles. We will
do our best to keep it as clean as possible.



Observation

Assigned To Irrigation/Maintenance Crew

Remove Irrigation Flags from new sodded areas



Observation

Assigned To Community

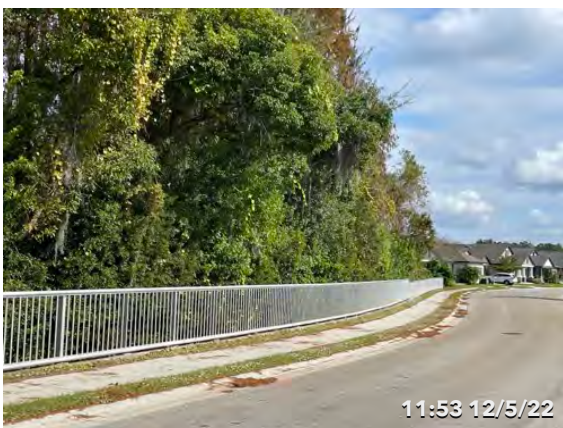
At the end of Water Color. Residents are dumping branches at end of road.



Observation

Assigned To Pond Crew

Must weed eat, pull moss up to 10' on all trees along pond banks. Notify me of any dead trees at all times. Yellowstone will remove a dead tree from this pond.



Observation

Assigned To Community

Brush has been pushed back 3-4' from railings. Conservation debris will be cleared during visits.



Observation

Assigned To Community

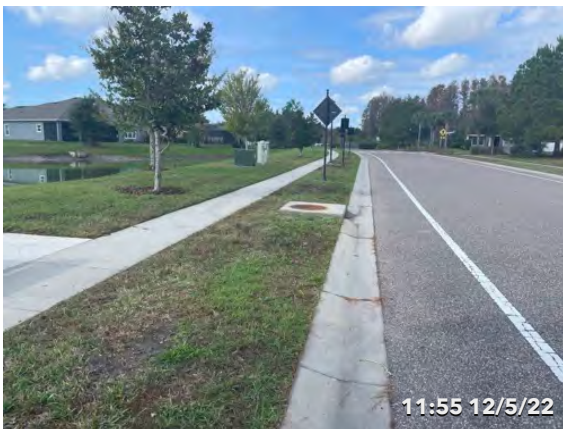
Balding turf at bus stop where children are rubbing their feet in the turf. Dead grass weeds are the turf has been compacted.



Observation

Assigned To Community

Another bare spot & example of turf being compacted & allowing were weeds will grow.



Observation

Assigned To Community

Compacted dirt due to car traffic & children playing on turf.



Observation

Assigned To Board Members

Propose to remove dead tree along wall



Observation

Assigned To Community

Sunset Bay & Watercolor scheduled for 6 Dec 22



Observation

Assigned To Community

Another bare area at a bus stop. Hedges at Watercolor & Sunset Bay have been reduced to 50%. Will trim at this height from this point.



Observation

Assigned To Maintenance Crew

Remove fallen tree along wood line by Clubhouse.



Observation

Assigned To Board

Propose to remove Laurel Oak on island by entrance gate.



Observation

Assigned To Board

Propose for yearly Crown Cleaning & Crown Raising.

Christiaan Van Helden
Yellowstone Landscape



YELLOWSTONE
LANDSCAPE

Tampa

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property Lakeshore Ranch CDD

Date 11/22/22

Technician K.P. + F.P. + J.M.

Treatment ☒
Service call ☐

Temperature 72°

| | Actions | | | | |
|--------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | Fertilize | Insect | Disease | Weed | Other |
| Turf | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Shrubs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trees | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Palms | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Wind
None ☒
Mild ☐
Strong ☐

Weather Condition
Rain ☐ Overcast ☐ Sunny ☒

Soil Conditions
Dry ☐ Moist ☒ Wet ☐ Saturated ☐ Standing Water ☐

Anticipated return _____

Comments

Treated all St. Augustine Turf
using a Liquid Spray Application consisting
of Micronutrients, Contact Insecticide, Systemic
Fungicide, and Selective Herbicides today.

EXHIBIT 8



Proposal #263132

Date: 11/15/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze
1540 International Plaza - Suite 2000
Lake Mary, FL 32746

main: 813-564-7847
mobile:
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'
Lakes, FL 34638
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Crown Clean / Crown Raise Oak Trees Throughout the Property

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---|----------|------------|------------|
| Crown Clean / Crown Raise of Live Oak Trees | 61.00 | \$125.00 | \$7,625.00 |

Client Notes

- 16 foot elevation over roadways
- 12 foot elevation over sidewalks
- Removal of deadwood over 2inches in diameter
- Center cleaning of water sprout branches(80%)
- All debris removed from property
- Dump fees & Taxes

Signature

x

SUBTOTAL \$7,625.00

SALES TAX \$0.00

TOTAL \$7,625.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 9



Proposal #266794

Date: 12/06/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze
1540 International Plaza - Suite 2000
Lake Mary, FL 32746

main: 813-564-7847
mobile:
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'
Lakes, FL 34638
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Removal of 2 Trees

Terms: Net 30

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--------------------|----------|------------|----------|
| Removal of 2 Trees | 1.00 | \$995.00 | \$995.00 |

Client Notes

- Flush cut & remove tree on Watercolor Drive against the eastside wall between Red Sky Ct & Autumn Chase Ct
- Flush cut & remove Laurel Oak on Entrance Island behind the gate exit side
- Remove all Debris
- Blow clean areas trees were removed
- Dump Fees & Taxes

Signature

x

SUBTOTAL \$995.00

SALES TAX \$0.00

TOTAL \$995.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 10

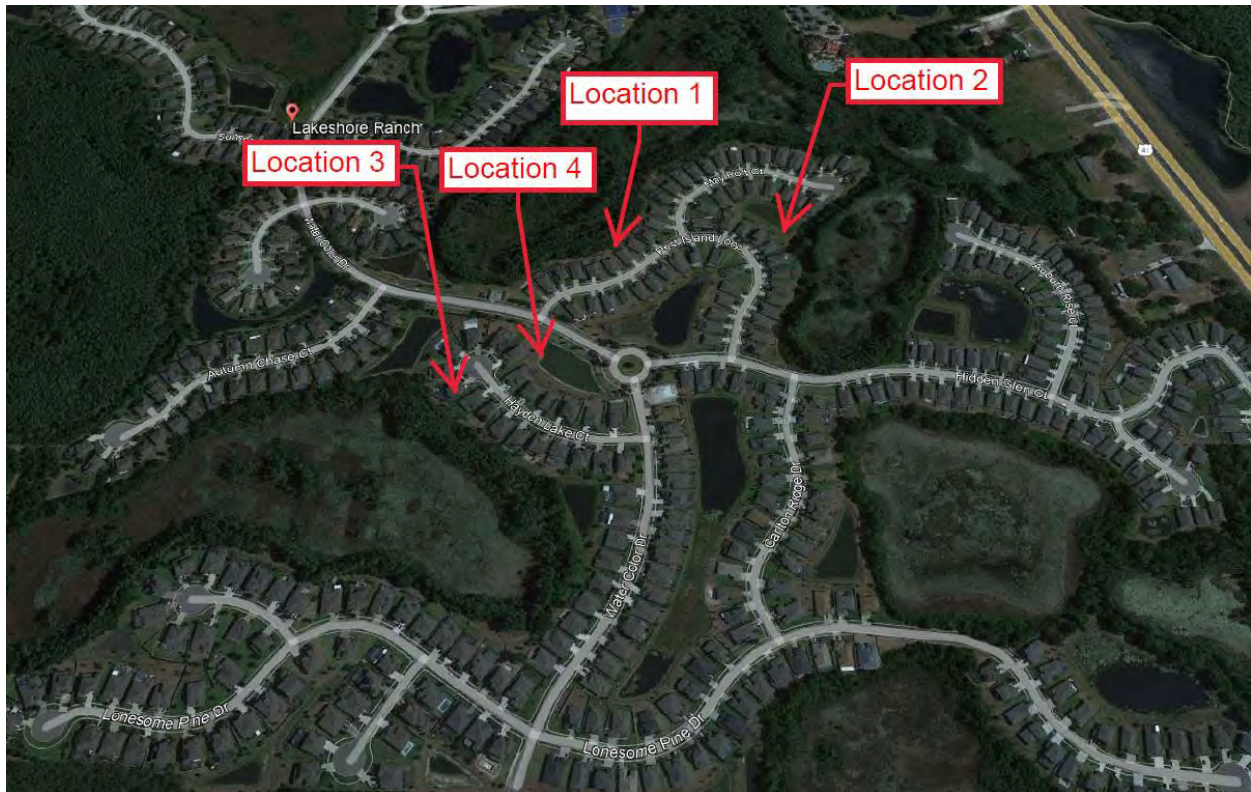
Cardno now Stantec visited Lakeshore Ranch on Friday, November 7, 2022 to review ponds associated with SWFWMD Operation and Maintenance permit 26837.015 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended. Pond banks are graded correctly and erosion was not present during our review. Vegetation within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. Overgrown vegetation was observed at 3 outfall locations and have been identified in the report for maintenance. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Vasili Kostakis

Project Engineer

Cardno Now Stantec

(727) 431-1528



Location 1: Clear overgrown vegetation 5' around outfall structure and clear as needed for proper flow.



Location 2: Clear overgrown vegetation 5' around outfall structure and clear as needed for proper flow.



Location 3: Clear overgrown vegetation 5' around inlet structure. Grade as required for proper flow.



Location 4: Broken concrete on back of control structure. Remove and replace broken concrete with new concrete with two #4 rebar dowelled into concrete structure to stabilize concrete repair.



EXHIBIT 11

MEMORANDUM

To: Patricia Thibault, District Manager

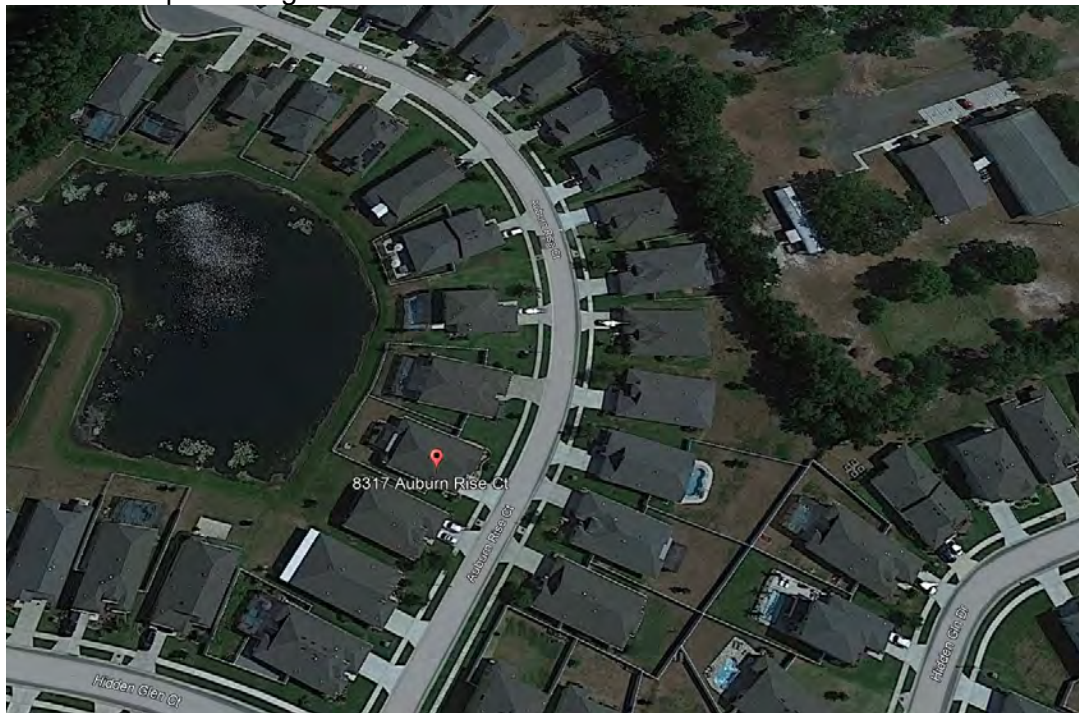
From: Greg Woodcock, Cardno Inc.

Project: 19421 Sunset Bay Drive— Driveway Modification Review

Date: December 30, 2022

Cardno reviewed the proposed paver driveway improvements located at 8317 Auburn Rise Ct for feasibility within property constraints. Based on our review of the lot survey, plat information and physical characteristics of the site, there appears to be no restrictions with constructing the driveway at the proposed location. The resident is requesting to remove existing driveway concrete apron and construct brick pavers replacing the driveway and sidewalk within the property boundaries. The resident is also widening the driveway 2' on each side and utilizing pavers in this area.

1. Location map showing 8317 Auburn Rise Ct



2. Photo showing proposed improvements





Summary and Recommendation

Based on our review of the proposed paver driveway location, plat review, and surrounding utilities, we recommend approval for the installation of the brick pavers to the roadway curb and 2' widening of the driveway on each side at 8317 Auburn Rise Court.

EXHIBIT 12



AMENITY CENTER MANAGEMENT REPORT

For the month of NOVEMBER 2022

Date of Meeting: December 13, 2022

Submitted by: Lori Karpay

MAILCHIMP EMAILS

11/1 – Newsletter
11/2 – Food truck notification
11/7 – CDD Board meeting notification
11/7 – Chili Cookoff notification
11/8 – Chili Cookoff Cancellation notification
11/9 – Clubhouse Closure due to impending Hurricane
11/10 – Yoga canceled notification
11/11 – Veterans Day acknowledgement
11/11 – Clubhouse has reopened
11/11 – REMINDER: Gift Card Bingo
11/11 – Toys for Tots
11/14 – Non-functioning pool heaters notification
11/15 – Current Status of Vandalism notification
11/15 – REMINDER: Candy Bingo
11/15 – Adult Holiday Party notification
11/18 – REMINDER: Candy Bingo
11/22 – Thanksgiving Hours
11/22 – REMINDER: Holiday Party
11/22 – Kids Holiday Party
11/23 – REMINDER: Toys for Tots

SPECIAL EVENTS/PROGRAMMING

- November's Gift Card Bingo was much fun! Lots of "new" faces and lots of winners!
- The kids enjoyed Candy Bingo. We used the adult Bingo set this time which was more fun for the kids.
- The Sunday Matinee Movies are ongoing
- Yoga class has been very well attended
- Pickleball Clinic began in November
- Aquatics Aerobics is under contract and to begin December 15th.

- Working with a Bootcamp instructor to have him begin instructing once I have the necessary docs in hand.

FACILITY AND AMENITY MANAGEMENT

- Please see Inspection Report
- Signs were installed at the courts and amphitheater parking lots, the fishing dock, and the two gates at the dog park.

DOG PARK HOURS (on both gates)



NO OVERNIGHT PARKING (at courts and amphitheater parking lots)



SIGN AT FISHING DOCK



- Cleaned up refuse in parking lot from landscaper
- Continuing to follow the daily maintenance schedule
- Touched up paint in fitness center
- Going to touch up paint at the playground
- All burned out lights in clubhouse/activities room have been replaced
- Pest control took care of carpenter ant issues in the pillars
- All rugs and carpet were professionally cleaned
- Pressure washing on exterior of clubhouse/fitness center will commence once the roofers have completed their job

CONSIDERATIONS:

- The only quote that I was able to get to maintain the fountains was from ASP of Wesley Chapel. I was impressed that they responded immediately and came out to inspect the fountains quickly. They would charge \$425/month that would cover weekly maintenance for both fountains with chemical treatments, brushing, and leafing. Would the Board approve this maintenance program?
- The water fountains at the playground are in very poor condition. The rust is causing the fountains to fall apart, and I'm concerned that it could be a hazard. (see following page)



I researched these fountains as replacements. (see supporting docs) Would the Board approve the replacement?

- **Elkay (VRCTLR8SC) Cooler Wall Mount Bi-Level Reverse ADA Vandal-Resistant, Non-Filtered 8 GPH, SS \$1,774.73**
- **Elkay (VRC8WSK) Wall Mount, Vandal Resistant, Refrigerated EZH2O& ADA Water Fountain (Non-Filt.) \$1,992.73**
- **Elkay (VRCTL8SC) Wall Mount, Vandal Resistant, Refrigerated, Bi-Level ADA Water Fountain \$1,510.00**
- **Elkay LZS8WSLP Enhanced EZH2O Bottle Filling Station and Single ADA Cooler, Filtered, 8 GPH, Light Gray \$1,185.00**

Elkay (VRCTLR8SC) Cooler Wall Mount Bi-Level Reverse ADA Vandal-Resistant, Non-Filtered 8 GPH, SS

(0) No Reviews yet



\$1,774.73

SKU: VRCTLR8SC

FREE SHIPPING 

(shipping-policies)

This item will ship from the manufacturer in about 10 days.

Details

Vandal-resistant wall-mount water cooler features tamper-resistant pushbutton activation and one-piece bubbler. Classic design stainless steel cooler p...

Specs

Installation Location: Indoor or Outdoor Number of Stations: Two (2) drinking fountains Mount: Wall / Surface Basin(s): Brushed Stainless Steel ...

Downloads

Specifications for VRCTLR8SC Installation Manual for VRCTLR8SC Warranty Information

Elkay (VRC8WSK) Wall Mount, Vandal Resistant, Refrigerated EZH2O & ADA Water Fountain (Non-Filt.)

(0) No Reviews yet



\$1,992.73

SKU: VRC8WSK

FREE SHIPPING 

(shipping-policies)

IN STOCK

40 available for immediate shipment

Details

The Elkay EZH2O® Bottle Filling Station delivers a clean quick water bottle fill and enhances sustainability by minimizing our dependency on disposabl...

Specs

Installation Location: Indoor or Outdoor Number of Stations: One (1) drinking fountain plus one (1) EZH2O bottle filling station Mount: Wall / Sur...

Downloads

Specifications for VRC8WSK Installation Manual for VRC8WSK Warranty Information

CUSTOMERS WHO BOUGHT THIS ITEM ALSO BOUGHT



51300C)

(/elkay-part-

Elkay Part (51300C) WaterSentry
Plus Filter (3000 Gallon Capacity)
(/Elkay-Part-51300C)

\$82.25

Elkay (VRCTL8SC) Wall Mount, Vandal Resistant, Refrigerated, Bi-Level ADA Water Fountain

(0) No Reviews yet



\$1,510.00

SKU: VRCTL8SC

FREE SHIPPING 

(shipping-policies)

IN STOCK

7 available for immediate shipment

Details

Vandal-resistant wall-mount water cooler features tamper-resistant pushbutton activation and one-piece bubbler. Classic design stainless steel cooler p...

Specs

Installation Location: Indoor or Outdoor Number of Stations: Two (2) drinking fountains Mount: Wall / Surface Basin(s): Brushed Stainless Steel ...

Downloads

Specifications for VRCTL8SC Installation Manual for VRCTL8SC Warranty Information

What are you looking for?

SEARCH 



[HOME](#)

>

[BY MANUFACTURER](#)

>

[ELKAY](#)

>

[ADA COMPLIANT](#)



Elkay LZS8WSLP Enhanced EZH2O Bottle Filling Station and Single ADA Cooler,
Filtered, 8 GPH, Light Gray

[ELKAY](#) |[6 reviews](#)

Avg. lead time of 1-2 business days (Due to Covid and an unprecedented surge in orders, lead times may be extended)

Our Price: \$1,185.00

List Price: ~~\$2,202.00~~ | Savings: \$1,017.00

SKU: LZS8WSLP

Availability:  In Stock



Add To Cart

PRODUCT INFORMATION

Elkay LZS8WSLP Enhanced EZH2O Bottle Filling Station and Single ADA Cooler, Filtered, Refrigerated, Light Gray

Model LZS8WSLP Description

The Elkay EZH2O® Bottle Filling Station delivers a clean quick water bottle fill and enhances sustainability by minimizing our dependency on disposable plastic bottles. Complete cooler and bottle filling station in a consolidated space saving ADA compliant design. Integrated look combines our Green Ticker™ and filter status lights.

Features:

- Touchless, sensor activation (bottle filler) designed for easy use; easy-to-operate push-bar activation (bubbler).

- Hermetically sealed refrigeration system provides chilled water to satisfy thirst.
- Fill rate is 1.1 GPM. Laminar flow provides clean fill with minimal splash. Real drain system eliminates standing water.
- Visual filter monitor with LED filter status indicator. Fillsafe recognition automatically recognizes new filter and updates LED light back to green.
- The 3,000-gallon filter is certified to NSF 42 and 53 for lead, Class 1 particulate, chlorine, taste and odor reduction.
- Green Ticker™ informs user of number of 20 oz. plastic water bottles saved from waste.
- Energy-saving feature, allowing for the refrigeration to be powered off when not in use.
- Silver ion antimicrobial protection on key plastic components to inhibit the growth of mold and mildew.
- Low-energy LED light encourages use, assists with filling dark bottles and illuminates in dark hallways.

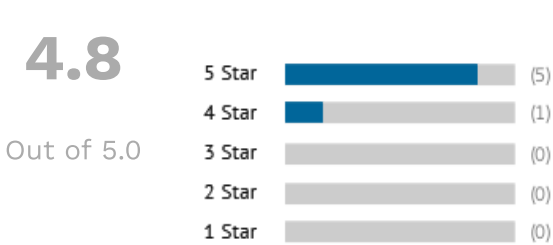
Optional Accessories:

- WaterSentry Plus Replacement Filter (Bottle Fillers) [51300C]
- WaterSentry Fresh 6000 CTO Replacement Filter (2pack) [WSF6000R-2PK]
- In-wall Carrier for Single-station On-wall Bottle Fillers, Coolers & Fountains [MLP100]
- Cane Apron for EZ Gray [LKAPREZL]

Elkay LZS8WSLP Spec Sheet & Other Downloadable Resources

[Spec Sheet](#)[Installation Guide](#)

REVIEWS



Overall Rating

100%

of customers that buy this product give it a 4 or 5-Star rating.

“Great ”

Verified Buyer

April 12, 2018 by Dylan H. (IL, United States)

“Love it!!!”

Elkay LZS8WSLP Enhanced EZH2O bottle filling stati

September 5, 2017 by Anonymous

“very satisfied. great product.”

Elkay LZS8WSLP BOTTLE FILLING STATION

August 25, 2017 by DBC

“RECEIVED ORDER IN A RELATIVELY SHORT PERIOD OF TIME (I BELIEVE 4 DAYS)EASY TO INSTALL IN PLACE OF EXISTING ONE25 GUYS ALL LOVE THIS THANK YOU FOR A GREAT SHOPPING EXPERIENCE!”

Very Nice Unit

August 3, 2017 by John M.

“This has added a Great source to our Office for those who carry their own water bottles.”

Good Experience

May 30, 2017 by Anonymous

“I was concerned when ordering a water fountain because I knew nothing about them; however, the customer service rep was very helpful on the phone in helping me find the right fountain for our needs & the ordering process was easy.”

“Good value”

Verified Buyer

May 3, 2018 by Anonymous



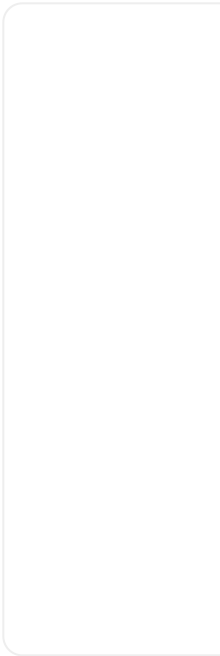
“When these are installed they look Great!”

CLICK HERE FOR
MORE REVIEWS



Highest to Lowest ▾

YOU MIGHT ALSO LIKE

| | | |
|---|---|---|
|  |  |  |
| Elkay EZS8WSLK Bottle Filling Station with Single ADA Cooler, Non-Filtered, 8 GPH, Light Gra... | Elkay LZS8WSLK EZH2O Bottle Filling Station with Single ADA Cooler, Filtered, 8 GPH, Light Gray | Elkay LZS8 EZH2O Bottle Single ADA C |
| Our Price: \$1,045.00 | Our Price: \$1,170.00 | Our Price |

CUSTOMERS ALSO VIEWED

Oasis PG8SBF Refrigerated Drinking Fountain with Mechanical Activation Bottle...

Our Price: **\$920.00**

~~\$1,816.50~~ | Savings: \$896.50

Elkay EZS8WSLK Bottle Filling Station with Single ADA Cooler, Non-Filtered, 8 GPH, Light Gra...

Our Price: **\$1,045.00**

~~\$2,105.00~~ | Savings: \$1,060.00

Elkay LZS8 EZH2O Bottle Single ADA C

Our Price

~~\$2,269.00~~ |

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EXHIBIT 13

1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
5 Development District was held on Tuesday, November 8, 2022 at 6:30 p.m. at the Lakeshore
6 Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

| | |
|---------------------|---------------------------------------|
| 10 John Rose | Board Supervisor, Chairman |
| 11 Christine Thomas | Board Supervisor, Assistant Secretary |
| 12 Ronald Mitchell | Board Supervisor, Assistant Secretary |

13 Also present were:

| | |
|-------------------------|--------------------------------------|
| 14 Patricia Thibault | District Manager, BREEZE |
| 15 Tom O Grady | Associate District Manager, BREEZE |
| 16 Michael Sakellarides | Field Service Manager, BREEZE |
| 17 Gaby Arroyo | Assistant Community Director, BREEZE |
| 18 John Vericker | Straley Robin Vericker |
| 19 Heather Alexandre | Amenity Manager, VESTA |
| 20 Julie Cortina | Regional General Manager, VESTA |
| 21 Lori Karpay | Amenity Manager, VESTA |

22 *The following is a summary of the discussions and actions taken at the November 8, 2022*
23 *Lakeshore Ranch CDD Regular Meeting.*

24 **SECOND ORDER OF BUSINESS: Pledge of Allegiance**

25 The Pledge of Allegiance was recited.

26 **THIRD ORDER OF BUSINESS – Audience Comments**

27 - There being none, the next item followed.

28 **FOURTH ORDER OF BUSINESS – Operations Management**

29 A. Exhibit 1: Breeze Operations Report

- 30 - Necessary to bushhog the ground at the December meeting.
- 31 - Yellowstone & BREEZE are to complete the inspections together.

32 B. Exhibit 2: Consideration of Pressure Washing Proposals-\$399.00

| |
|--|
| 33 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board 34 Approved the Pressure Washing Proposals-\$399.00 for the Lakeshore Ranch Community 35 Development District. |
|--|

- Fencers Welding Touch Up- \$268.38

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved the **Fencers Welding Touch Up- \$268.38** for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Professional Vendor Operations

A. Exhibit 3: Steadfast Environmental

- A team member has been sent to check the status of pond 7 since water levels are low and vegetation is rising.

B. Yellowstone Landscape

- Exhibit 4: Yellowstone Report
- Consideration of Yellowstone Proposals
 - Exhibit 5: Winter Annual 2022 Change Out- \$828.52
 - This has been tabled.
 - Exhibit 6: Oleander Reduction Nov 22- \$1,850.00
 - Along Watercolor Boulevard.
 - This has been tabled.
 - Exhibit 7: Sunset Bay & Watercolor Intersection Line of Site- \$3,850.00

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved the **Sunset Bay & Watercolor Intersection Line of Site- \$3,850.00** for the Lakeshore Ranch Community Development District.

- Exhibit 8: 19630 Hidden Glenn Dr- \$1,291.00
 - Denied as this is not a CDD issue and gave direction to Yellowstone to no longer maintain the bed.
 - Ms. Thibault to advise residents that the district had inadvertently maintained.
- Exhibit 9: 8449 Eagle Brook- \$1,065.00

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved **8449 Eagle Brook- \$1,065.00** for the Lakeshore Ranch Community Development District.

C. District Engineer – Mr. Woodcock

- Exhibit 10: Approval of RFQ for Mailroom Expansion
 - The roofing project crew will be on site the following week, with the gutter crew next, the project is predicted to be complete on December 2nd.

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved **RFQ for Mailroom Expansion** for the Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Amenity Management

A. Exhibit 11: Amenity Center Management Report & Maintenance Checklist

B. Consideration of Amenity Proposals:

- Exhibit 12: HHR Steamers Carpet Cleaning - \$406
- Exhibit 13: Steemology Rug Cleaning Quote - \$1,127.60
- Exhibit 14: The Clean Machine Rug Cleaning Quote - \$600
- Exhibit 15: Barrows Carpet Cleaning - \$1,000

On a MOTION by Mr. Rose, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved **Barrows Carpet Cleaning - \$1,000** for the Lakeshore Ranch Community Development District.

- Exhibit 16: Lightning Capital Pressure Washing - \$1,723.54

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved **Lightning Capital Pressure Washing - \$1,723.54** for the Lakeshore Ranch Community Development District.

- Exhibit 17: RipTide Pressure Washing Proposal - \$3,888
- Exhibit 18: Yellow Ribbon Fund – Holiday Tree
 - Board gave direction to proceed.

C. Proposals for Fountain Maintenance & Repair:

- Exhibit 19: Suncoast Pool Service - \$5,825 ea. - \$11,650
- Exhibit 20: Arinton – Entrance Fountain - \$6,800
- Exhibit 21: Arinton – Clubhouse Fountain - \$5,600
 - The total not to exceed \$12,400 - pending on the receipt of the other proposal. Subject to counsel scribing the contract

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved **the Proposals for Fountain Maintenance & Repair** for the Lakeshore Ranch Community Development District.

- Motion to terminate Suncoast for fountain maintenance

On a MOTION by Ms. Thomas, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board Approved **the Motion to terminate Suncoast for fountain maintenance** for the Lakeshore Ranch Community Development District.

SEVENTH ORDER OF BUSINESS – Consent Agenda

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved **the Consent Agenda** for the Lakeshore Ranch Community Development District.

A. Exhibit 22: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 11, 2022

B. Exhibit 23: Consideration for Acceptance – The Unaudited August Financial Report

EIGHTH ORDER OF BUSINESS – Business Matters

- There being none, the next item followed.

NINTH ORDER OF BUSINENINTH ORDER OF BUSINESS – Staff Reports

A. District Manager

- Presentation of Landscape RFP and Selection Criteria – *Nov 18th at 11 am*
Mr. Vericker is to advise if a cost escalation clause is needed.
- Personal (10)
- Experience (20)
- Understanding the scope (10)
- Financial capacity (5)
- Price (35)
- Reasonableness of all (20)

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved **Landscape RFP and Selection Criteria** for the Lakeshore Ranch Community Development District.

- A meeting will be scheduled for December 19th at 6:30 p.m.
- Audit has been completed and needs to be presented for acceptance and include in the agenda.

B. District Attorney

- There being none, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors Requests

A. Discussion of No Overnight Parking at the Tennis Court and Amphitheater

- Direction given to Ms. Karpay to obtain additional signage.

ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business

- A resident advised in his opinion, that he does not feel cutting down the areas for sigh will solve the problem. He further commented on the second Holiday Golf Cart Parade on December 17th, from 5 p.m. to 7 p.m.
- A resident requested that the pine straw matter be addressed soon, and for BREEZE to continue to be with Yellowstone.
- A resident mentioned the Carlton Ridge sign on Watercolor is bent.
- A resident requested all security guards to where nametags and mentioned a security guard refused to reveal their name.

TWELFTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments before requesting adjourning the meeting.

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 14.

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

October 31, 2022

Lakeshore Ranch Community Development District
Balance Sheet
October 31, 2022

| | General Fund | Reserve Fund | Debt Service Series 2019 | 2019 Acqu/Const Fund | Total Governmental Funds |
|---|-------------------------|-------------------------|-------------------------------------|-------------------------------------|---|
| <u>ASSETS:</u> | | | | | |
| CASH - In Bank | \$ 1,073 | \$ - | \$ - | \$ - | \$ 1,073 |
| CASH - In Bank, Restricted for long-term uses | - | - | - | - | - |
| CASH - Debit Cards | 1,548 | - | - | - | 1,548 |
| Investments: | - | - | - | - | - |
| GF MMK | 248,539 | - | - | 983 | 249,521 |
| GF RESERVE | 519,630 | 573,840 | - | - | 1,093,470 |
| DS REVENUE | - | - | 144,065 | - | 144,065 |
| ESCROW FUND | - | - | - | - | - |
| PRINCIPAL | - | - | - | - | - |
| INTEREST | - | - | 99,163 | - | 99,163 |
| DS RESERVE | - | - | 321,873 | - | 321,873 |
| SINKING FUND | - | - | 50,407 | - | 50,407 |
| PREPAYMENT | - | - | - | - | - |
| CONSTRUCTION | - | - | - | - | - |
| ACQUISITION/CONST DEFERRED COSTS | - | - | - | - | - |
| CUSTODY FUND | - | - | - | - | - |
| ACQUISITION/CONST FD A-1 2019 | 676 | - | - | 239,167 | 239,843 |
| ACQUISITION/CONST FD A-2 2019 | - | - | - | - | - |
| DEPOSITS RECEIVABLE (UTILITY) | 3,510 | - | - | - | 3,510 |
| PREPAID EXPENSES | 337 | - | - | - | 337 |
| ASSESSMENTS RECEIVABLE | - | - | - | - | - |
| ACCOUNTS RECEIVABLE | 785 | - | - | - | 785 |
| DUE FROM OTHER FUNDS | 116,651 | 281,520 | 12,056 | - | 410,227 |
| TOTAL ASSETS | \$ 892,748 | \$ 855,360 | \$ 627,564 | \$ 240,150 | \$ 2,615,821 |
| <u>LIABILITIES:</u> | | | | | |
| ACCOUNTS PAYABLE | \$ 98,367 | \$ - | \$ - | \$ - | \$ 98,367 |
| ACCRUED ACCOUNTS PAYABLE | 20,883 | - | - | 3,250 | 24,133 |
| DEFERRED REVENUE (CY-Roll) | - | - | - | - | - |
| DUE TO DEBT SERVICE | - | - | - | - | - |
| DUE TO OTHER FUNDS | 293,576 | 43,410 | - | 73,241 | 410,227 |
| <u>FUND BALANCES:</u> | | | | | |
| NONSPENDABLE - PREPAID AND DEPOSITS | 3,846 | - | - | - | 3,846 |
| RESTRICTED FOR: | - | - | - | - | - |
| DEBT SERVICE | - | - | 627,564 | - | 627,564 |
| CAPITAL PROJECTS | - | 811,950 | - | 163,659 | 975,609 |
| ASSIGNED: | - | - | - | - | - |
| 1/4 OPERATING CAPITAL | 261,205 | - | - | - | 261,205 |
| EMERGENCY RESERVE FUND | 187,570 | - | - | - | 187,570 |
| UNASSIGNED: | 27,300 | - | - | - | 27,300 |
| TOTAL LIABILITIES & FUND BALANCE | \$ 892,748 | \$ 855,360 | \$ 627,564 | \$ 240,150 | \$ 2,615,821 |

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2022 Through October 31, 2022

| | FY 2022 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|---|---------------------------------------|-----------------------|-----------------------|-------------------------|
| REVENUE | | | | |
| SPECIAL ASSESSMENTS - ON ROLL (Net) | \$ 1,144,817 | \$ - | \$ - | \$ - |
| EXCESS ASSESSMENT FEE | 57,169 | - | - | - |
| INTEREST EARNINGS | - | - | 367 | 367 |
| OTHER MISCELLANEOUS REVENUE: DUE FROM COM | - | - | - | - |
| EVENT REVENUE | - | - | - | - |
| CLUBHOUSE RENTAL | - | - | - | - |
| MISCELLANEOUS (Barcodes, access keys, recycling, re | - | - | - | - |
| EASEMENT AGREEMENT FEES | - | - | - | - |
| FUND BALANCE FORWARD | 100,000 | - | - | - |
| FUND BALANCE DECREASE IN OPERATING RESERV | 97,060 | - | - | - |
| FUND BALANCE DECREASE FROM EMERGENCY RES | 87,570 | - | - | - |
| TOTAL REVENUE | 1,486,616 | - | 367 | 367 |
| EXPENDITURES | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| SUPERVISORS FEES | 12,000 | 1,000 | 2,000 | (1,000) |
| PAYROLL TAXES | 918 | 77 | 153 | (77) |
| PAYROLL SERVICE FEE | 650 | 54 | 116 | (62) |
| DISTRICT MANAGEMENT | 56,028 | 4,669 | 4,667 | 2 |
| DISTRICT ENGINEER | 25,000 | 2,083 | - | 2,083 |
| DISSEMINATION SERVICES (DISCLOSURE REPORT) | 4,250 | 4,250 | 337 | 3,913 |
| TRUSTEES FEES | 4,041 | 4,041 | - | 4,041 |
| ANNUAL FILING FEE | 175 | 175 | - | 175 |
| AUDITING SERVICES | 2,700 | 2,600 | - | 2,600 |
| ARBITRAGE REBATE CALCULATION | 650 | 650 | - | 650 |
| INSURANCE (Public Officials) | 3,000 | 3,000 | 2,761 | 239 |
| LEGAL ADVERTISING | 1,500 | 125 | 124 | 2 |
| DUES, LICENSES & FEES | 750 | 63 | 175 | (113) |
| WEB-SITE / EMAIL SYSTEM - IT SUPPORT | 2,015 | 2,015 | 1,515 | 500 |
| LEGAL SERVICES - GENERAL | 30,000 | 2,500 | 9,076 | (6,576) |
| TAX COLLECTOR/PROPERTY APPRAISER | - | - | - | - |
| MISCELLANEOUS ADMINISTRATIVE | 2,500 | 208 | - | 208 |
| TOTAL ADMINISTRATIVE EXPENSES | 146,177 | 27,510 | 20,923 | 6,587 |
| SECURITY OPERATIONS | | | | |
| SECURITY CONTRACT | 181,056 | 15,088 | 18,204 | (3,116) |
| SECURITY SYSTEM (INCLUDES VIDEO SYSTEM INST. | 2,500 | 208 | 2,231 | (2,023) |
| SECURITY CAMERA MONITORING | 23,600 | 1,967 | 750 | 1,217 |
| SECURITY - FHP | 14,400 | 1,200 | 150 | 1,050 |
| TOTAL SECURITY OPERATIONS | 221,556 | 17,263 | 21,335 | (3,922) |

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2022 Through October 31, 2022

| | FY 2022 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--|---------------------------------------|-----------------------|-----------------------|-------------------------|
| UTILITIES: | | | | |
| UTILITY - ELECTRICITY | 33,500 | 2,792 | 3,019 | (227) |
| UTILITY - STREETLIGHTS | 64,000 | 5,333 | 5,416 | (83) |
| UTILITY - GAS | 15,500 | 1,292 | 24 | 1,268 |
| UTILITY - WATER | 8,000 | 667 | - | 667 |
| SOLID WASTE CONTROL - RECREATION FACILITY | 660 | 55 | 90 | (35) |
| SOLID WASTE CONTROL - SOLID WASTE ASSESME | 950 | 850 | 1,264 | (414) |
| TOTAL UTILITIES | 122,610 | 10,988 | 9,813 | 1,175 |
| PHYSICAL ENVIRONMENT | | | | |
| STORMWATER ASSESSMENT | 2,900 | 242 | - | 242 |
| LAKE/POND BANK MAINTENANCE | 35,000 | 2,917 | 1,973 | 944 |
| AQUATIC MAINTENANCE (Contract) | 23,700 | 1,975 | - | 1,975 |
| WETLAND/MITIGATION AREA MONITORING & MAINTENANCE | - | - | 370 | (370) |
| INLET MONITORING | 500 | 42 | - | 42 |
| POND 25 | - | - | - | - |
| GENERAL LIABILITY/PROPERTY INSURANCE | 27,842 | 27,842 | 30,724 | (2,882) |
| LANDSCAPE MAINTENANCE | 147,082 | 12,257 | 11,186 | 1,071 |
| LANDSCAPE REPLACEMENT & FERT/CHEM | 48,100 | 4,008 | 1,588 | 2,421 |
| IRRIGATION REPAIRS & MAINTENANCE | 12,000 | 1,000 | 1,635 | (635) |
| RUST PREVENTION | 10,680 | 890 | 935 | (45) |
| LANDSCAPE IMPROVEMENTS | 25,000 | 2,083 | 4,560 | (2,477) |
| LANDSCAPE CONTINGENCY | - | - | - | - |
| TOTAL PHYSICAL ENVIRONMENT | 332,804 | 53,256 | 52,970 | 286 |
| ROAD & STREET FACILITIES | | | | |
| GATE MAINTENANCE | 10,000 | 833 | - | 833 |
| SIDEWALK REPAIR & MAINTENANCE | 2,500 | 208 | - | 208 |
| STREETLIGHT/DECORATIVE LIGHT MAINTENANCE | 8,000 | 667 | 3,288 | (2,621) |
| STREET SIGN REPAIR & REPLACEMENT | 3,000 | 250 | - | 250 |
| ROADWAY REPAIR & MAINTENANCE | 10,000 | 833 | - | 833 |
| TOTAL ROAD & STREET FACILITIES | 33,500 | 2,792 | 3,288 | (496) |
| PARKS & RECREATION | | | | |
| MANAGEMENT CONTRACT | 199,559 | 16,630 | 14,202 | 2,428 |
| POOL/WATER PARK/ FOUNTAIN MAINTENANCE | 2,500 | 208 | - | 208 |
| POOL PERMITS | 705 | 59 | - | 59 |
| CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES | 13,000 | 1,083 | 579 | 504 |
| CLUBHOUSE TELEPHONE, FAX, INTERNET | 17,000 | 1,417 | 1,593 | (176) |
| CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE | 1,500 | 125 | 232 | (107) |
| CLUBHOUSE PEST CONTROL | 795 | 66 | 401 | (335) |
| CLUBHOUSE OFFICE SUPPLIES | 4,000 | 333 | 295 | 38 |
| CLUBHOUSE JANITORIAL SERVICES | 4,500 | 375 | 395 | (20) |
| CLUBHOUSE LIGHTING REPLACEMENT | 1,500 | 125 | 210 | (85) |
| TENNIS/BASKETBALL COURT REPAIRS & RESURFACING | 3,000 | 250 | - | 250 |
| MISCELLANEOUS EXPENSES | 10,000 | 833 | 2,142 | (1,308) |
| SECURITY / FIRE SYSTEM | 2,500 | 208 | - | 208 |
| LICENSES AND DUES FOR MOVIES | 1,500 | 125 | - | 125 |
| SPECIAL EVENTS | 13,500 | 1,125 | 1,252 | (127) |
| PRESSURE WASH | 6,000 | 500 | - | 500 |
| CAPITAL PROJECTS | 10,000 | 833 | - | 833 |
| TOTAL PARKS & RECREATION | 291,559 | 24,297 | 21,300 | 2,996 |
| TOTAL EXPENDITURE BEFORE CONTINGENCY | 1,148,206 | 136,105 | 129,629 | 6,626 |
| CONTINGENCY | 189,150 | 15,763 | - | 15,763 |
| TOTAL EXPENDITURES BEFORE OTHER USES | 1,337,356 | 151,867 | 129,629 | 22,389 |

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2022 Through October 31, 2022

| | FY 2022 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------------|---------------------------------------|-----------------------|-----------------------|-------------------------|
| TRANSFER-OUT TO CAPITAL RESERVE FUND | 149,260 | 143,520 | - | (143,520) |
| TOTAL OTHER FINANCING USES | 149,260 | 143,520 | - | (143,520) |
| TOTAL EXPENDITURES | 1,486,616 | 295,387 | 129,629 | (121,131) |
| NET CHANGE IN FUND BALANCE | - | (295,387) | (129,262) | (120,765) |
| FUND BALANCE - BEGINNING | 642,630 | 642,630 | 609,183 | (33,447) |
| FUND BALANCE FORWARD USES | (291,915) | - | - | - |
| FUND BALANCE - ENDING | \$ 350,715 | \$ 347,243 | \$ 479,921 | \$ (120,765) |

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For The Period From October 1, 2022 Through October 31, 2022

| | YTD ACTUAL |
|---|-----------------------|
| REVENUE | |
| ASSESSMENTS-ON-ROLL (GROSS) | \$ - |
| INTEREST--INVESTMENT | |
| TOTAL REVENUE | |
| EXPENDITURES | |
| MISCELLANEOUS EXPENSES | - |
| TOTAL EXPENDITURES | - |
| EXCESS REVENUE OVER (UNDER) EXPENDITURES | - |
| OTHER FINANCING SOURCES (USES) | |
| TRANSFERS-IN | - |
| TRANSFERS-OUT TO CAPITAL PROJ | - |
| TOTAL OTHER FINANCING SOURCES (USES) | - |
| NET CHANGE IN FUND BALANCE | - |
| FUND BALANCE - BEGINNING | 811,950 |
| FUND BALANCE - ENDING | \$ 811,950 |

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019
For The Period From October 1, 2022 Through October 31, 2022

| | YTD ACTUAL |
|---|-----------------------|
| REVENUE | |
| ASSESSMENTS-ON-ROLL | \$ - |
| ASSESSMENTS DISCOUNT | - |
| ASSESSMENTS ON ROLL - EXCESS FEES | - |
| PREPAYMENT | - |
| PREPAYMENT - LOT CLOSINGS | - |
| INTEREST--INVESTMENT | 136 |
| FUND BALANCE FORWARD | - |
| TOTAL REVENUE | 136 |
| EXPENDITURES | |
| ADMINISTRATIVE | |
| COST OF ISSUANCE | - |
| DEBT SERVICE | |
| Principal | |
| 11/1/2021 | - |
| 5/1/2022 | - |
| Interest | |
| 5/1/2022 | - |
| 11/1/2021 | - |
| Prepayment | - |
| TOTAL EXPENDITURES | - |
| EXCESS REVENUE OVER (UNDER) EXPENDITURES | 136 |
| OTHER FINANCING SOURCES (USES) | |
| TRANSFERS-IN | - |
| TRANSFERS-OUT | - |
| UNDERWRITER'S DISCOUNT | - |
| TOTAL OTHER FINANCING SOURCES (USES) | - |
| NET CHANGE IN FUND BALANCE | 136 |
| FUND BALANCE - BEGINNING | 627,428 |
| FUND BALANCE - BEGINNING, RESTATED | 627,428 |
| FUND BALANCE - ENDING | \$ 627,564 |

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For The Period From October 1, 2022 Through October 31, 2022

| | YTD ACTUAL |
|---|-----------------------|
| REVENUE | |
| ASSESSMENTS-ON-ROLL (GROSS) | \$ - |
| INTEREST--INVESTMENT | - |
| MISCELLANEOUS REVENUE | - |
| TOTAL REVENUE | - |
| EXPENDITURES | |
| CONSTRUCTION IN PROGRESS | - |
| POOL HEATERS | - |
| CRUISE CAR | - |
| TOTAL EXPENDITURES | - |
| EXCESS REVENUE OVER (UNDER) EXPENDITURES | - |
| OTHER FINANCING SOURCES (USES) | |
| TRANSFERS-IN | - |
| BOND PROCEEDS | - |
| TRANSFERS-OUT | - |
| TOTAL OTHER FINANCING SOURCES (USES) | - |
| NET CHANGE IN FUND BALANCE | - |
| FUND BALANCE - BEGINNING | 163,659 |
| FUND BALANCE - ENDING | \$ 163,659 |

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
October 31, 2022

| | <u>Operating Acct (BU)</u> |
|--|-----------------------------|
| <i>Balance Per Bank Statements</i> | \$ 19,849.61 |
| Plus: Deposits In Transit | - |
| Less: Outstanding Checks | (168,781.78) |
| Less: Restricted cash in operating account | 150,005.33 |
| | <hr/> |
| <i>Adjusted Bank Balance</i> | \$ 1,073.16 <hr/> |
| | |
| <i>Beginning Balance Per Books</i> | \$ 27,220.07 |
| Cash Deposits & Credits | |
| Cash Disbursements & Transfers | (26,146.91) |
| | <hr/> |
| <i>Balance Per Books</i> | \$ 1,073.16 <hr/> |

EXHIBIT 15.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2021

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2021

CONTENTS

| | <u>PAGE</u> |
|---|--------------------|
| Independent Auditors' Report..... | 1-2 |
| Management's Discussion and Analysis | 3-7 |
| Government-wide Financial Statements: | |
| Statement of Net Position | 8 |
| Statement of Activities..... | 9 |
| Fund Financial Statements: | |
| Balance Sheet – Governmental Funds | 10 |
| Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities | 11 |
| Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds | 12 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 13 |
| Notes to the Financial Statements..... | 14-24 |
| Required Supplementary Information | |
| Statement of Revenues and Expenditures – Budget and Actual – General Fund..... | 25 |
| Notes to Required Supplementary Information | 26 |
| 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 <i>Government Auditing Standards</i> | 27-28 |
| Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556 (10) of the Auditor General of the State of Florida | 29 |
| Auditor's Management Letter Required by Chapter 10.550, Florida Statutes | 30-32 |

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeshore Ranch Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 District as of September 30, 2021, 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.

Other Matters

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 3 - 7 and page 25 be presented to supplement the basic financial statements. Such information, 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 August 1, 2022, on our consideration of Lakeshore Ranch Community Development District's internal control over financial reporting and on 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 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 Lakeshore Ranch Community Development District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated August 1, 2022 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
August 1, 2022

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

Our discussion and analysis of Lakeshore Ranch Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,390,636.
- The change in the District's total net position in comparison with the prior fiscal year was (\$222,153), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,357,875. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

| | 2021 | 2020 |
|--------------------------------|--------------|--------------|
| Current assets | \$ 2,404,810 | \$ 2,741,786 |
| Capital assets | 11,127,030 | 11,620,791 |
| Total assets | 13,531,840 | 14,362,577 |
| Current liabilities | 539,068 | 538,270 |
| Long-term liabilities | 6,602,136 | 7,211,518 |
| Total liabilities | 7,141,204 | 7,749,788 |
| Net position | | |
| Net invested in capital assets | 4,124,894 | 4,004,273 |
| Restricted | 815,772 | 1,164,316 |
| Unrestricted | 1,449,970 | 1,444,200 |
| Total net position | \$ 6,390,636 | \$ 6,612,789 |

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

| | 2021 | 2020 |
|----------------------------------|--------------|--------------|
| Program revenues | \$ 1,864,029 | \$ 1,945,861 |
| General revenues | 14,115 | 27,005 |
| Total revenues | 1,878,144 | 1,972,866 |
| Expenses | | |
| General government | 159,244 | 155,470 |
| Physical environment | 1,452,483 | 1,422,115 |
| Culture and recreation | 268,041 | 246,193 |
| Interest on long-term debt | 220,529 | 292,783 |
| Cost of issuance | - | 285,927 |
| Total expenses | 2,100,297 | 2,402,488 |
| Change in net position | (222,153) | (429,622) |
| Net position - beginning of year | 6,612,789 | 7,042,411 |
| Net position - end of year | \$ 6,390,636 | \$ 6,612,789 |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,100,297, which primarily consisted of interest on long-term debt and costs associated with the District's activities. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$11,127,030 landscape, recreational facilities and amenities, and furniture and equipment. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$7,002,136 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2022, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Lakeshore Ranch Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2021

| | <u>GOVERNMENTAL ACTIVITIES</u> |
|--|------------------------------------|
| ASSETS | |
| Cash and cash equivalents | \$ 1,376,854 |
| Accounts receivable | 1,529 |
| Assessments receivable | 3,481 |
| Deposits | 3,510 |
| Prepaid items | 30,325 |
| Restricted assets: | |
| Investments | 987,021 |
| Assessments receivable | 2,090 |
| Capital assets: | |
| Non-depreciable | 226,301 |
| Depreciable | 10,900,729 |
| TOTAL ASSETS | <u><u>\$ 13,531,840</u></u> |
| LIABILITIES | |
| Accounts payable and accrued expenses | \$ 46,935 |
| Accrued interest payable | 92,133 |
| Bonds payable, due within one year | 400,000 |
| Bonds payable, due in more than one year | 6,602,136 |
| TOTAL LIABILITIES | <u><u>7,141,204</u></u> |
| NET POSITION | |
| Net investment in capital assets | |
| Restricted: | 4,124,894 |
| Debt service | 536,391 |
| Capital projects | 279,381 |
| Unrestricted | 1,449,970 |
| TOTAL NET POSITION | <u><u>\$ 6,390,636</u></u> |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2021

| Functions/Programs | Expenses | Program Revenues | | Net (Expense) |
|-----------------------------------|---------------------|---------------------|---------------|---------------------|
| | | Charges for | Operating | Revenues and |
| | | Services | Contributions | Changes in Net |
| | | | | Position |
| | | | | Governmental |
| | | | | Activities |
| Governmental activities | | | | |
| General government | \$ 159,244 | \$ 159,244 | \$ - | \$ - |
| Physical environment | 1,452,483 | 623,248 | - | (829,235) |
| Culture and recreation | 268,041 | 268,041 | - | - |
| Interest on long-term debt | 220,529 | 813,496 | - | 592,967 |
| Total governmental activities | <u>\$ 2,100,297</u> | <u>\$ 1,864,029</u> | <u>\$ -</u> | <u>(236,268)</u> |
| General revenues: | | | | |
| | | | | 2,055 |
| Investment earnings | | | | 12,060 |
| Miscellaneous income | | | | <u>14,115</u> |
| Total general revenues | | | | <u>(222,153)</u> |
| Change in net position | | | | |
| Net position - October 1, 2020 | | | | <u>6,612,789</u> |
| Net position - September 30, 2021 | | | | <u>\$ 6,390,636</u> |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2021

| | MAJOR FUNDS | | | TOTAL GOVERNMENTAL FUNDS |
|---|---------------------|-------------------|---------------------|--------------------------------|
| | GENERAL | DEBT SERVICE | CAPITAL PROJECTS | |
| <u>ASSETS</u> | | | | |
| Cash and cash equivalents | \$ 1,376,854 | \$ - | \$ - | \$ 1,376,854 |
| Accounts receivable | 1,529 | - | - | 1,529 |
| Assessments receivable | 3,481 | - | - | 3,481 |
| Due from other funds | 61,185 | 12,056 | - | 73,241 |
| Deposits | 3,510 | - | - | 3,510 |
| Prepaid items | 30,325 | - | - | 30,325 |
| Restricted Assets: | | | | |
| Investments | - | 614,378 | 372,643 | 987,021 |
| Assessments receivable | - | 2,090 | - | 2,090 |
| TOTAL ASSETS | <u>\$ 1,476,884</u> | <u>\$ 628,524</u> | <u>\$ 372,643</u> | <u>\$ 2,478,051</u> |
| <u>LIABILITIES AND FUND BALANCES</u> | | | | |
| LIABILITIES | | | | |
| Accounts payable and accrued expenses | \$ 26,914 | \$ - | \$ 20,021 | \$ 46,935 |
| Due to other funds | - | - | 73,241 | 73,241 |
| TOTAL LIABILITIES | <u>26,914</u> | <u>-</u> | <u>93,262</u> | <u>120,176</u> |
| FUND BALANCES | | | | |
| Nonspendable: | | | | |
| Prepaid items and deposits | 33,835 | - | - | 33,835 |
| Assigned to: | | | | |
| Operating reserves | 251,704 | - | - | 251,704 |
| Maintenance reserves | 187,570 | - | - | 187,570 |
| Renewal and replacement reserves | 572,226 | - | - | 572,226 |
| Restricted for: | | | | |
| Debt service | - | 628,524 | - | 628,524 |
| Capital projects | - | - | 279,381 | 279,381 |
| Unassigned | 404,635 | - | - | 404,635 |
| TOTAL FUND BALANCES | <u>1,449,970</u> | <u>628,524</u> | <u>279,381</u> | <u>2,357,875</u> |
| TOTAL LIABILITIES AND FUND BALANCES | <u>\$ 1,476,884</u> | <u>\$ 628,524</u> | <u>\$ 372,643</u> | <u>\$ 2,478,051</u> |

| | |
|---|--------------|
| Total Governmental Fund Balances in the Balance Sheet, Page 10 | \$ 2,357,875 |
| Amount reported for governmental activities in the Statement of Net Assets are different because: | |
| Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds: | |
| Governmental capital assets | 19,089,988 |
| Less accumulated depreciation | (7,962,958) |
| Certain liabilities are not due and payable in the current period and therefore are not reported in the funds: | |
| Accrued interest payable | (92,133) |
| Original issue premium | (77,136) |
| Governmental bonds payable | (6,925,000) |
| Net Position of Governmental Activities, Page 8 | \$ 6,390,636 |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES****IN FUND BALANCES – GOVERNMENTAL FUNDS****Year Ended September 30, 2021**

| | MAJOR FUNDS | | | TOTAL GOVERNMENTAL FUNDS |
|--|--------------------|-------------------|---------------------|--------------------------------|
| | GENERAL | DEBT SERVICE | CAPITAL PROJECTS | |
| REVENUES | | | | |
| Special assessments | \$1,050,533 | \$ 813,496 | \$ - | \$ 1,864,029 |
| Miscellaneous revenue | 12,060 | - | - | 12,060 |
| Investment earnings | 1,987 | 37 | 31 | 2,055 |
| TOTAL REVENUES | <u>1,064,580</u> | <u>813,533</u> | <u>31</u> | <u>1,878,144</u> |
| EXPENDITURES | | | | |
| General government | 159,244 | - | - | 159,244 |
| Physical environment | 599,463 | - | 11,508 | 610,971 |
| Culture and recreation | 268,041 | - | - | 268,041 |
| Capital outlay | 32,062 | - | 315,689 | 347,751 |
| Debt | | | | |
| Principal | - | 610,000 | - | 610,000 |
| Interest expense | - | 233,025 | - | 233,025 |
| TOTAL EXPENDITURES | <u>1,058,810</u> | <u>843,025</u> | <u>327,197</u> | <u>2,229,032</u> |
| EXCESS REVENUES OVER (UNDER) EXPENDITURES | 5,770 | (29,492) | (327,166) | (350,888) |
| FUND BALANCE | | | | |
| Beginning of year | <u>1,444,200</u> | <u>658,016</u> | <u>606,547</u> | <u>2,708,763</u> |
| End of year | <u>\$1,449,970</u> | <u>\$ 628,524</u> | <u>\$ 279,381</u> | <u>\$ 2,357,875</u> |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakeshore Ranch Community Development District ("District") was created by Pasco County Ordinance 05-01 enacted on February 14, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. 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 the Board of Supervisors ("Board"), which is composed of five members. None of the five Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the 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.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement 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 related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and 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 economic 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital 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 assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|-------------------------|--------------|
| Landscaping | 15 |
| Recreational facilities | 15 |
| Furniture and equipment | 5 - 10 |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

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.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received 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

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

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) Public hearings are conducted to obtain public 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.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

| Investment | Fair Value | Credit Risk | Maturities |
|-------------------------------------|-------------------|-------------|-------------------------|
| Money Market Mutual Funds - First | | | Weighted average of the |
| American Government Obligation CL D | \$ 987,021 | S&P AAAM | fund portfolio: 14 days |
| Total Investments | <u>\$ 987,021</u> | | |

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

| | Balance 10/01/2020 | Increases | Decreases | Balance 09/30/2021 |
|---|-----------------------|---------------------|-----------------|-----------------------|
| Governmental activities: | | | | |
| Capital assets, not being depreciated: | | | | |
| Construction in process | \$ - | \$ 226,301 | \$ - | \$ 226,301 |
| Total capital assets, not being depreciated | - | 226,301 | - | 226,301 |
| Capital assets, being depreciated | | | | |
| Infrastructure | 10,418,060 | - | - | 10,418,060 |
| Landscaping | 2,083,728 | - | - | 2,083,728 |
| Recreational facilities and amenities | 5,604,819 | - | - | 5,604,819 |
| Furniture and equipment | 642,207 | 121,450 | 6,577 | 757,080 |
| Total capital assets, being depreciated | 18,748,814 | 121,450 | 6,577 | 18,863,687 |
| Less accumulated depreciation for: | | | | |
| Infrastructure | 520,903 | 347,278 | - | 868,181 |
| Landscaping | 1,643,828 | 125,686 | - | 1,769,514 |
| Recreational facilities and amenities | 4,375,816 | 343,643 | - | 4,719,459 |
| Furniture and equipment | 587,476 | 22,274 | 3,946 | 605,804 |
| Total accumulated depreciation | 7,128,023 | 838,881 | 3,946 | 7,962,958 |
| Total capital assets, being depreciated - net | 11,620,791 | (717,431) | 2,631 | 10,900,729 |
| Governmental activities capital assets - net | <u>\$ 11,620,791</u> | <u>\$ (491,130)</u> | <u>\$ 2,631</u> | <u>\$11,127,030</u> |

Depreciation expense of \$838,881 was charged to physical environment and culture and recreation in the amount of \$495,238 and \$343,643, respectively.

NOTE F – LONG-TERM LIABILITIES

\$6,400,000 Senior Special Assessment Revenue Refunding Bonds, Series 2019A-1 – On November 18, 2019, the District issued \$6,400,000 in Senior Special Assessment Revenue Refunding Bonds, Series 2019A-1. The Bonds were issued to refund the \$10,745,000 Capital Improvement Revenue Bonds, Series 2005. The Bonds are payable in annual principal installments through May 2035. The Bonds bear interest at 3.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing May 2020.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$1,610,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2019A-2 – On November 18, 2019, the District issued \$1,610,000 in Subordinate Special Assessment Revenue Refunding Bonds, Series 2019A-2. The Bonds were issued to refund the \$10,745,000 Capital Improvement Revenue Bonds, Series 2005. The Bonds are payable in annual principal installments through May 2035. The Bonds bear interest ranging from 3.125% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing May 2020.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2021.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2021:

| | Balance 10/1/2020 | Additions | Deletions | Balance 9/30/2021 | Due Within One Year |
|---|----------------------|-------------|-------------------|----------------------|------------------------|
| Senior Special Assessment Refunding and Improvement Bonds, Series 2019A-1 | \$ 6,095,000 | \$ - | \$ 325,000 | \$ 5,770,000 | \$ 335,000 |
| Subordinate Special Assessment Refunding and Improvement Bonds, Series 2019A-2 | 1,440,000 | - | 285,000 | 1,155,000 | 65,000 |
| | 7,535,000 | - | 610,000 | 6,925,000 | 400,000 |
| Unamortized bond premium | 81,518 | - | 4,382 | 77,136 | - |
| | <u>\$ 7,616,518</u> | <u>\$ -</u> | <u>\$ 614,382</u> | <u>\$ 7,002,136</u> | <u>\$ 400,000</u> |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

| <u>September 30,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|----------------------|---------------------|---------------------|---------------------|
| 2022 | \$ 400,000 | \$ 221,600 | \$ 621,600 |
| 2023 | 415,000 | 208,800 | 623,800 |
| 2024 | 425,000 | 195,520 | 620,520 |
| 2025 | 440,000 | 181,920 | 621,920 |
| 2026 | 455,000 | 167,840 | 622,840 |
| 2027-2031 | 2,495,000 | 611,840 | 3,106,840 |
| 2032-2035 | 2,295,000 | 186,560 | 2,481,560 |
| | <u>\$ 6,925,000</u> | <u>\$ 1,774,080</u> | <u>\$ 8,699,080</u> |

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - 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; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2021

| | <u>* BUDGET</u> | <u>ACTUAL</u> | <u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u> |
|--|----------------------|---------------------|---|
| REVENUES | | | |
| Special assessments | \$ 1,044,817 | \$ 1,050,533 | \$ 5,716 |
| Miscellaneous revenue | - | 12,060 | 12,060 |
| Investment earnings | - | 1,987 | 1,987 |
| TOTAL REVENUES | <u>1,044,817</u> | <u>1,064,580</u> | <u>19,763</u> |
| EXPENDITURES | | | |
| Current | | | |
| General government | 139,415 | 159,244 | (19,829) |
| Physical environment | 618,428 | 599,463 | 18,965 |
| Culture and recreation | 248,974 | 268,041 | (19,067) |
| Capital outlay | - | 32,062 | (32,062) |
| TOTAL EXPENDITURES | <u>1,006,817</u> | <u>1,058,810</u> | <u>(51,993)</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | 38,000 | 5,770 | (32,230) |
| OTHER FINANCING SOURCES (USES) | | | |
| Carry forward surplus | 100,000 | - | (100,000) |
| Fund balance forward uses | <u>(100,000)</u> | <u>-</u> | <u>100,000</u> |
| TOTAL FINANCING SOURCES (USES) | <u>-</u> | <u>-</u> | <u>-</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES) | <u>\$ 38,000</u> | 5,770 | <u>\$ (32,230)</u> |
| FUND BALANCES | | | |
| Beginning of year | | <u>1,444,200</u> | |
| End of year | | <u>\$ 1,449,970</u> | |

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

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
Lakeshore Ranch Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Lakeshore Ranch Community Development District, as of September 30, 2021 and for the year ended September 30, 2021, which collectively comprise Lakeshore Ranch Community Development District's basic financial statements and have issued our report thereon dated August 1, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the 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 of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

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 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of 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 determination of financial statement amounts. 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

This report is intended 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

August 1, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2021. Management is responsible for the District's compliance with those 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 and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. 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, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeshore Ranch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
August 1, 2022

Management Letter

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeshore Ranch Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated August 1, 2022.

Auditors' 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 Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' 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 Accountants' 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 report, which are dated August 1, 2022, 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. There were no findings or recommendations made in the preceding annual 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 Lakeshore Ranch Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- 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 \$10,985.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$7,194.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Lakeshore Ranch Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$924 to \$4,662 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,864,029.
- c. The total amount of outstanding bonds issued by the district as \$6,925,000.

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 note the following such findings:

2021-01

Finding: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2021.

Management Response: The District's Board of Supervisors was unable to amend its budget for the fiscal year ended September 20, 2021 prior to the statutory deadline. The District will amend its budget for any future years in which actual expenditures exceeded appropriations in the general fund.

2021-02

Finding: The District did not submit the completed annual financial report by June 30, 2022 as required by Section 218.32(d) Florida Statutes and Rules of the Auditor General.

Management Response: The District has engaged a new District Management team and will ensure that going forward the audit is completed by the June 30th deadline.

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.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

August 1, 2022

EXHIBIT 16.



Proposal #262608
Date: 11/11/2022
From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze
1540 International Plaza - Suite 2000
Lake Mary, FL 32746

main: 813-564-7847
mobile:
patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O'
Lakes, FL 34638
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Dead Pine at Sundance & Preston Woods Court

Terms: Net 30



| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------------------|----------|------------|----------|
| Removal of dead Pine Tree | 1.00 | \$950.00 | \$950.00 |

Client Notes

- Flush cut dead Pine Tree located at Sundance & Preston Woods intersection.
- Remove all debris
- Dump Fees & Taxes

SUBTOTAL \$950.00

SALES TAX \$0.00

TOTAL \$950.00

Signature

X

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name

Title:

Date:

Assigned To

Chris Van Helden

Office:

cvanhelden@yellowstonelandscape.com

EXHIBIT 17.



Proposal #262598

Date: 11/11/2022

From: Chris Van Helden

Proposal For

Location

Lakeshore Ranch CDD

19730 Sundance Lake Blvd, Land O'
Lakes, FL 34638

c/o Breeze
1540 International Plaza - Suite 2000
Lake Mary, FL 32746

main: 813-564-7847
mobile:
patricia@breezehome.com

Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

TS Nichole Storm debris & Tree Removals

Terms: Net 30







| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--|----------|------------|------------|
| Removal of fallen Pine Tree & Storm Debris | 1.00 | \$450.00 | \$450.00 |
| Removal of Maple Tree Leaning over Railing | 1.00 | \$1,800.00 | \$1,800.00 |

Client Notes

- Removal of fallen down pine tree at Watercolor & Sundance Circle
- Removal of large storm debris throughout the community
- Removal of Maple tree that was pushed by winds to lean over the railing at entrance
- Remove all tree debris
- Dump Fees & Taxes.

SUBTOTAL \$2,250.00

SALES TAX \$0.00

TOTAL \$2,250.00

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Dr. H. Rose

Title: Chair

Date: 5/11/22

Assigned To

Chris Van Helden

Office:

cvanhelden@yellowstonelandscape.com

EXHIBIT 18.

HOG NUISANCE FOR TRAPPING & REMOVAL AGREEMENT



BY: Ricky Richards of Riverview Florida

This agreement is entered into this 16th day of November 2022 by and between the Lakeshore Ranch CDD in Land O' Lakes c/o Breezehomes for 1540 International Pkwy Suite 2000 Lake Mary, Florida 32746 and Ricky Richards Trapping Services 10319 Summerview Circle Riverview, Florida 33578

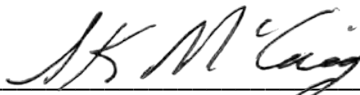
All trapping arrangements will be made directly between the Lakeshore Ranch CDD or their authorized representatives, and Ricky Richards, the licensed trapper. All trapping services will be conducted by a licensed trapper and assistant employees as necessary.

Trapper is not responsible for any damages that may have already occurred, or that may arise in the future, by the nuisance animals to any Lakeshore Ranch CDD or residential property.

Trapper agrees to maintain adequate liability insurance, a certificate for which has been provided to the Lakeshore Ranch CDD.

The fees shall be \$1,000.00 per month for trapping & removal services which will consist of 1 trap with camera view to be located somewhere in location on the CDD property as determined by the trapper. Lakeshore Ranch CDD agrees to pay for trapping services promptly upon invoicing by the trapper each month. The term of this agreement shall be an 6 month or more agreement and may be terminated or temporarily suspended by either party upon notice to the other party prior to the 1st day of the next month of service.

Lakeshore Ranch CDD may request additional evidence or proof of activity of nuisance trapping & removal by photo or video or weekly reports if desired.



Lakeshore Ranch CDD (Authorized Representative)

Ricky Richards

Shawn McCaig

Lakeshore Ranch CDD (Print name)

11/16/2022

Dated

EXHIBIT 19.



Southern Automated Access Services, Inc

P.O. Box 46535

Tampa, FL 33646

Estimate

| Date | Estimate# |
|------------|-----------|
| 11/10/2022 | 1774 |

| |
|--|
| Name / Address |
| Lakeshore Ranch CDD 1540 International Parkway, Suite 2000 Lake Mary, FL 32749 |

| Description | Qty | Cost | Total |
|---|-----|--------------|----------|
| This estimate is to replace the UPS at the guard shack with a new unit. | | | |
| UPS battery back up | 1 | 330.00 | 330.00 |
| Hourly tech rate for quarterly maintenance customer. | 1 | 95.00 | 95.00 |
| Sales Tax | | 7.00% | 0.00 |
| Estimate valid for 30 days. | | Total | \$425.00 |

Please sign and return if acceptable

Signature

John W. Rose
Chair LSR CDD
11/22/2022

Phone #

813-714-1430

E-mail

saasgates@gmail.com

EXHIBIT 20.



Southern Automated Access Services, Inc

P.O. Box 46535

Tampa, FL 33646

Estimate

| Date | Estimate# |
|-----------|-----------|
| 12/5/2022 | 1782 |

| |
|--|
| Name / Address |
| Lakeshore Ranch CDD 1540 International Parkway, Suite 2000 Lake Mary, FL 32749 |

| Description | Qty | Cost | Total |
|---|-----|--------------|----------|
| This estimate is to replace the wiegand output verifier in the barcode scanner. | | | |
| BA 440 wiegand output verifier. | 1 | 402.00 | 402.00 |
| Quarterly maintenance part discount. | | -10.00% | -40.20 |
| Hourly tech rate for quarterly maintenance customer. | 1 | 95.00 | 95.00 |
| Sales Tax | | 7.00% | 0.00 |
| Estimate valid for 30 days. | | Total | \$456.80 |

Please sign and return if acceptable

Signature

Joe A. Rose
Chair
12/7/2022

| |
|--------------|
| Phone # |
| 813-714-1430 |

| |
|---------------------|
| E-mail |
| saasgates@gmail.com |

EXHIBIT 21.



Air Hawk Heating and Cooling

LakeShore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, FL 34638

(813) 388-6839

lkarpay@vestapropertyservices.com

| | |
|--------------|-----------------|
| INVOICE | #42178 |
| SERVICE DATE | Dec 05, 2022 |
| INVOICE DATE | Dec 05, 2022 |
| DUE | Upon receipt |
| AMOUNT DUE | \$248.00 |

CONTACT US

11447 Challenger Avenue
Odessa, FL 33556

(813) 929-4295

contact@AirHawkAC.com

Service completed by: Eric Miller

INVOICE

| Services | qty | unit price | amount |
|--|-----|------------|----------|
| Air Conditioner - Trip Charge Plus any parts or repairs | 1.0 | \$109.00 | \$109.00 |
| Vertical - Clear and flush drain line | 1.0 | \$139.00 | \$139.00 |

Total **\$248.00**

✓ Signed on 12/05/22 for \$248

*\$ & Joe
Lori Karpay*

*OK John H. Rice
Chair
12/11/2022*