

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, July 25, 2023  
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](mailto:patricia@breezehome.com)***

**I. Roll Call**

**II. Pledge of Allegiance**

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

**IV. Operations Management**

**A. District Engineer – Greg Woodcock**

➤ Discussion of Erosion of Southern Bank of Pond #6 **Exhibit 1**  
Report

➤ Presentation of JAH Construction Plans **Exhibit 2**

**B. BREEZE Operations Report **Exhibit 3****

**C. Presentation of Proposals**

➤ Site Masters of Florida, LLC- West Haven **Exhibit 4**  
Asphalt Repair - \$1,400.00

➤ Tampa S.W.A.P.- Cut & Remove Deteriorated **Exhibit 5**  
Asphalt & Repour Asphalt- \$1,800.00

➤ AKCA Inc.- Pavement Painting & Markers- **Exhibit 6**  
\$9,416.00

➤ Breeze- Pressure Washing of Guard House- **Exhibit 7**  
\$800.00

➤ Blue Wave Lighting- Replacement of Light on **Exhibit 8**  
North Side of Entrance and Center Median With  
1 Light Bulb- \$660.00

➤ DC Integrations- Camera Monitoring of Sports/  
Dog Park- \$135.00 Per Month **Exhibit 9**

➤ DC Integrations- Camera Monitoring of Entrance- **Exhibit 10**  
\$135.00 Per Month

➤ DC Integrations- Camera Monitoring of **Exhibit 11**  
Pool/Clubhouse - \$135.00 Per Month

➤ DC Integrations- Camera Monitoring of Tot **Exhibit 12**  
Lot/Dock- \$135.00 Per Month

**V. Professional Vendor Operations**

**A. Redtree Landscape**

- June Site Audit **Exhibit 13**
- Clubhouse Roundabout - \$4,250.00 **Exhibit 14**
- Palm Booting & Pruning- \$95.00 Per Palm Tree **Exhibit 15**
- Repair of all Comm Fails on Irrigation Controllers **Exhibit 16**  
Located at Front, Next to Guard House- \$17,626.00

**B. Steadfast Environmental**

- Steadfast Waterway Inspection **Exhibit 17**
- Removal of the Dead Tree Within the Wetland Buffer **Exhibit 18**  
Behind Hidden Glen 19744 Hidden Glen Dr.-\$600.00

**VI. Amenity Management**

- A. Amenity Center Management Report** **Exhibit 19**

- Debit Card Report **Exhibit 20**

**VIII. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 13, 2023** **Exhibit 21**

- B. Consideration for Acceptance – The May Unaudited Financial Report** **Exhibit 22**

**C. Ratification of Contracts**

- \$1,310.00- DC Integrations- Replace/ Install New Doorking Cell Unit with Sim Card **Exhibit 23**

- \$1,102.50- Redtree- Replace Bad Rain Bird Controller on Water Color **Exhibit 24**

**IX. Staff Reports**

**A. District Manager**

**B. District Attorney**

**C. Late Submissions**

- Blue Wave Lighting- - Replacement of Light on North Side of Entrance and Center Median With 2 Light Bulbs- \$735.00 **Exhibit 25**

- Redtree- Hardwood Tree Structural Crown Thinning & Elevation Proposal- \$325.00 Per Oak Tree, \$125.00 Per Cypress Tree **Exhibit 26**

- Redtree- Mulch Installation Proposal- \$29,250.00 **Exhibit 27**

- Redtree- Woodline Cutback Proposal- \$61,200.00 **Exhibit 28**

- Redtree- Landscape Repair Budget Proposal- \$107,000.00 **Exhibit 29**

**X. Supervisors Requests**

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

**XII. Adjournment**



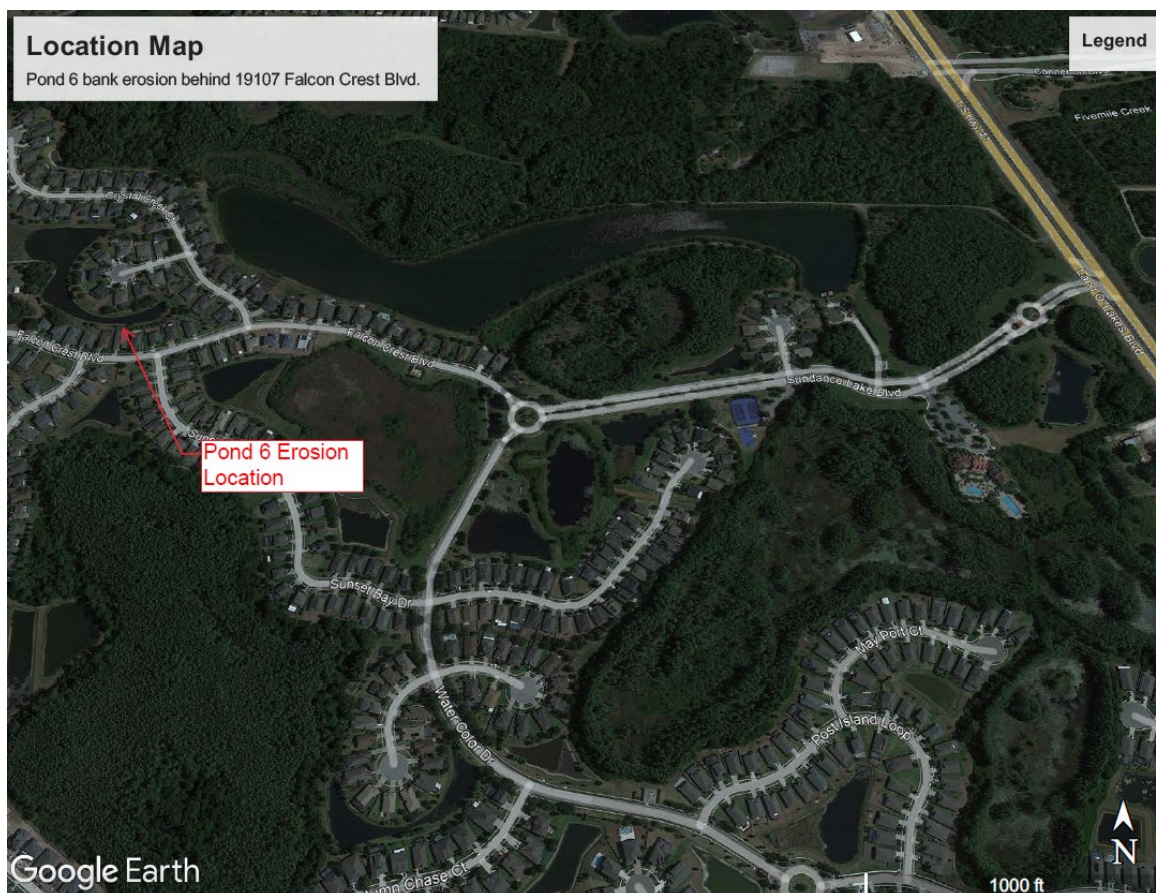


# EXHIBIT 1



July 18, 2023

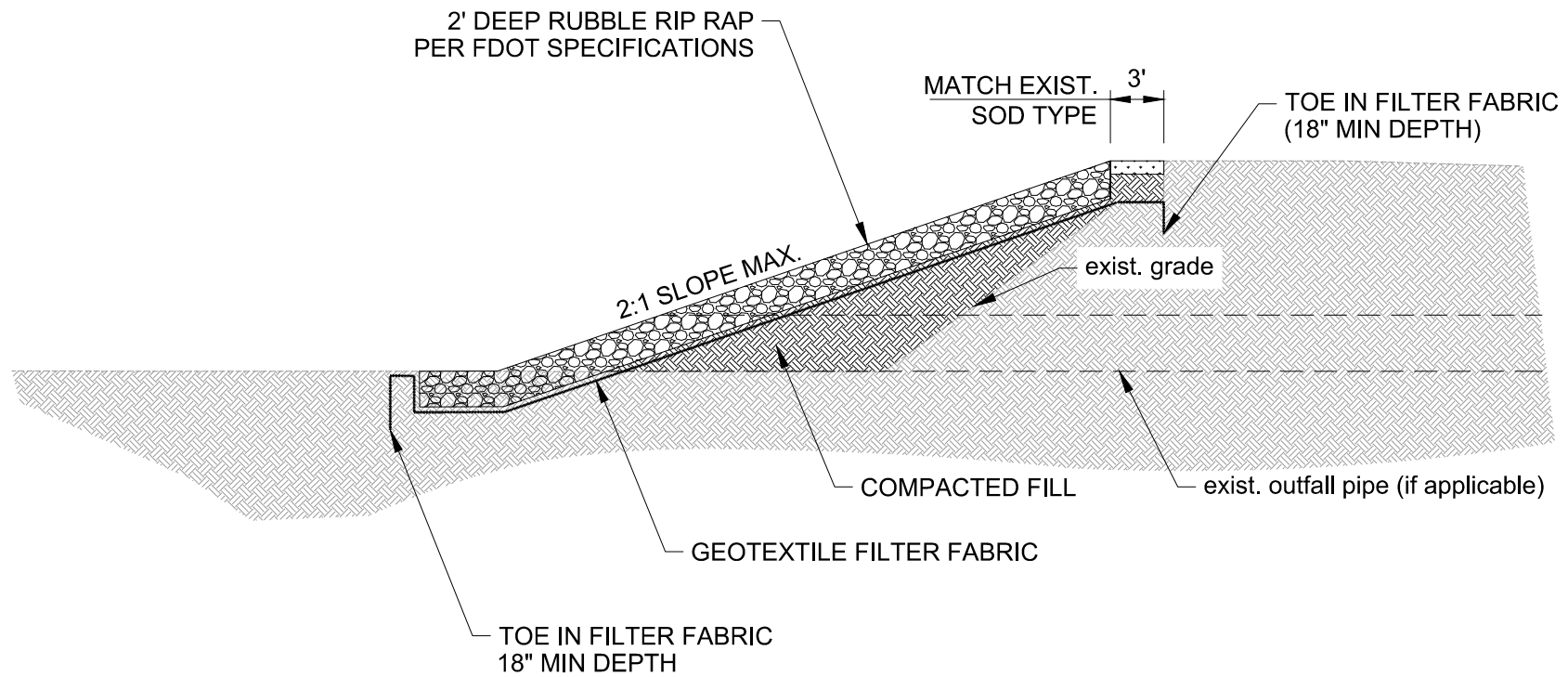
Stantec visited Lakeshore Ranch community to review a report of erosion along the southern bank of Pond 6. Erosion was observed behind 19107 Falcon Crest Blvd. Erosion is due to channelization of stormwater runoff between the houses. Gutters and downspouts collecting the stormwater runoff is contributing to the channelization of stormwater runoff and erosion. This is typical due to the sandy soils in the area. Stantec reviewed previous projects associated with pond 6 and did not find any records, reports or proposals associated with a previous pond bank repair at this location. We recommend repairing the erosion utilizing filter fabric and rip rap per the attached detail. All disturbed areas are to have sod to match existing type.



July 18, 2023

**Pond 6 Erosion:** Photos showing pond 6 erosion. Refer to rip rap erosion detail located in this report for repair information.





RIP RAP RESTORATION DETAIL  
N.T.S.

# EXHIBIT 2

Analysis of Amenity Center Mail Room Kiosk(s)  
& Accessible Ramp #2

for



# LakeShore Ranch

located at 19730 Sundance Lake Boulevard,  
Land O'Lakes, Florida, 34638

JAH PROJECT NO. 811

Date: 7 / 18 / 2023

**JAH**architects, LLC



## **SUMMARY:**

**1.0 INTRODUCTION:** Lakeshore Ranch Community Development District (CDD) has contracted JAHarchitects, LLC (JAH), to perform an on-site analysis of an existing amenity center mail room kiosk(s) and accessible ramp to the mail room kiosk(s) located at 19730 Sundance Lake Boulevard, Land O'Lakes, Florida, 34638.

**2.0 SCOPE OF WORK:** The following general scope will be the focus of this report:

- Review Americans with Disabilities Act (ADA) and code compliance based on historical and current federal, state, and local code specific to the following areas:
  - o Existing clubhouse / amenity center mail room kiosk(s) and exterior ramp.
- Demonstrate technical requirements for accessibility by individuals with disabilities per the Americans with Disabilities Act (ADA) and Florida Building Code (FBC). This will be completed via the following methods:
  - o Field measure and documentation of existing conditions,
  - o Prepare drawings / layouts of existing conditions based on information collected,
  - o Prepare report and / or list existing conditions & ADA non-compliance identified by adopted code and standards at time of amenity center construction.
    - 1991 ADA Standards for Accessible Design,
    - 2010 ADA Standards for Accessible Design,
    - 2007 Florida Building Code, Accessibility,
    - 2007 Florida Building Code,
    - 2022 Florida Building Code, 7<sup>th</sup> Edition,
    - 2022 Florida Building Code, Accessibility.
  - o Develop potential solutions with associated costs for design and construction.

**3.0 FINDINGS:** Risks observed include a range of low to high exposure to 1. life safety and welfare of occupants with disabilities, 2. liability and exposure to lawsuits / litigation, and 3. potential citations and fines issued by the local authority having jurisdiction.

The following risks were identified (high priority risks warrant immediate action and low priority risks necessitate creating a plan of action). *It should be noted that the items below are not exhaustive, rather, a gathering of observations, high-level considerations, and recommendations.*

a) Accessibility of existing mail room kiosk(s):

**1. HIGH Priority:**

The existing mail kiosk configuration does not exhibit an accessible path and / or required clearances to mailboxes or an acceptable alternate means of accessibility for residents' daily mail delivery and pick-up.

Areas required for accessible turn radius and/or T-shaped turning clearances were not observed (See 304.3.1 Circular Space, 304.3.2 T- Shaped Space, & Figure 304.3.2 of the Florida Building Code, Accessibility, 7<sup>th</sup> Ed.).

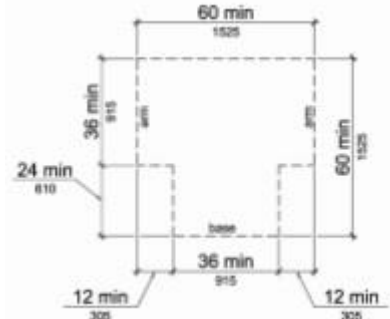
Recommended modifications provided in the attached demolition and proposed floor plans.

## 304.3.1 Circular Space.

The turning *space* shall be a *space* of 60 inches (1525 mm) diameter minimum. The *space* shall be permitted to include knee and toe clearance complying with 306.

## 304.3.2 T- Shaped Space.

The turning *space* shall be a T-shaped *space* within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The *space* shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.



**FIGURE 304.3.2  
T-SHAPED TURNING SPACE**

### 2. **HIGH Priority**

A minimum required clearance of 36" wide for an accessible path / aisle is currently encroached by an existing baseboard, subsequently reducing the overall width of the path / aisle to 34" (2'-10"), throughout all mail room kiosk aisles (See 403.5.1 *Clear Width*, 403.5.2 *Clear Width at Turn*, Figure 403.5.1 & Figure 403.5.2 of the *Florida Building Code, Accessibility*, 7<sup>th</sup> Ed.).

Recommended modifications provided in the attached demolition and proposed floor plans.

## 403.5 Clearances.

Walking surfaces shall provide clearances complying with 403.5.

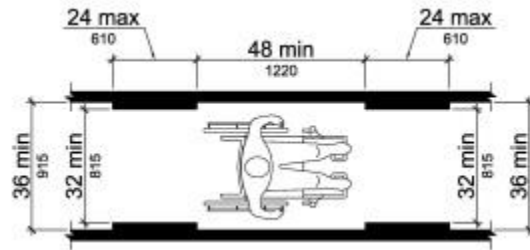
**EXCEPTION:** Within *employee work areas*, clearances on *common use circulation paths* shall be permitted to be decreased by *work area equipment* provided that the decrease is essential to the function of the work being performed.

### 403.5.1 Clear Width.

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

**EXCEPTION:** The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.



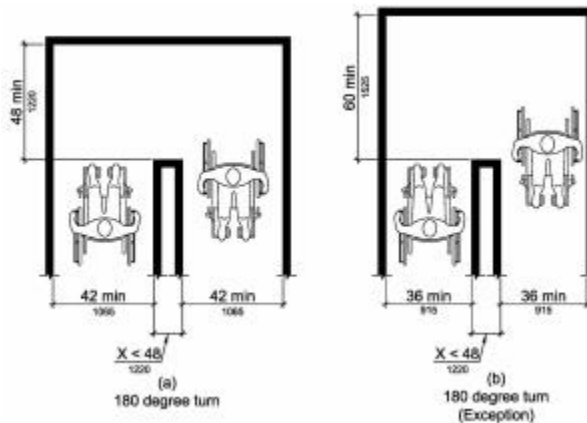


**FIGURE 403.5.1  
CLEAR WIDTH OF AN ACCESSIBLE ROUTE**

#### 403.5.2 Clear Width at Turn.

Where the *accessible* route makes a 180 degree turn around an *element* which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

**EXCEPTION:** Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.



**FIGURE 403.5.2  
CLEAR WIDTH AT TURN**

### 3. **LOW Priority:**

Existing mailbox configurations do not all demonstrate acceptable means of accessible mail delivery and pick-up. Furthermore, an alternate accessible method was not observed for residents requiring assistance.

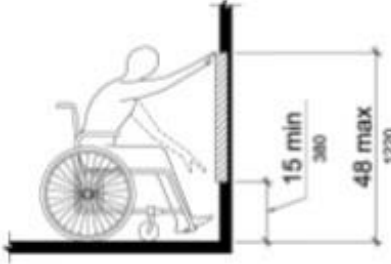
All mailboxes are individually assigned and dedicated via engraved designations. A portion of the assigned mailboxes are installed above the furthest forward and side reach distances allowed per code (See 308.2.1 *Forward Reach Unobstructed*, 308.3.1 *Side Reach Unobstructed*, Figure 308.2.1 & Figure 308.3.1 of the *Florida Building Code, Accessibility*, 7<sup>th</sup> Ed.).

Recommended modifications shown in the attached proposed plans accommodate a minimum of 5% 'new' accessible mailboxes to remain unassigned and dedicated for residents requiring accessible mailboxes.

## 308.2 Forward Reach.

### 308.2.1 Unobstructed.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



**FIGURE 308.2.1  
UNOBSTRUCTED FORWARD REACH**

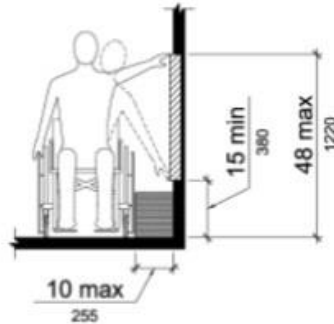
## 308.3 Side Reach.

### 308.3.1 Unobstructed.

Where a clear floor or ground *space* allows a parallel approach to an *element* and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

#### EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground *space* and the *element* where the depth of the obstruction is 10 inches (255 mm) maximum.
2. *Operable parts* of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the *vehicular way* where fuel dispensers are installed on existing curbs.



**FIGURE 308.3.1  
UNOBSTRUCTED SIDE REACH**

b) Accessibility of existing exterior accessible ramp:

1: **HIGH Priority:** Guardrails with intermediate handrail at the existing ramp are improperly secured (i.e., missing grout at majority of post base core drilled embedment(s)). Therefore, the existing guardrail with intermediate handrail does not comply with hand and guardrail uniform and concentrated load resistance of the Florida Building Code (*See section 1607.8.1 of the Florida Building Code, 7<sup>th</sup> Ed.*).

Proper preparation and cleaning of core drills, leveling of guardrails with intermediate handrails to be installed at compliant mounting heights (*See 1991 & 2010 ADA Standards, 2007 & 2020 FBC Accessibility Code, 2007 & 2020 FBC, 7<sup>th</sup> Edition for handrails 34-38" H, and guardrails at 42"H*), and installation of grout or epoxy could resolve this issue.

2. **LOW Priority:** The existing intermediate landing (with an overall measurement of 60" x 60"), meets the minimum required dimensions as defined in the 1991 ADA Standards for size of landings along a ramp's change of direction. However, it was observed that the guardrails with intermediate handrail are mounted inside the 60" x 60" landing area provided. This reduces the landing to 56" x 56", impeding the minimum 60" clear floor turn radius required for person(s) in a wheelchair. Further clarification provided below.

A 60" x 60" intermediate landing was a standard dimension utilized by design professionals and general contractors prior to the release of the 2010 ADA Standards, to which this specific scenario has now been further defined. Therefore, the designation of 'low priority' has been applied as it would have met the standards that would have been in effect in 2007 (*ADA Standards and Florida Building Accessibility Codes*). The current ramp (with previously discussed repairs), and its existing landing provide reasonable accommodation for a person(s) with mobility issues, but it should be noted that this does not necessarily absolve the CDD of responsibility.

For example, it could be determined that the CDD, has the ability and means to modify 'only' the landing (and portions of the guardrails with intermediate handrail impacted), and be considered 1. technically feasible, 2. in compliance with 2010 ADA standards & 2022 FBC Accessibility, and 3. not to create an undue hardship. Consultation with an attorney may also be explored and is recommended to understand legal risks.

A design option has been proposed demonstrating modifications specific to the landing and guardrail with intermediate handrail. This modification would require permit drawings to be submitted to the authority having jurisdiction demonstrating code conformance and design intent, as well as construction documents for a general contractor to perform the work and execute all required inspections.

**4.0 ESTIMATE OF PROPOSED WORK:** Includes mail room kiosk(s) and ramp modifications as described in the report and per the attached drawings.

<b>Project:</b> LAKESHORE RANCH - ADA	<b>Const. Wks</b>	<b>Bidders</b>	<b>Bid Date:</b> 07/14/23
<b>Location:</b> 19730 Sundance Lake Boulevard, Land O'Lakes, Fl.	<b>5</b>		<b>Rev. Date:</b>
<b>Customer:</b>	<b>500</b>		<b>Prototype:</b>
<b>PM / Estimator:</b> PRELIMINARY ESTIMATE			<b>Print Date:</b>

	Description	Qty	Unit	Units	Rate	Lump Sums	Totals	Subcontractor / Vendor
<b>General Conditions</b>								
1300	Truck Expense			5	400	0	2,000	
1310	On Site Clerk / accounting		Hour	0	0	0	7,000	
1310	Project Administrator (Overhead)		Hour	5	150	1,500	1,500	
1310	Pre-Construction Costs (Overhead)		Hour	0	0	2,500	2,500	
	Coordination meetings					700	700	
1320	Project Superintendent Wage		Week	5	5,000	0	25,000	
1320	Project Manager Wage		Hour	10	200	0	2,000	
1330	Travel Expense		Week	5	500	0	2,500	
1340	Office Supplies			1	150	0	150	
1350	Mail and Delivery Expense			2	100	0	200	
1360	Computer Equipment (Cell/AirCard)		Month	1.00	200	0	200	
1370	Photography			0	0	0	0	
1380	Blue Print Reproduction			1	0	200	200	
1390	Temporary Electric		Month	0.00	0	0	0	provided by LakeSore Ranch
1400	Temporary Protection		Month	0.00	0	0	0	see demolition cost
1410	Temporary Heat		Month	0.00	0	0	0	provided by LakeSore Ranch
1415	Cell Phone		Month	2.00	0	300	300	
1420	Temporary Phone		Month	0.00	0	0	0	
1430	Water		Month	0.00	0	0	0	
1440	Job Trailer mobile mini		Month	6.00	0	0	0	This could possibly be eliminated
1450	Storage Trailer		Month	3.00	200	0	1,000	
1460	Portable Toilets - AC		Month	6.00	0	0	0	provided by LakeSore Ranch- use existng
1470	Fire Extinguishers			0	0	100	100	use existng
1480	Equipment Rental			0	0	1,600	1,600	
1490	Temporary Fencing			0	0	300	300	
1500	Security Guard			0	0	0	0	
1510	Construction Signs			0	0	400	400	
1700	Safety			0	0	500	500	
1710	Dumpster Charges		Each	4	400	1,800	1,800	
1720	Progressive Site Cleanup		SF	0	0	500	500	
1730	Progressive Building Cleanup		SF	0	0.15	500	500	
1740	Final Building Cleanup		SF	1,400	0.30	1,200	1'200	Also In each subs price
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 1 : General Conditions</b>						<b>\$50,950</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Site Work:</b>								
2100	Site Layout			0	0	0	0	
2105	Temp. Fencing			0	0	200	200	
2220	Site Demolition - remove concrete			0	0	4,500	4,500	
2221	Dust protection					800	800	
2222	Minor Interior demolition- walls	45	LF			2,200	2,200	
2224	Construction exhaust					300	300	
2225	Building Demolition			0	0	0	0	none required
2230	Erosion Control			0	0	0	0	none required
2235	Soils/Materials Testing			0	0	0	0	none required
2300	Earth Work			0	0	0	0	
2305	SD Asphalt			0	0	0	0	
2310	HD Asphalt			0	0	0	0	
2315	Export Trade / Utility Spoils			0	0	0	0	
2320	Lot Striping			0	0	0	0	
2325	Asphalt Patching			0	0	0	0	
2330	Thermo Plastic Striping			0	0	0	0	
2335	Bumper Blocks			0	0	0	0	
2340	HC Signs			0	0	0	0	
2350	Concrete Approach			0	0	0	0	
2355	Aggregate			0	0	0	0	
2360	Concrete Sealer			0	0	0	0	
2365	Site Caulking			0	0	0	0	
2370	Monument Sign Base			0	0	0	0	
2375	Light Base			0	0	0	0	
2380	Bollards/Posts - Set			0	0	0	0	
2385	Concrete Bollards			0	0	0	0	
2390	Concrete or Poly Drains			0	0	0	0	
2395	Concrete Approaches			0	0	0	0	
2400	Canopy Column Footings			0	0	0	0	
2405	Canopy Slabs			0	0	0	0	
2410	Tank Slabs			0	0	0	0	
2420	Auto Slab			0	0	0	0	
2430	Truck Slab			0	0	0	0	
2435	Dispenser Islands			0	0	0	0	
2440	Propane Slab			0	0	0	0	
2445	Transformer Pad			0	0	0	0	
2450	Scale			0	0	0	0	
2455	Curb Islands			0	0	0	0	
2460	Header Curb			0	0	0	0	
2465	Curb & Gutter			0	0	0	0	
2470	Sidewalks			0	0	0	0	
2475	Truncated Dome			0	0	0	0	
2480	Stamped Concrete			0	0	0	0	
2485	City Sidewalks			0	0	0	0	
2490	Set Handrail Posts			0	0	0	0	
2495	Concrete Drive Thru			0	0	0	0	

2500	Loop Detector			0	0	0	0	0
2600	Security Fence			0	0	0	0	0
2605	Shed			0	0	0	0	0
2610	Trash Footing			0	0	0	0	0
2615	Trash Apron			0	0	0	0	0
2620	Trash Slab			0	0	0	0	0
2625	Trash Enc. Masonry			0	0	0	0	0
2630	Conc. Retaining Walls			0	0	0	0	0
2635	Block Retaining Walls			0	0	0	0	0
2640	Site Trash Receptacles			0	0	0	0	0
2645	Install Entry Benches			0	0	0	0	0
2650	Bike Racks			0	0	0	0	0
2655	Landscaping			0	0	0	0	0
2660	Irrigation Systems			0	0	0	0	0
2665	Irrigation Sleeves			0	0	0	0	0
2670	Backflow Preventers			0	0	0	0	0
2675	Topsoil			0	0	0	0	0
2680	Exterior Signs			0	0	200	200	0
2690	demaged irrigation			0	0	200	200	0
2691	remove mail units & temp. store			0	0	700	700	0
				0	0	0	0	0
	<b>DIVISION 2A : Site Work</b>						<b>\$9,100</b>	

	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Labor</u>	<u>Materials</u>	<u>Subcontract</u>	<u>Totals</u>	<u>Subcontractor / Vendor</u>
<b>Site Utilities:</b>								
2700	Utility Relocation			0	0	0	0	
2705	Fire Service			0	0	0	0	
2710	Fire Service Pit			0	0	0	0	
2715	Water Service			0	0	0	0	to be verified
2720	Water Service Pit			0	0	0	0	
2725	Water Fees			0	0	0	0	
2730	Sanitary Sewer			0	0	0	0	to be verified
2735	Sanitary Lift Station			0	0	0	0	
2740	Sanitary Sewer Fees			0	0	0	0	
2745	Grease Trap			0	0	0	0	
2750	Storm Sewer			0	0	0	0	
2755	Catch Basin			0	0	0	0	
2760	Trench Drains			0	0	0	0	
2765	Downspout Leaders & Boots			0	0	0	0	
2770	Concrete Flume			0	0	0	0	
2775	Gas Service			0	0	0	0	
2780	Utility Boring Work			0	0	0	0	
2900	Electric Service - Primary			0	0	0	0	
2905	Electric Service - Secondary			0	0	0	0	
2910	Telephone / TV Conduit			0	0	0	0	
2915	Lot Lighting & Poles			0	0	0	0	
2920	Tank & Dispenser Electric			0	0	0	0	
2925	Tank & Piping			0	0	0	0	
2930	Tank Dead Men			0	0	0	0	
2935	Tank Shoring			0	0	0	0	
2940	Tank Removal			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 2B : Site Utilities</b>						<b>\$0</b>	

	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Labor</u>	<u>Materials</u>	<u>Subcontract</u>	<u>Totals</u>	<u>Subcontractor / Vendor</u>
<b>Building Concrete:</b>								
3010	Layout			0	0	0	0	
3015	Termite Control			0	0	0	0	
3020	Saw Cutting			0	0	0	0	
3025	Concrete Coring			0	0	0	0	
3030	Concrete Demolition			0	0	0	0	
3035	Concrete Excavation			0	0	600	600	
3040	Footers			0	0	2,200	2,200	
3045	Footing Spoils			0	0	200	200	
3050	Footer Drains			0	0	0	0	
3055	Foundations			0	0	0	0	
3060	Foundation Spoils			0	0	0	0	
3065	Backfill			0	0	300	300	
3070	Column Pads & Piers			0	0	0	0	
3075	Expansion Joint Materials			0	0	0	0	
3080	Foundation/Slab Insulation			0	0	0	0	
3085	Cooler/Freezer Insulation			0	0	0	0	
3090	Rebar			0	0	200	200	
3095	Mesh			0	0	0	0	
3100	Vapor Barrier			0	0	0	0	
3105	Wall Curbs			0	0	0	0	
3110	Floor Slabs			0	0	1,200	1,200	
3115	Thickened Slab			0	0	0	0	
3120	Aggregate / Stone Base			0	0	0	0	
3125	Grouting			0	0	0	0	
3130	Lightweight Concrete			0	0	0	0	
3135	Floor Topping/ Sealers			0	0	0	0	
3140	Anchor Bolts			0	0	0	0	
3150	new concrete walls			0	0	4,500	4,500	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 3 : Building Concrete</b>						<b>\$9,200</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Masonry:</b>								
4010	Masonry Demolition			0	0	0	0	
4100	Blockwork			0	0	0	0	
4105	Brickwork			0	0	0	0	
4110	Thin Brick			0	0	0	0	
4115	Synthetic Stone			0	0	0	0	
4120	Site Sign - Block & Stone			0	0	0	0	
4200	Brick Cleaning			0	0	0	0	
4300	Re-inforcing Steel			0	0	0	0	
4310	Wall Bracing			0	0	0	0	
4320	Foam Insulation			0	0	0	0	
4330	Precast			0	0	0	0	
4340	Water Proofing / Sealers			0	0	0	0	
4350	Flashing			0	0	0	0	
4360	Rebar / Anchor Bolts			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 4 : Masonry</b>						<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Metals:</b>								
5120	Structural Steel			0	0	0	0	
5130	Steel Joist & Deck			0	0	0	0	
5140	Steel Erection			0	0	0	0	
5510	Unistrut / Threaded Rod			0	0	0	0	
5520	Ladders			0	0	0	0	
5530	Metal handrail Rail			0	0	3,200	3,200	
5600	Pre Engineered Metal Bldg.			0	0	0	0	
5610	Pre Engineered Anchor Bolts			0	0	0	0	
5620	Interior Fence			0	0	0	0	
5630	Rub Rails			0	0	0	0	
5640	Column Wraps			0	0	0	0	
5650	Bumper Posts			0	0	0	0	
5660	Stainless Steel			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 5 : Metals</b>						<b>\$3,200</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Woods &amp; Plastics</b>								
6100	Rough Carpentry			0	0	3,500	3,500	
6110	Truss Joist Systems			0	0	0	0	
6120	Entry Glulams			0	0	0	0	
6130	Wood Trusses			0	0	0	0	
6140	Tectum / SIPS Panels			0	0	0	0	
6200	Finish Carpentry Exterior			0	0	0	0	
6210	Finish Carpentry Interior			0	0	3,400	3,400	
6220	Millwork 12+ 6 + 28			0	0			
6400	Lam. Wrk & Sol. Surf/Granite/ Quartz			0	0			
6500	Simpson Anchors			0	0	0	0	
6510	Marlite Pkg.			0	0	0	0	
6520			LF	0	0			
6530			SF					
6540			SF					
6550			SF					
6560								
				0	0	0	0	
	<b>DIVISION 6 : Woods &amp; Plastics</b>						<b>\$6,900</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor
<b>Thermal &amp; Moisture Protection:</b>								
7210	Building Insulation			0	0	0	0	
7220	Tyvek			0	0	0	0	
7300	Shingles			0	0	0	0	
7310	Slate Roofing			0	0	0	0	
7520	Wood Shakes			0	0	0	0	
7330	Concrete Tile Roofing			0	0	0	0	
7400	Fascia			0	0	0	0	
7410	Vinyl Siding / Soffit			0	0	0	0	
7510	Flat Roofing			0	0	0	0	
7520	Standing Seam Roofing			0	0	0	0	
7530	Flashing			0	0	0	0	
7710	Gutters & Downspouts			0	0	0	0	
7720	Skv Lights			0	0	0	0	
7730	Roof Hatch			0	0	0	0	
7900	Caulking			0	0	0	0	
7910	Splash Blocks			0	0	0	0	
7920	Stucco / EIFS			0	0	0	0	
7921	Roof penetration -seal from underside			0	0			
				0	0	0	0	
	<b>DIVISION 7 : Thermal &amp; Moisture</b>						<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor
<b>Doors / Windows / Storefronts:</b>								
8100	Metal Doors & Frames			0	0	0	0	check
8200	Wood Doors			0	0	0	0	
8300	Finish Hardware			0	0	0	0	
8310	Eliason Doors/Impact Drs.			0	0	0	0	
8320	Door Freight			0	0	0	0	
8330	Overhead Doors			0	0	0	0	
8340	Rolling Grills			0	0	0	0	
8350	Dock Equipment			0	0	0	0	
8360	Dock Seals			0	0	0	0	
8400				0	0	0	0	
8410	Glass & Glazing			0	0	0	0	
8420	Automatic Door Equipment			0	0	0	0	
8430	Drive Thru Window			0	0	0	0	
8440	Window Tinting			0	0	0	0	
8500	Wood / Metal Windows			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 8 : Doors / Windows / Storefront</b>						<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Finishes:</b>								
9200	Drywall / Durock			0	0	3,900	3,900	
9210	Metal Studs			0	0		0	
9220	Exterior Sheathing			0	0	0	0	
9300	FRP			0	0	0	0	
9310	Ceramic / Porcelain- floor	0	SF	0	0	0	0	
	Porcelan walls- 85 LF x 9.5	0	SF			0	0	
9510	Acoustical Work			0	0	0	0	maybe reuse some
9640	Wood Flooring			0	0	0	0	
9650	Vinyl Flooring			0	0	0	0	
9680	Carpeting			0	0	0	0	
9720	Painting / Wall Covering- limited			0	0	4,000	4,000	
9722	newl base			0	0	250	250	
9730	suspended ceiling grid- hold down clips			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 9 : Finishes</b>						<b>\$8,150</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Specialties:</b>								
10100	Toilet Partitions / showers			0	0	0	0	
10260	Wall / Corner Guards			0	0	0	0	question
10270	Walk-off Mats			0	0	500	500	
10300	Fireplace			0	0	0	0	
10440	Interior Signs			0	0			
10500	Lockers-			0	0			
10510	Awnings			0	0	0	0	
10520	Drop Box / Knox Box			0	0	0	0	
10810	Toilet & Bath Accessories			0	0			
10820	Bar Foot Rail			0	0	0	0	
10830	Access Panels			0	0			
10840	Safe			0	0	0	0	
10850	Flag Poles			0	0	0	0	
10860	Wire Mesh Partitions			0	0	0	0	
10861	HC fold up seat			0	0			
10871	Mail units	4		0	0	15,000	15,000	ALLOWANCE
10880	Relocate and install mail box units			0	0	4,000	4,000	
				0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 10 : Specialties</b>						<b>\$19,500</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Equipment:</b>								
11400	Food Service Equipment			0	0	0	0	
	range			0	0		0	
				0	0	0	0	
	<b>DIVISION 11 : Equipment</b>						<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Furnishings:</b>								
12490	Window Treatment / Blinds			0	0	0	0	none
12520	Seating Package			0	0	0	0	
12600	Office Furniture			0	0	0	0	
12650	Appliances refrigerator and microwave by TECC			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
				0	0	0	0	
	<b>DIVISION 12 : Furnishings</b>						<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Special Construction:</b>								
13150	Swimming Pools & Equipment			0	0	0	0	
13160	Cupola			0	0	0	0	
				0	0	0	0	
<b>DIVISION 13 : Special Construction</b>							<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Conveying Systems:</b>								
14200	Elevators			0	0	0	0	
14400	Special Lifts			0	0	0	0	
				0	0	0	0	
				0	0	0	0	
<b>DIVISION 14 : Conveying Systems</b>							<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Mechanical:</b>								
15310	Fire Sprinkler			0	0		0	
15320	Fire Pump			0	0	0	0	
15330	Fire Extinguishers			0	0	0	0	
15340	Dry Fire Extqshr Sys. (Ansul)			0	0		0	
15331								
15400	Plumbing Work			0	0			
15401	fixtures							
15450	Sump Pump			0	0	0	0	
15600	Refrigeration Work			0	0	0	0	
15610	Walk-in Cooler Freezers			0	0	0	0	
15700	HVAC Work			0	0			
	auto dampers						0	
	controls- coord. w/ TECO					0		
	sequence of operations updates					0	0	
15711	HEPA filter for dust			0	0	600	600	
15712	Charcoal filtration for VOC's					0	0	
1513	duct work for exhaust hood			0	0	0	0	
<b>DIVISION 15 : Mechanical</b>							<b>\$600</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Electrical:</b>								
16050	Electrical Work			0	0			
16470	Switch Gear			0	0	0	0	
16500	Electrical Fixtures			0	0			
16600	Fire Alarm Security System			0	0		0	
16700	Generator			0	0	0	0	
16800	TV/ DATA coord.			0	0		0	
				0	0	0	0	
<b>DIVISION 16 : Electrical</b>							<b>\$0</b>	

	Description	Qty	Unit	Labor	Materials	Subcontract	Totals	Subcontractor / Vendor
<b>Other Costs:</b>								
17000	Performance Bonds			Perf. Bond premiums are auto figured in the General Summary below.				
17010	Builders Risk Insurance			Builders Risk Insurance is auto figured in General Summary below.				
17020	Architect / Engineer Fees			0	0	16,000	16,000	
17030	Permits & Assessments			0	0	500	500	ALLOWANCE
17040	Specified Allowances			0	0	0	0	
17050	ALTA Survey			0	0	0	0	
17060	Utility As-Built Allowance			0	0	0	0	
16070	Contingency			0	0	4,000	4,000	Contractors
16071	General liability Insurance					2,500	4,000	
				0	0	0	2,500	
<b>DIVISION 17 : Other Cost</b>							<b>\$27,000</b>	

Project Summary			
Division		SF \$	Totals
1	General Conditions	\$101.90	\$50,950
2	Site Work	\$18.20	\$9,100
2	Site Utilities	\$0.00	\$0
3	Building Concrete	\$18.40	\$9,200
4	Masonry	\$0.00	\$0
5	Metals	\$6.40	\$3,200
6	Woods & Plastics	\$13.80	\$6,900
7	Thermal & Moisture	\$0.00	\$0
8	Doors & Windows	\$0.00	\$0
9	Finishes	\$16.30	\$8,150
10	Specialties	\$39.00	\$19,500
11	Equipment	\$0.00	\$0
12	Furnishings	\$0.00	\$0
13	Special Construction	\$0.00	\$0
14	Conveying Systems	\$0.00	\$0
15	Mechanical	\$1.20	\$600
16	Electrical	\$0.00	\$0
17	Other	\$54.00	\$27,000
<b>Grand Total Cost:</b>			<b>\$134,600</b>

<b>Total Overhead &amp; Profit %</b>	<b>20.00%</b>
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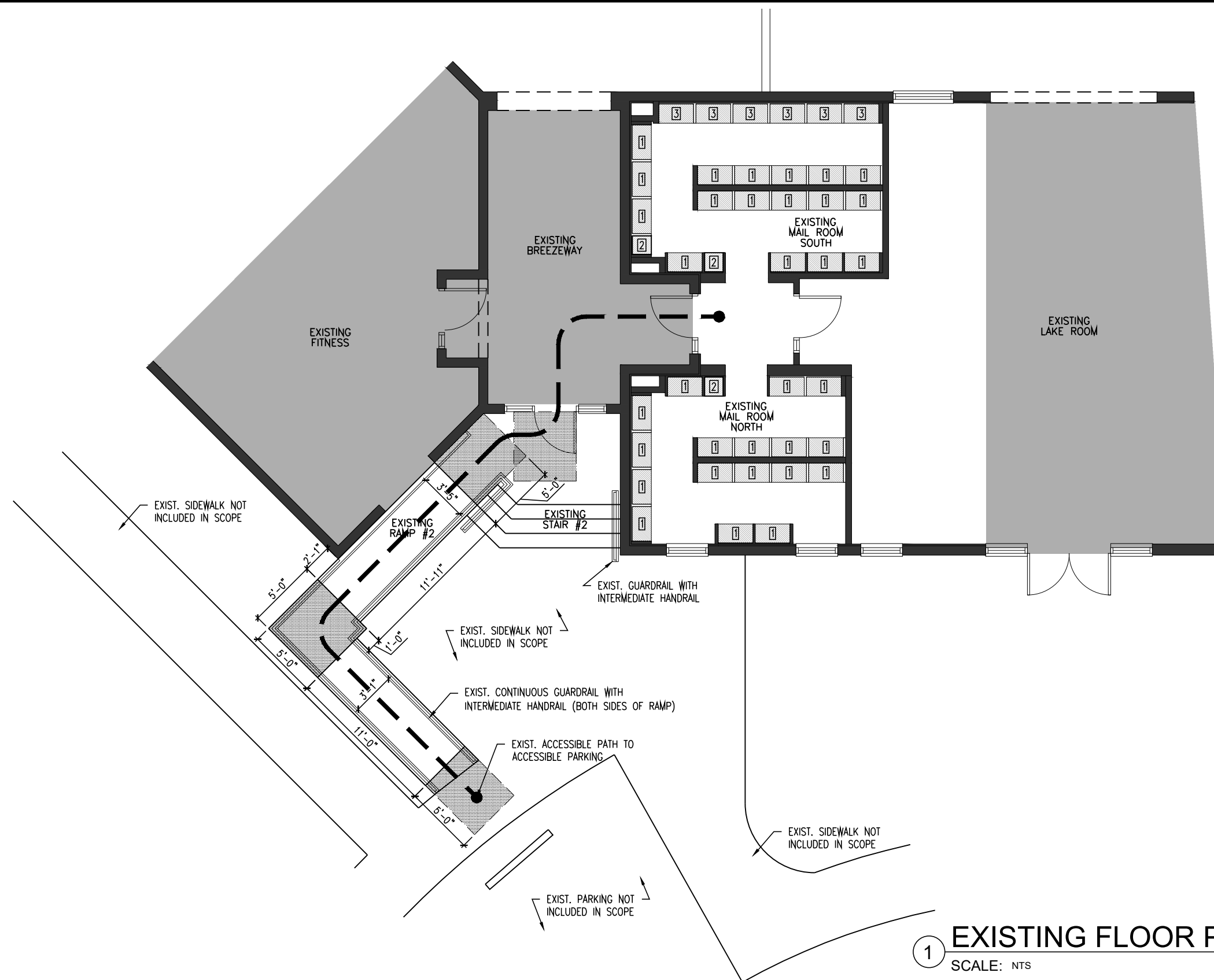
General Summary	
Including OH&P, Weeks & SF	
General Cond:	\$50,950
Site Work:	\$9,100
Site Utilities:	\$0
Building Cost:	\$47,550
Other Cost:	\$27,000
<b>Total Cost:</b>	<b>\$134,600</b>
Const. Weeks:	5
Building SF:	0
% Overhead:	10.00%
% Profit	10.00% X
Overhead \$:	\$13,460
Profit \$:	\$13,460
Total OH&P:	\$26,920
Total Project:	<b>\$161,520</b>
Perf. Bond:	\$0
Bldr. Risk:	\$0
Allowance:	\$0
<b>Total Quote:</b>	<b>\$161,520</b>
<b>R.O.S.</b>	<b>\$5,384.00</b>
<b>Cost / SF:</b>	<b>\$95.10</b>
<b>Site Acreage:</b>	<b>0.00</b>

YES = 1 / NO = 0  
 YES = 1 / NO = 0 BY OWNER

VP Signature \_\_\_\_\_ Date \_\_\_\_\_

PM Signature \_\_\_\_\_ Date \_\_\_\_\_





## SITE PLAN LEGEND

- EXISTING STRUCTURE TO REMAIN
- ADA REQUIRED FLOOR CLEARANCES (MIN.)
- EXISTING HORIZONTAL RESIDENT MAILBOXES AND PARCEL LOCKERS (USPS APPROVED) SEE MAILBOX ELEVATIONS.

FEATURES SUCH AS CARD ACCESS READERS, ADA PUSH BUTTONS, FIRE EXTINGUISHERS, PLANTS/LANDSCAPING, LIGHT FIXTURES/POLES, ETC. NOT SHOWN FOR CLARITY

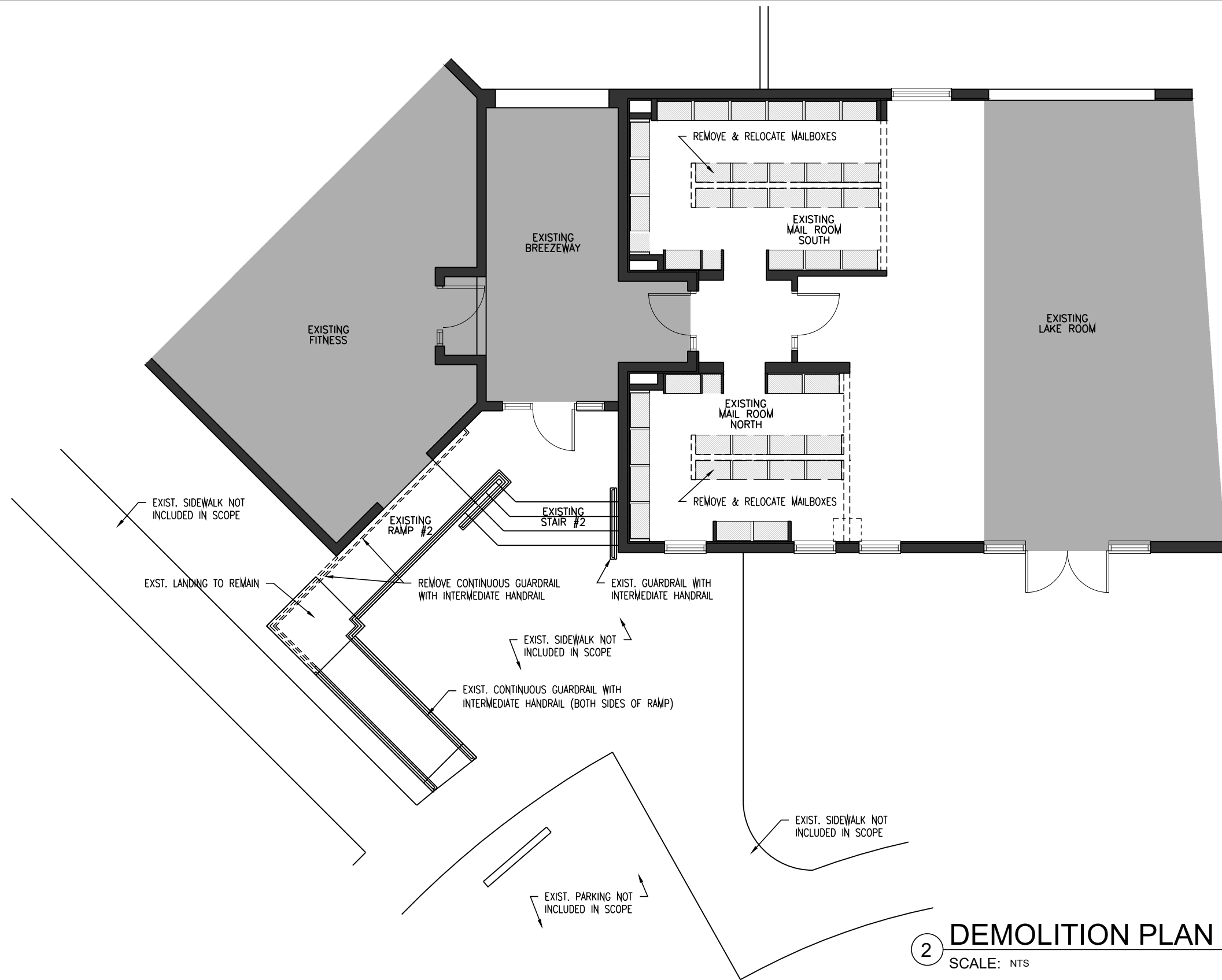
### EXISTING MAILBOX QUANTITIES

TYPE 1: QUANTITY OF	544
TYPE 2: QUANTITY OF	21
TYPE 3: QUANTITY OF	114
TOTAL QUANTITY OF	679

673 OF 679 MAILBOXES FULLY ENGRAVED & DESIGNATED TO CORRESPONDING  
RESIDENTIAL ADDRESS

APPROX. 5-6 OF 679 MAILBOXES ARE UNASSIGNED

APPROX. 492 MAILBOXES (ASSIGNED/UNASSIGNED) NON ADA COMPLIANT



## PLAN LEGEND

- EXISTING STRUCTURE TO REMAIN
- AREAS TO BE DEMOLISHED OR RELOCATED
- EXISTING HORIZONTAL RESIDENT MAILBOXES AND PARCEL LOCKERS (USPS APPROVED) SEE MAILBOX ELEVATIONS.

FEATURES SUCH AS CARD ACCESS READERS, ADA PUSH BUTTONS, FIRE EXTINGUISHERS, PLANTS/LANDSCAPING, LIGHT FIXTURES/POLES, ETC. NOT SHOWN FOR CLARITY

2 DEMOLITION PLAN AT MAIL KIOSK  
SCALE: NTS



PROJECT:

**LakeShore Ranch**  
19730 Sundance Lake Boulevard  
Land O'Lakes, Florida 34638

DRAWING TITLE:

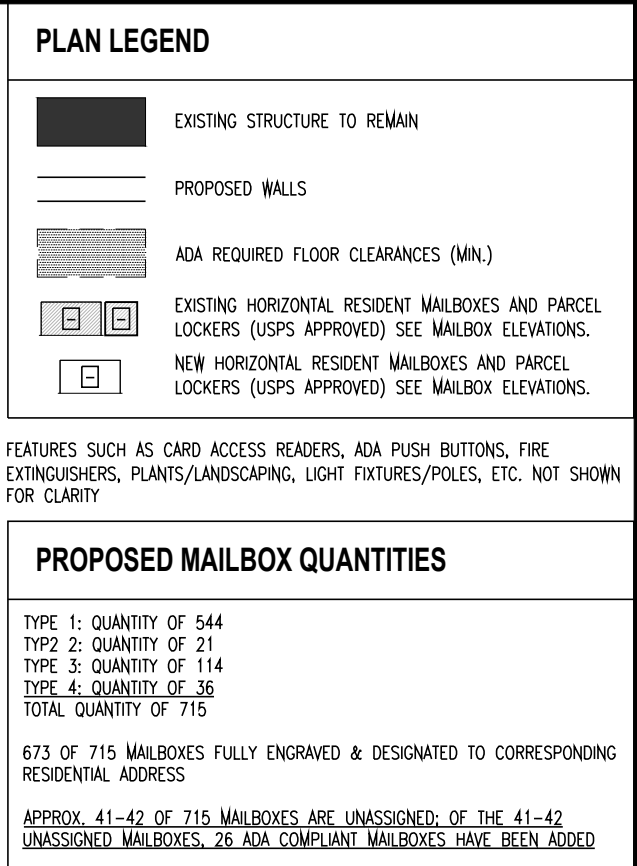
**AMENITY CENTER - MAIL KIOSK AND ACCESSIBLE RAMP**

DATE:

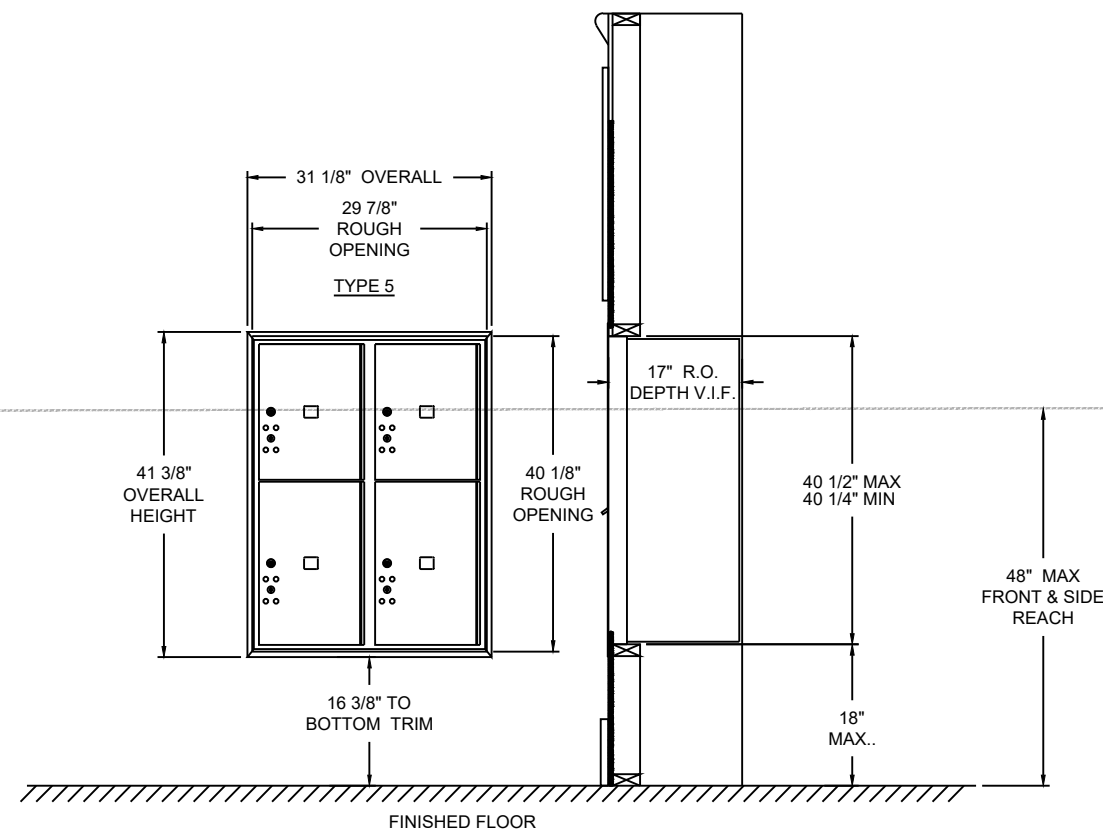
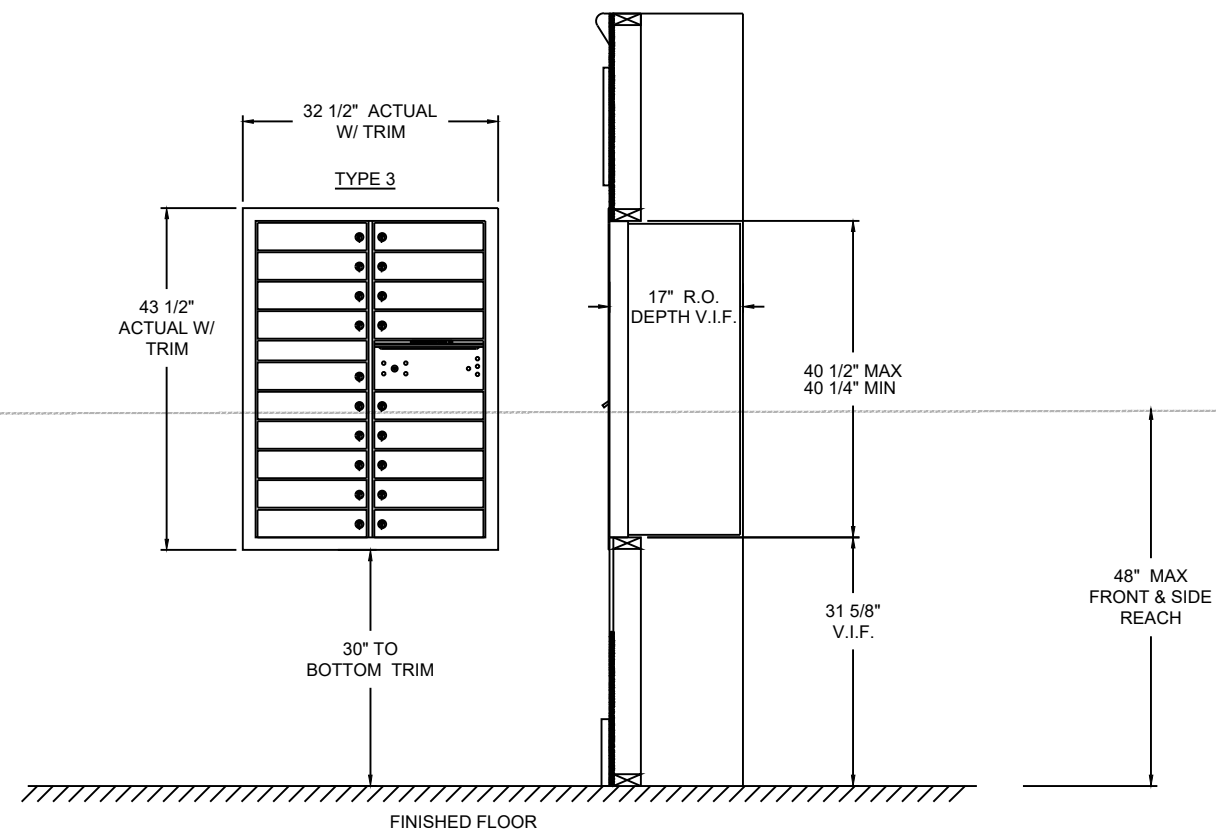
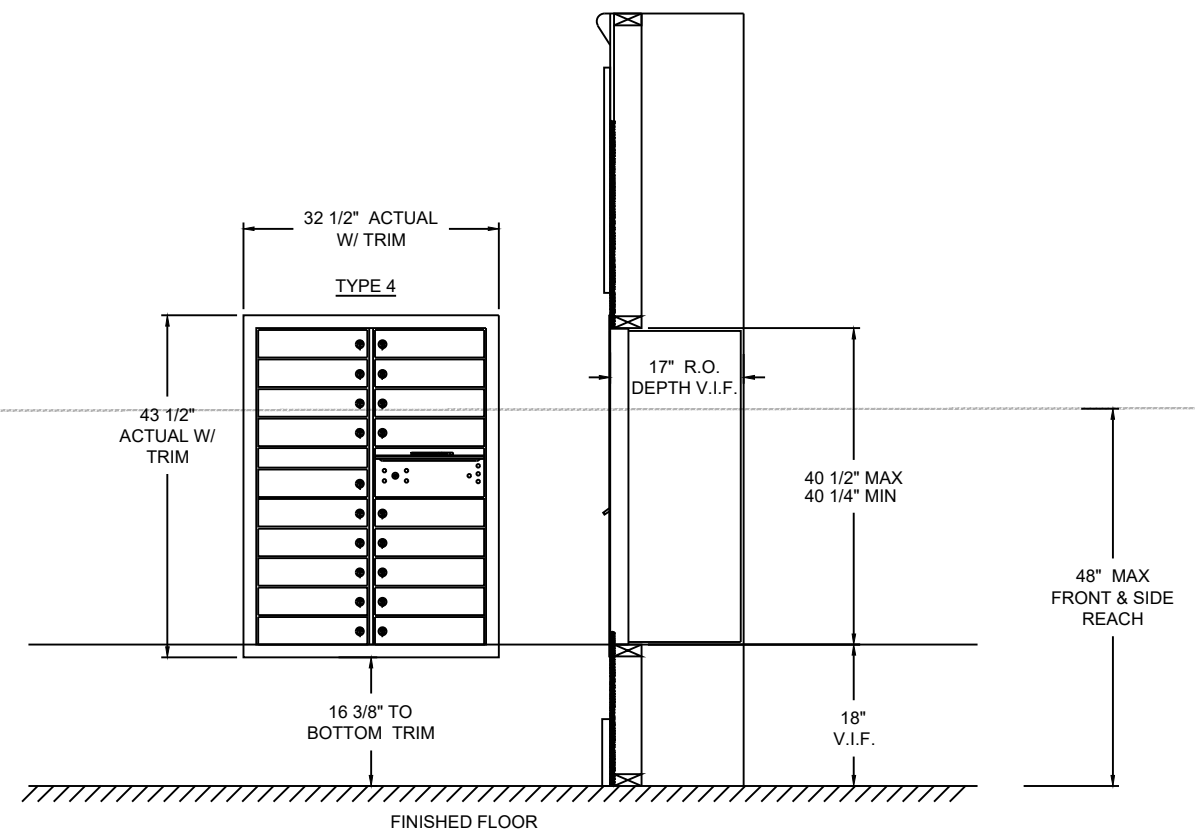
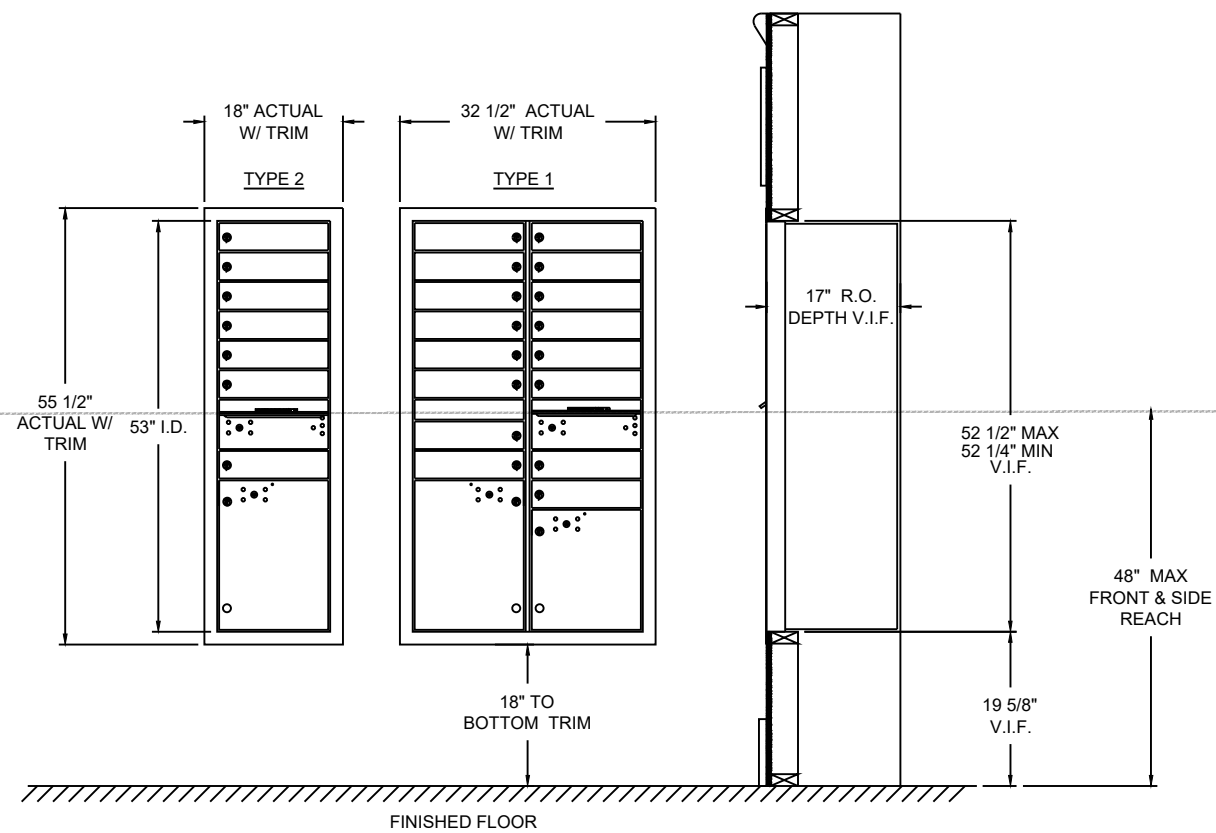
**7-18-2023**

**JAHarchitects, LLC**

1721 3rd Street  
Neptune Beach, Florida 32266  
FL Architectural License No. AA26001219



**JAHarchitects, LLC**  
1721 3rd Street  
Neptune Beach, Florida 32266  
FL Architectural License No. AA26001219



**INSTALLATION REQUIREMENTS PER USPS STD-4C**

1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
5. THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

PROJECT:

**LakeShore Ranch**  
19730 Sundance Lake Boulevard  
Land O'Lakes, Florida 34638

DRAWING TITLE:

**AMENITY CENTER - MAIL KIOSK AND ACCESSIBLE RAMP**

DATE:

**7-18-2023**

**JAHarchitects, LLC**

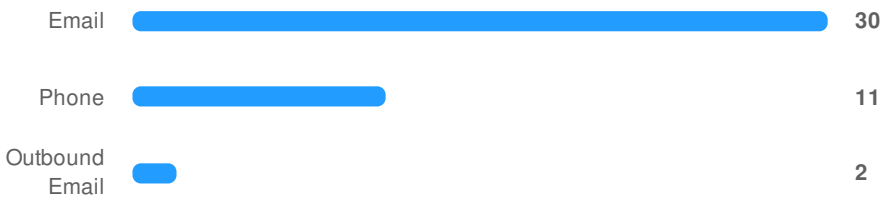
1721 3rd Street  
Neptune Beach, Florida 32266  
FL Architectural License No. AA26001219

# EXHIBIT 3

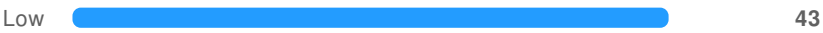
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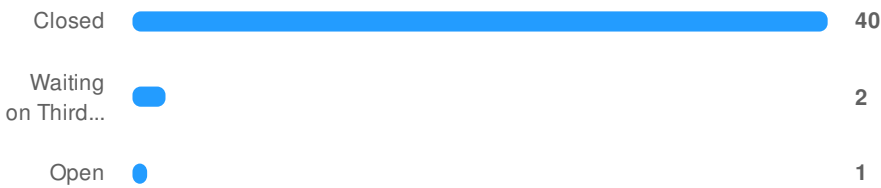
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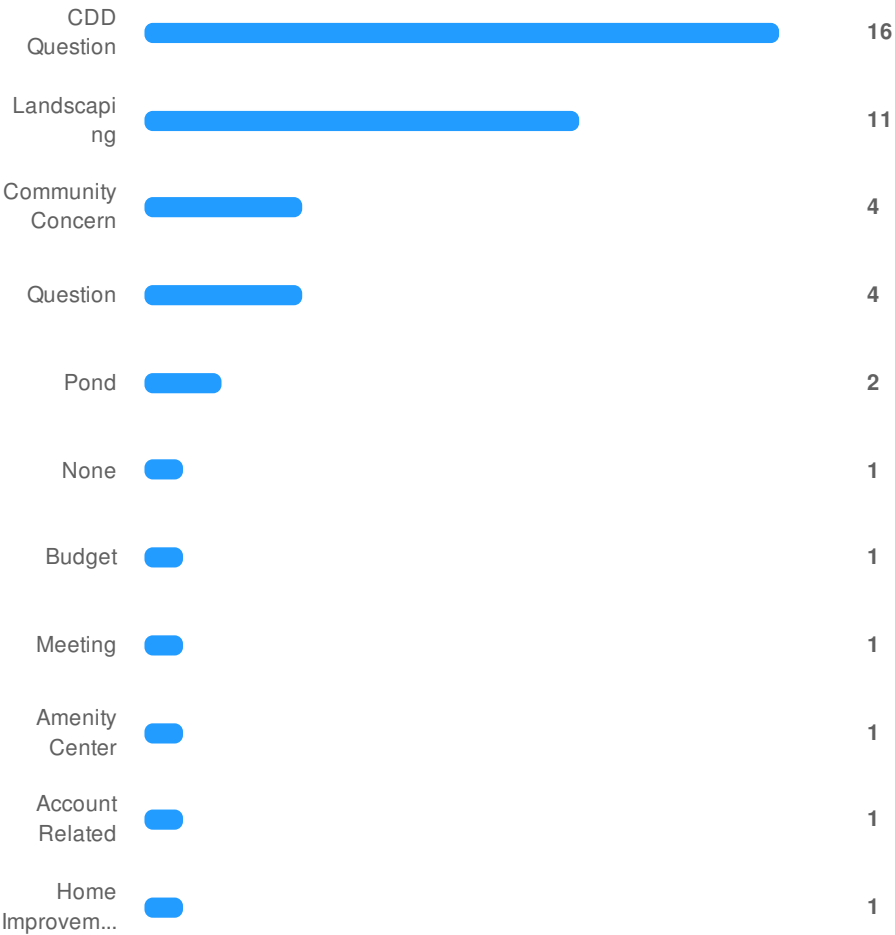
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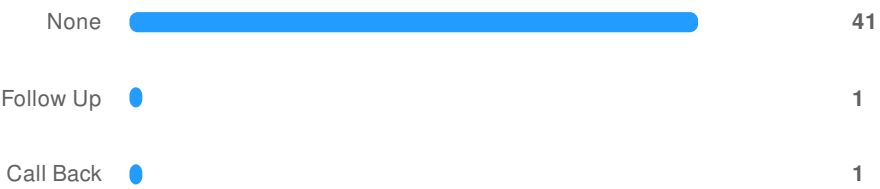
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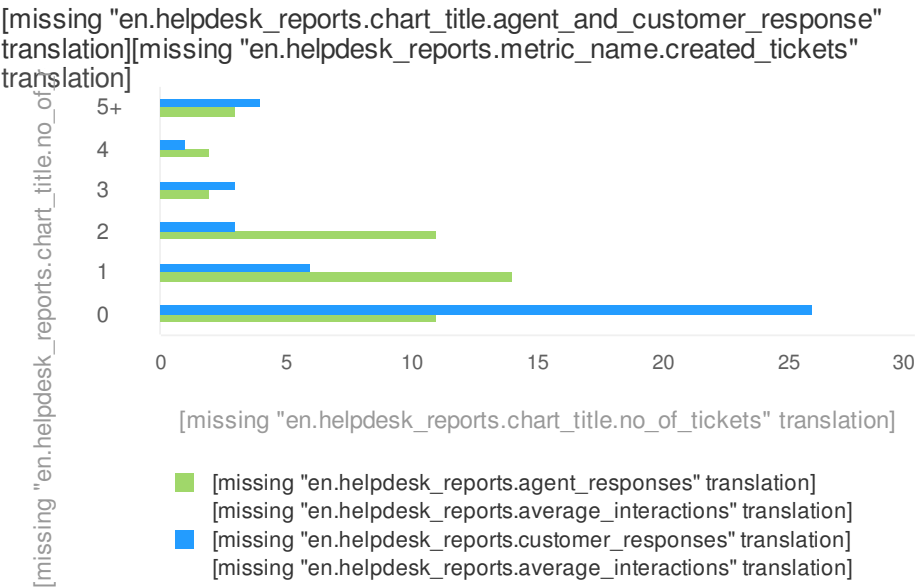


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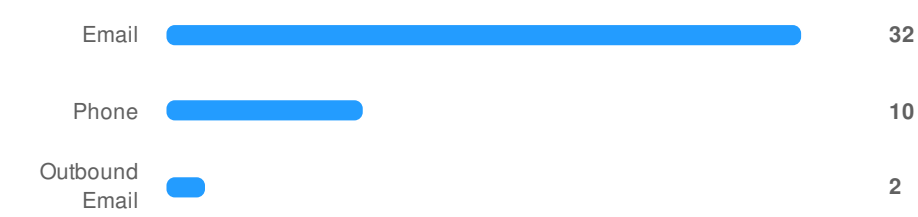


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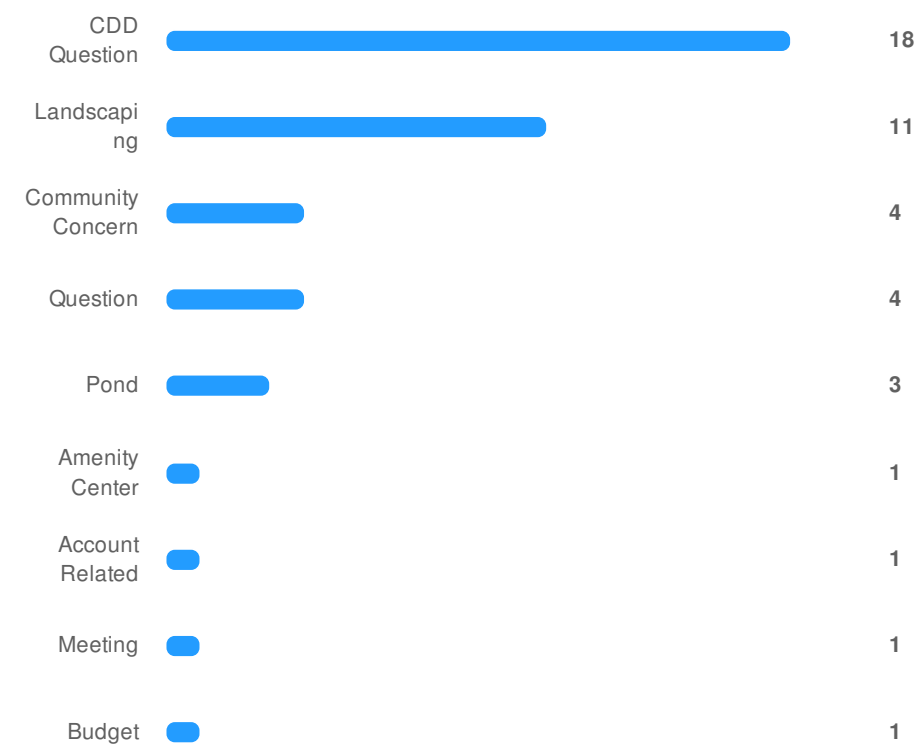
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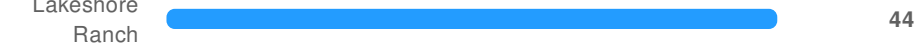
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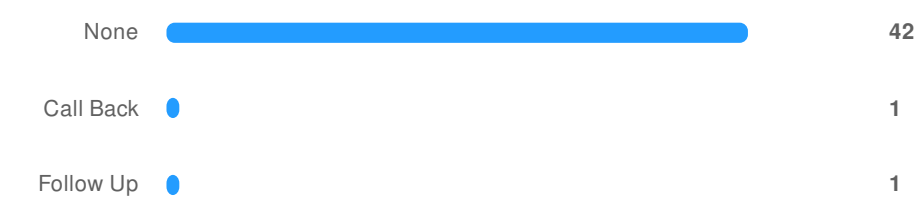
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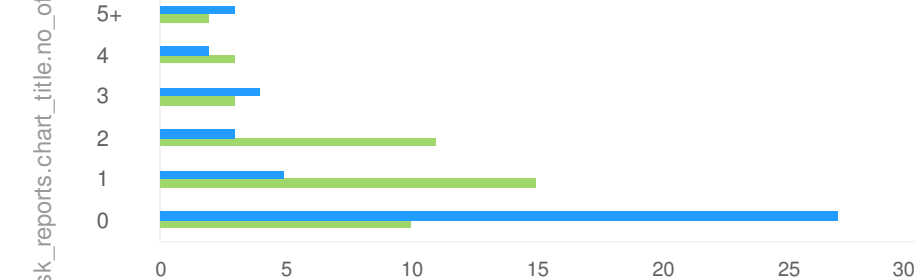
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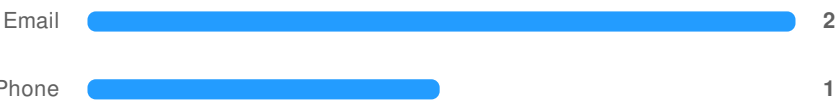


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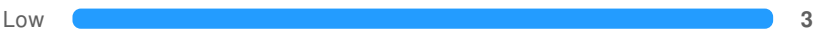
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- [missing "en.helpdesk\_reports.average\_interactions" translation]
- [missing "en.helpdesk\_reports.customer\_responses" translation]
- [missing "en.helpdesk\_reports.average\_interactions" translation]



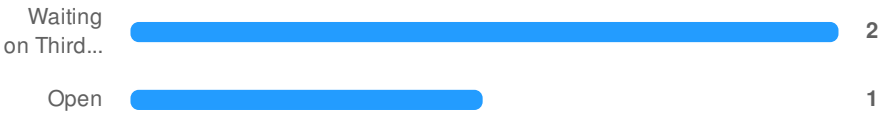
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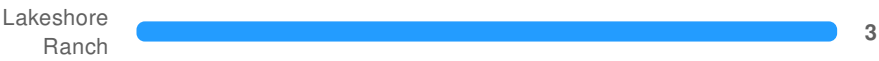
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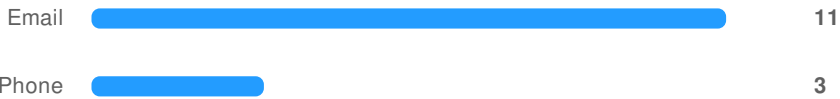
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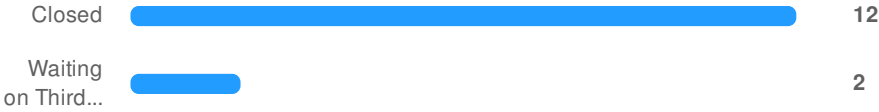
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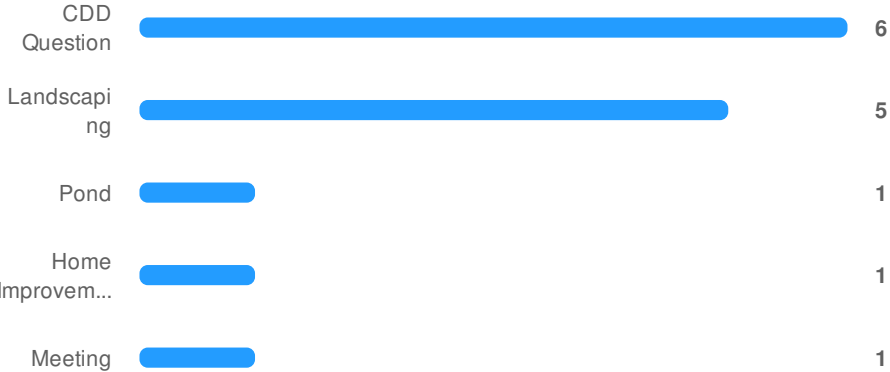
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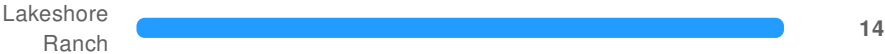
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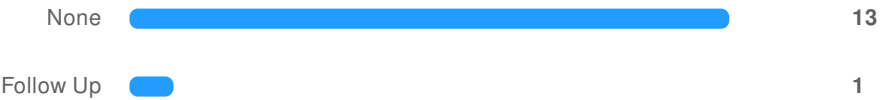
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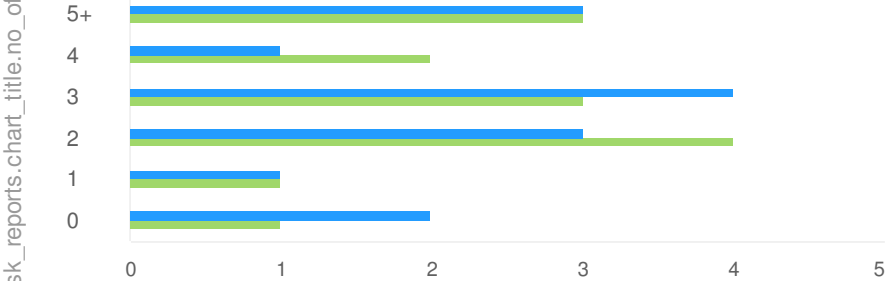
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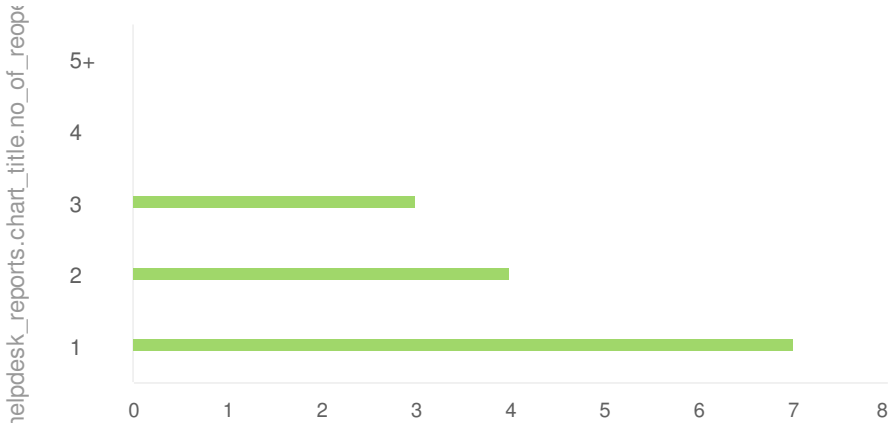
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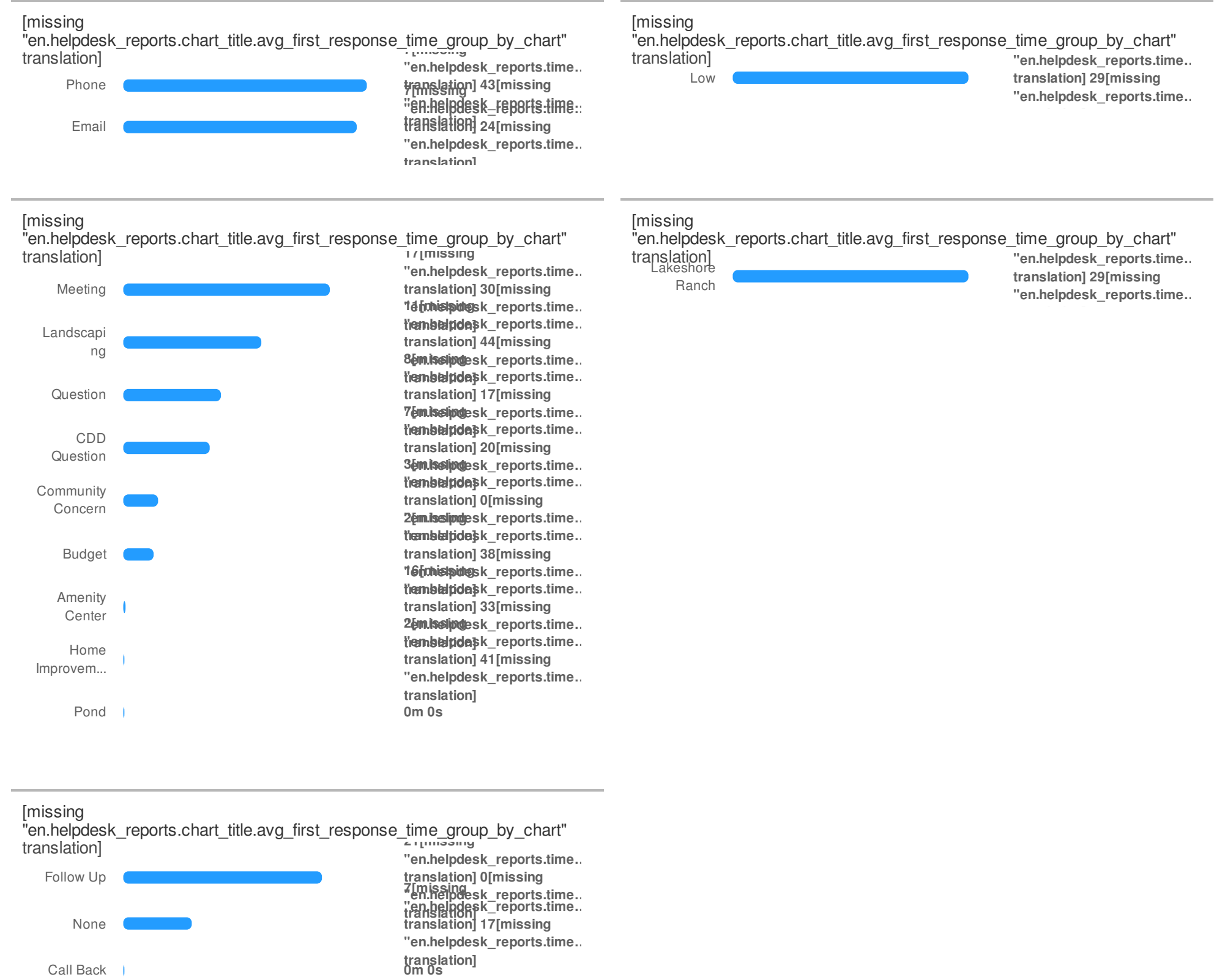
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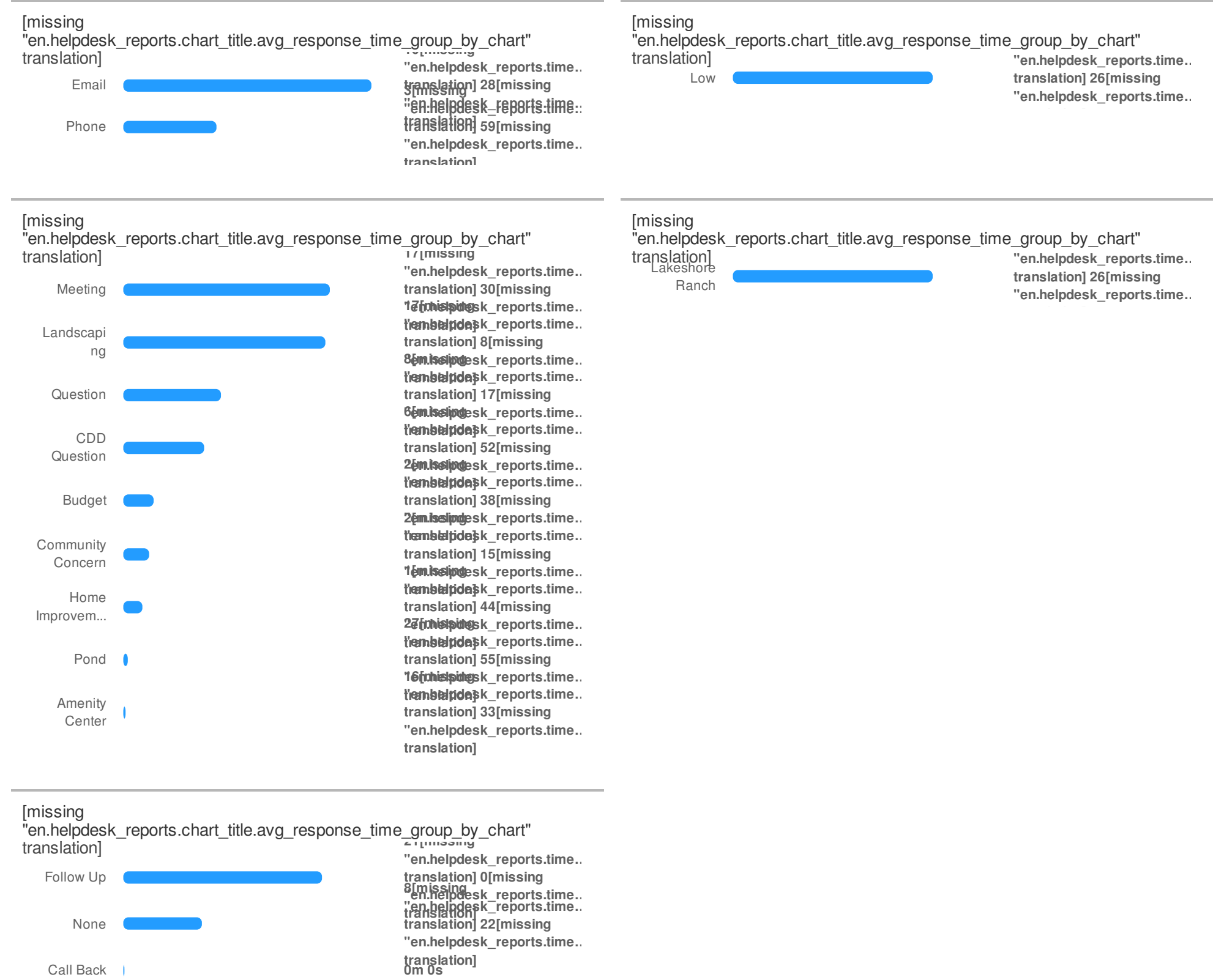
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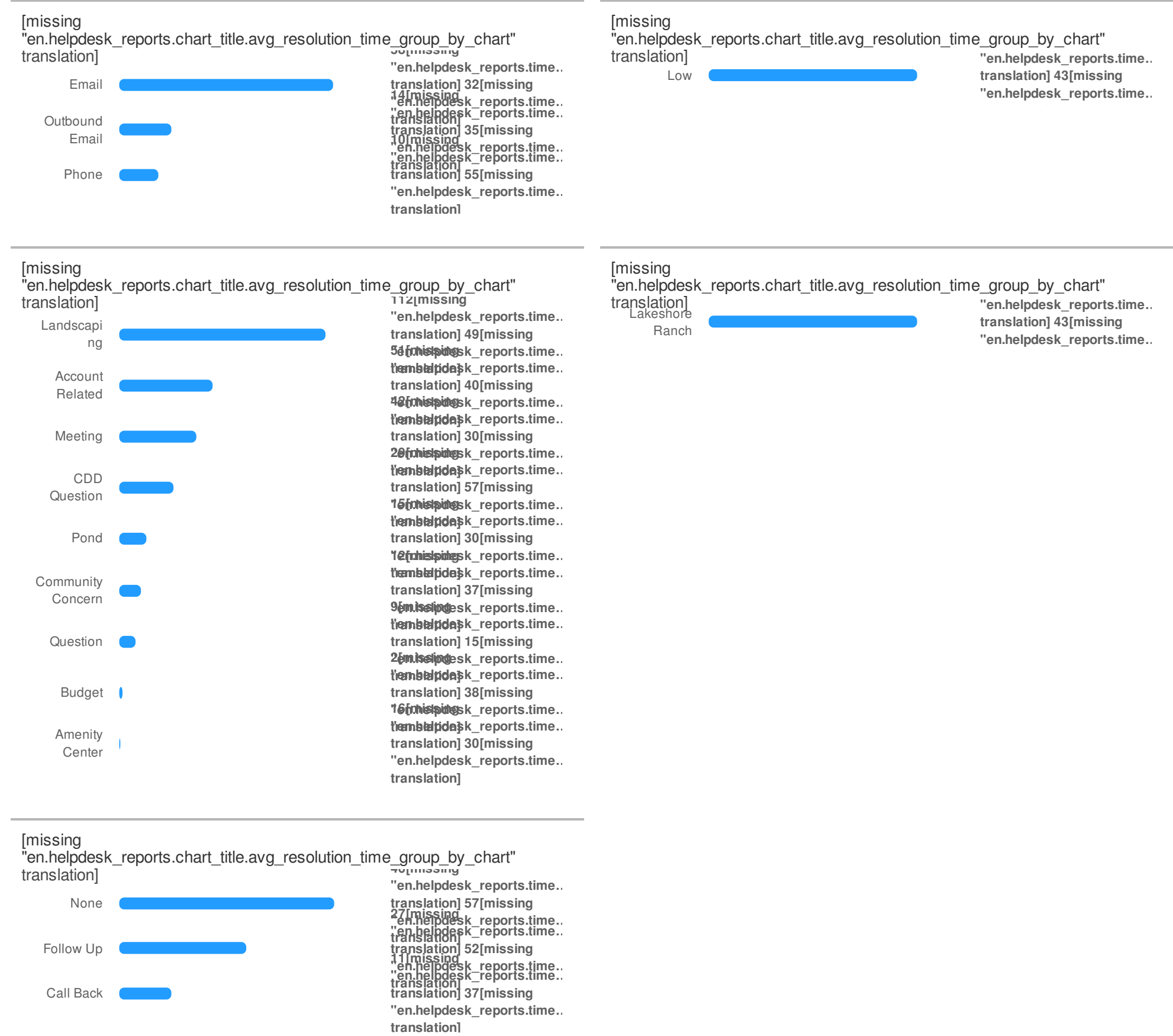
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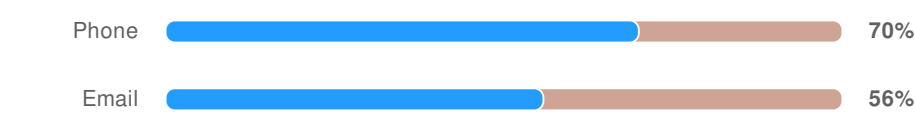






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Outbound Email			Low		
		0m 0s			0m 0s
Email		0m 0s			
Phone		0m 0s			
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Amenity Center			Lakeshore Ranch		
		0m 0s			0m 0s
Budget		0m 0s			
Account Related		0m 0s			
Community Concern		0m 0s			
Meeting		0m 0s			
None		0m 0s			
Landscaping		0m 0s			
Pond		0m 0s			
Question		0m 0s			
Home Improvem...		0m 0s			
CDD Question		0m 0s			
[missing "en.helpdesk_reports.chart_title.avg_first_assign_time_group_by_chart" translation]					
Call Back		0m 0s			
Follow Up		0m 0s			
None		0m 0s			

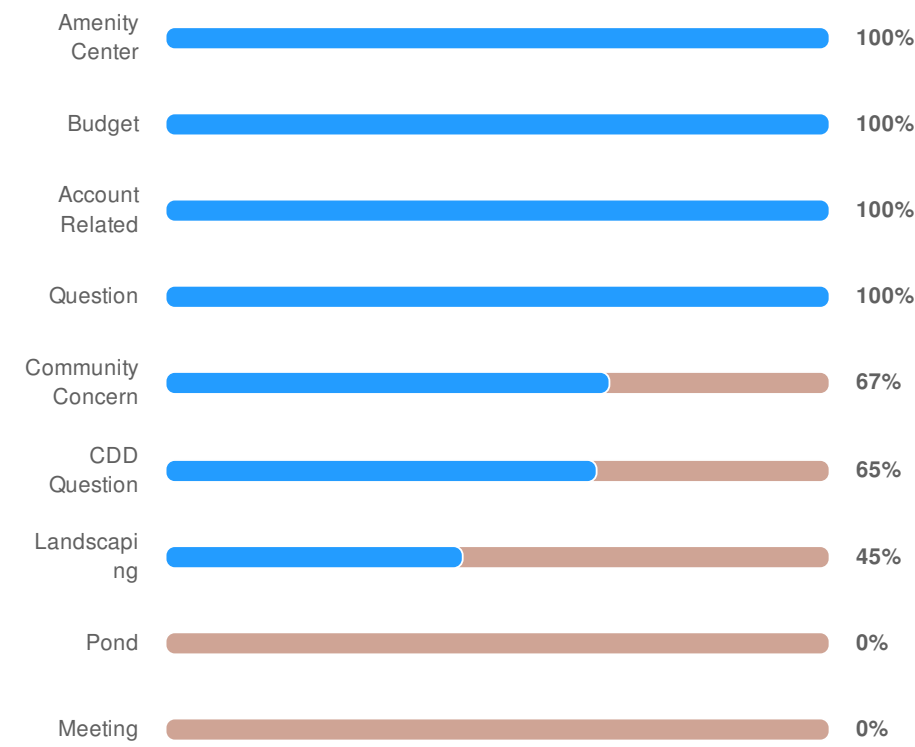
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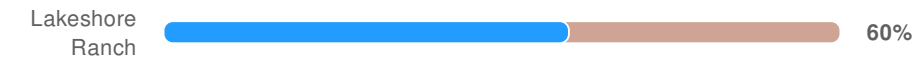
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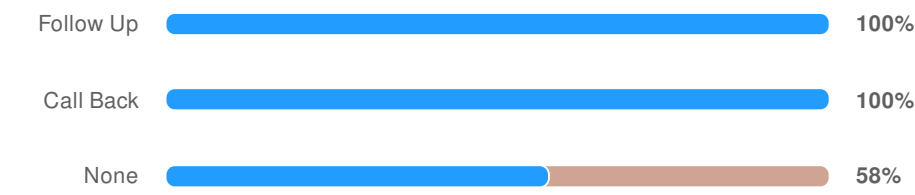
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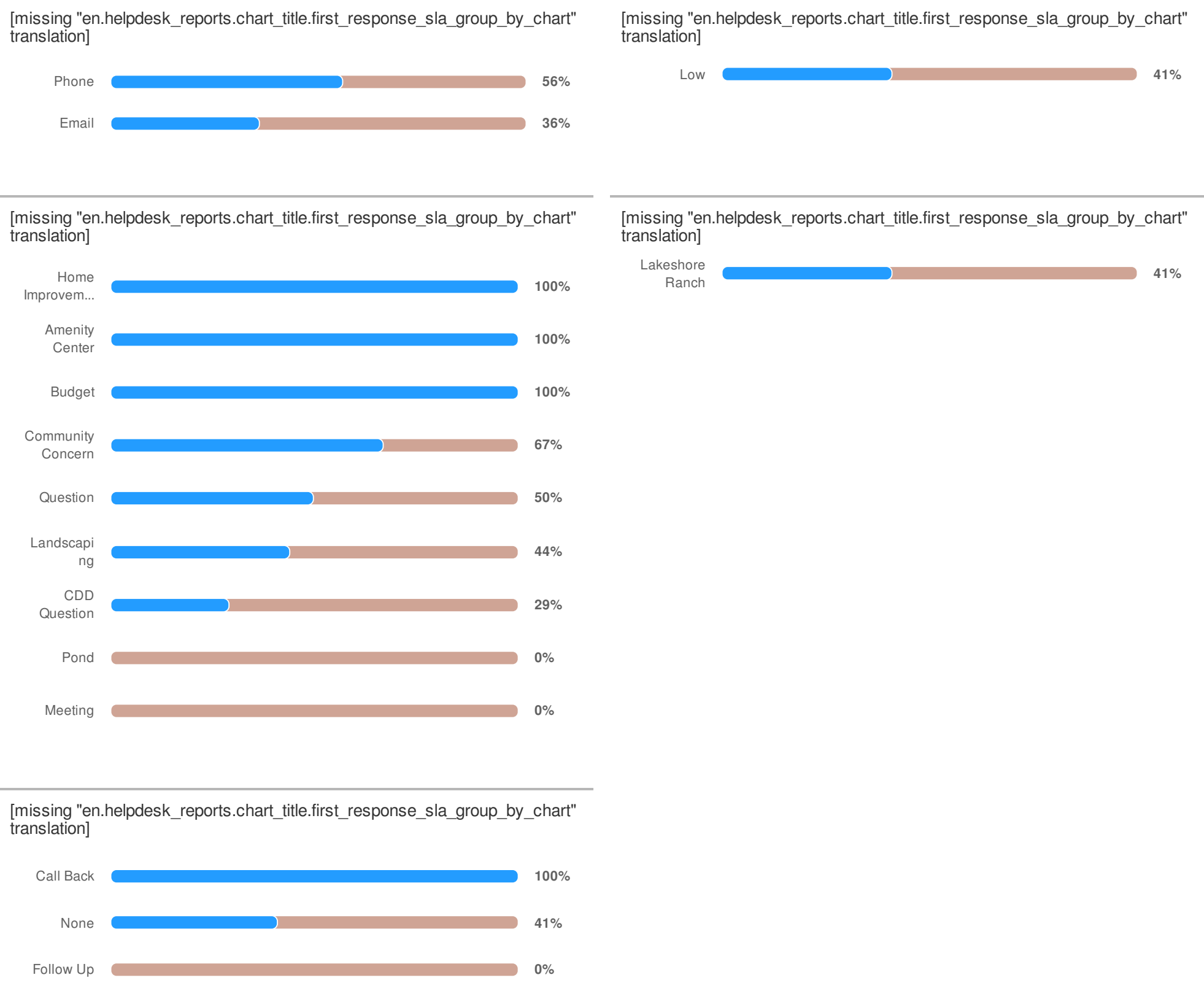


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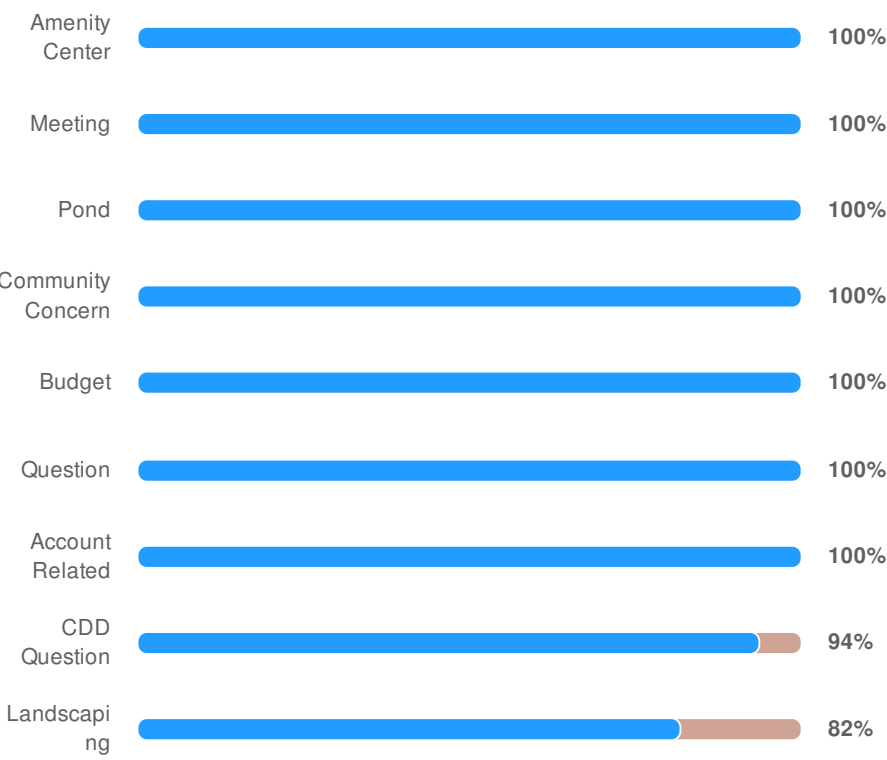
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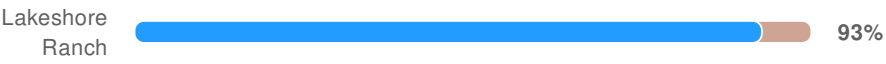
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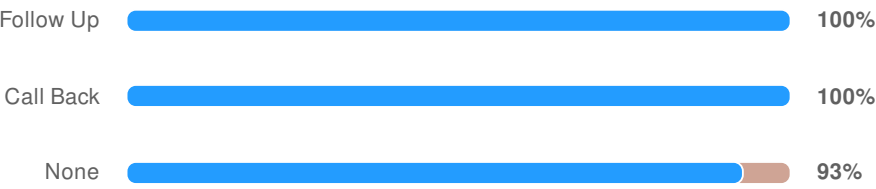
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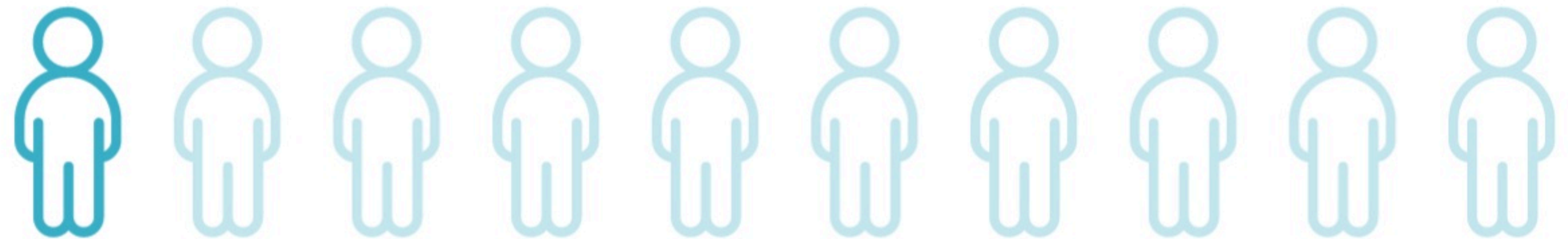
30 days happiness guarantee stats

90%



satisfied lakeshore ranch residents

10%



# Legacy Report

May 1st – July 18th

43 Tickets Created

11

Phone Calls

11

Landscaping

30

Emails

4

Community  
Concerns

2

Outbound Emails

4

Questions

16

CDD Questions

# EXHIBIT 4

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Lakeshore Ranch CDD**

**West Haven Asphalt Repair**

**6/6/2023**

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**Repair deteriorated asphalt along edge of roadway near residence  
at 8248 West Haven Drive.**

**Scope includes:**

- sawcut and remove 1' wide x 25' long section of deteriorated asphalt
- replace with hot-mix asphalt

**TOTAL      \$1,400**

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: [tim.sitemastersofflorida@yahoo.com](mailto:tim.sitemastersofflorida@yahoo.com)

# EXHIBIT 5





# ESTIMATE

**Tampa S.W.A.P.**  
6205 Blossom Avenue  
Tampa, Florida 33614  
United States

8135731370

**BILL TO**  
**Lakeshore Ranch CDD 1540**  
**International Parkway Suite 2000 Lake**  
**Mary, FL 32746**

**Estimate Number:** 40  
**Estimate Date:** July 18, 2023  
**Expires On:** August 2, 2023

**Grand Total (USD): \$1,800.00**

Items	Quantity	Price	Amount
<b>Work Order</b> Asphalt	1	\$1,800.00	\$1,800.00
-Cut & Remove deteriorated asphalt Approx. 1' w x 25' L			
-Repour hot mix asphalt			
Materials & labor			
Change order may apply			

<b>Total:</b>	\$1,800.00
<hr/>	
<b>Grand Total (USD):</b>	<b>\$1,800.00</b>



# EXHIBIT 6



**AKCA  
INC.**

The Pavement Marking Company

4603 Reece Road  
Plant City, FL 33566  
(813) 752-4471 Office  
(813) 752-2357 Fax

**ALL BIDDERS**

# Estimate

Number: 61523  
Bid Date: June 15, 2023  
Revised Date:

PLANS DATED	TERMS	COUNTY		PROJECT	
<b>No Plans</b>	Net 30 Days	<b>Pasco</b>		<b>Lakeshore Ranch Paint Refurbish</b>	
Item	Description	Quantities	Unit	Unit Price	Amount
	<b>On-Site</b>				
	Retro-Reflective Pavement Markers ( If Needed )	126.000	ea	\$ 5.00	\$ 630.00
	Painted Pavt Mark, Std, White, Solid, 6"	8,584.000	lf	\$ 0.30	\$ 2,575.20
	Painted Pavt Mark, Std, White, Solid, 6" ( Outside Bike Lane Markings )	6,600.000	lf	\$ 0.30	\$ 1,980.00
	Painted Pavt Mark, Std, White, Solid, 12"	394.000	lf	\$ 1.00	\$ 394.00
	Painted Pavt Mark, Std, White, Solid, 24"	15.000	lf	\$ 2.00	\$ 30.00
	Painted Pavt Mark, Std, White, Skip, 6" 10/30	3,280.000	lf	\$ 0.20	\$ 656.00
	Painted Pavt Mark, Std, White, Skip, 6" 6/10	280.000	lf	\$ 0.20	\$ 56.00
	Painted Pavt Mark, Std, White, Dot Guide, 6" 2/4	100.000	lf	\$ 0.25	\$ 25.00
	Painted Pavt Mark, Std, White, Yield Line Sets	3.000	ea	\$ 50.00	\$ 150.00
	Painted Pavt Mark, Std, Yellow, Solid, 6"	3,856.000	lf	\$ 0.30	\$ 1,156.80
	Painted Pavt Mark, Std, Yellow, Solid, 18"	44.000	lf	\$ 2.00	\$ 88.00
	Parking Stall Paint	47.000	ea	\$ 15.00	\$ 705.00
	Handicap Stall Paint	2.000	ea	\$ 60.00	\$ 120.00
	Handicap Island Paint	2.000	ea	\$ 25.00	\$ 50.00
	Painted Curbing ( Yellow )	400.000	lf	\$ 2.00	\$ 800.00
<b>NOTE:</b>					
	<b>1 All MOT to be provided by the prime contractor for all striping, signage installation &amp; testing.</b>				
	<b>2 Any striping crew required for weekend work will carry an additional mobilization fee of \$800.00 per day.</b>				
	<b>3 No thermoplastic, pavement marking removal or signage included.</b>				
	<b>4 Akca is not responsible for damaged or lost signs, or striping due to construction by home builders or others.</b>				
	<b>Any signs that need to be replaced, repaired or re installed will incur the cost of the signs and a mobilization charge of \$500.00 per occurrence.</b>				
	<b>5 Any striping crew that has to make more than a single mob ( unless stated in above quote ) to complete the work and is no fault of Akca Inc. will incur a mobilization charge of \$1700.00 per occurrence.</b>				
	<b>6 A Purchase order must be on file before any signs can be fabricated or a striping crew mobilized.</b>				
	<b>7 All Paint done on the roadways will have FDOT reflective beads applied.</b>				
<b>Total</b>					<b>\$ 9,416.00</b>

Bid quantities are approximate and will be invoiced per actual quantities installed.  
**Thermo price is based on actual cost at time of bid. Any change + or - will be adjusted at time of installation.**  
 This Proposal is contingent upon acceptance. A three week notice required before work begins.  
**Fourteen (14) day notice for crew mobilization required.** Retainage not to exceed 2.5% of invoice.  
 All work shall meet F.D.O.T., Specifications & Standards.  
 This quotation may be withdrawn if not accepted within 30 days of proposal date.  
 Above quote is package priced, line items will not be separated.  
 There is a minimum additional charge of \$800 for working non-work regulated days, such as Friday evening, Saturday evening or Holidays.

Respectfully Submitted: \_\_\_\_\_  
 Dale Bussey - Sales Manager

**Please sign and return original upon acceptance.**

**Upon execution of this proposal this document becomes a contract.**  
 The above prices, specifications and conditions are satisfactory and are hereby accepted. We authorize Akca, Inc. to do the work specified. Payment will be made within 30 days of invoice date following completion of work.  
 In the event that the amount herein is not paid when due, interest at the highest legal rate per annum shall accumulate on the total balance due. All costs of collection shall be paid by the customer including reasonable attorney fees.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Company Name \_\_\_\_\_

# EXHIBIT 7



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

7/13/2023

BILL TO

Lakeshore Ranch CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746  
(813)564-7847  
[Patricia@BreezeHome.com](mailto:Patricia@BreezeHome.com)

ESTIMATE NUMBER

LSR071323

DESCRIPTION	AMOUNT
Pressure Clean Guard House	
Below roof line, including sidewalks and curbing	800.00
Additional +700 if roof is requested to be added	
<i>Thank you for your business!</i>	800.00
	\$ 800.00

Signature

Date

If you have any questions about this invoice, please contact

# EXHIBIT 8

# BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Lake Shore Ranch CDD  
1540 International Parkway, Suite 280  
Suite 2000  
Lake Mary, FL 32746

(813) 565-4663



JOB DESCRIPTION
Lighting not working properly on North side of entrance and Center Median

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Front Entrance</b>	
Replace 1 Sodium, Mercury vapor bulb on lamp post light on back side of center median	\$275.00
Purchase 1 new spot light replacing one that not working on North side	\$385.00
Requires 50% Deposit	Waived
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$660.00</b>

\* Price includes material and labor needed to complete project

\* Assumes adequate power available. If additional power needed community responsible for providing.

\* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

7/17/2023

DATE

AUTHORIZED SIGNATURE FOR LAKESHORE RANCH CDD

DATE

# EXHIBIT 9



Phone: (863) 797-7525 (863) 968-6713  
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

## CCTV MANAGEMENT

Proposal No:

**Submitted to:** Lakeshore Ranch CDD  
**Attention:** Michael Sakellarides **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL **Zip:** 34744

**Job Location:** Lakeshore Ranch CDD / CCTV Management Sports / Dog  
**Attention:** Michael Sakellaride **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 19730 Sundance Lake Blvd / Front Entrance  
**City / ST:** Land O' Lakes / FL **Zip:** 34638

### CCTV SYSTEMS

1

UPON WRITTEN REQUEST VIA EMAIL, DCI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE ( 1-3 HOUR TIMESTAMP ). ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK. REQUESTS ARE TO BE MADE TO GATES@DCINTEGRATIONS.NET. DCI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING.

#### DOES NOT INCLUDE :

- \* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
- \* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
- \* ON SITE PROGRAMMING
- 1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
- 2. - PURCHASE / REPLACEMENT OF ANY DEVICES
- 3. - ON SITE TIMERS

INIT

MONTHLY AMOUNT

\$135.00

INVOICED QUARTERLY IN ADVANCE

#### CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

8/17/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

#### DC INTEGRATIONS

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

#### SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Activation Date:** \_\_\_\_\_



## **TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

# EXHIBIT 10



Phone: (863) 797-7525 (863) 968-6713

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[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

## CCTV MANAGEMENT

Proposal No:

**Submitted to:** Lakeshore Ranch CDD  
**Attention:** Michael Sakellarides **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL **Zip:** 34744

**Job Location:** Lakeshore Ranch CDD / CCTV Management Entrance  
**Attention:** Michael Sakellaride **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 19730 Sundance Lake Blvd / Front Entrance  
**City / ST:** Land O' Lakes / FL **Zip:** 34638

### CCTV SYSTEMS

1

UPON WRITTEN REQUEST VIA EMAIL, DCI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE ( 1-3 HOUR TIMESTAMP ). ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK. REQUESTS ARE TO BE MADE TO GATES@DCINTEGRATIONS.NET. DCI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING.

#### DOES NOT INCLUDE :

- \* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
- \* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
- \* ON SITE PROGRAMMING
- 1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
- 2. - PURCHASE / REPLACEMENT OF ANY DEVICES
- 3. - ON SITE TIMERS

INIT            **MONTHLY AMOUNT**

**\$135.00**

**INVOICED QUARTERLY IN ADVANCE**

#### CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

8/17/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

#### DC INTEGRATIONS

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

#### SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Activation Date:** \_\_\_\_\_

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2. Warranty:

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B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

# EXHIBIT 11



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[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

## CCTV MANAGEMENT

Proposal No:

**Submitted to:** Lakeshore Ranch CDD  
**Attention:** Michael Sakellarides **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL **Zip:** 34744

**Job Location:** Lakeshore Ranch CDD / CCTV Management Pool / Club  
**Attention:** Michael Sakellaride **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 19730 Sundance Lake Blvd / Front Entrance  
**City / ST:** Land O' Lakes / FL **Zip:** 34638

### CCTV SYSTEMS

1

UPON WRITTEN REQUEST VIA EMAIL, DCI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE ( 1-3 HOUR TIMESTAMP ). ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK. REQUESTS ARE TO BE MADE TO GATES@DCINTEGRATIONS.NET. DCI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING.

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INIT            **MONTHLY AMOUNT**

**\$135.00**

**INVOICED QUARTERLY IN ADVANCE**

#### CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

8/17/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

#### DC INTEGRATIONS

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

#### SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Activation Date:** \_\_\_\_\_

## **TERMS & CONDITIONS:**

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5. Default:

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initials

# EXHIBIT 12





Phone: (863) 797-7525 (863) 968-6713  
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

[DCINTEGRATIONS.NET](http://DCINTEGRATIONS.NET)



Date:

## CCTV MANAGEMENT

Proposal No:

**Submitted to:** Lakeshore Ranch CDD  
**Attention:** Michael Sakellarides **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 1540 International Parkway # 2000  
**City / ST:** Lake Mary / FL **Zip:** 34744

**Job Location:** Lakeshore Ranch CDD / CCTV Management Tot/Dock  
**Attention:** Michael Sakellaride **Title:** LCAM  
**Email:** [michael@breezehome.com](mailto:michael@breezehome.com)  
**Phone:** 813-564-7847 **Fax:**  
**Address:** 19730 Sundance Lake Blvd / Front Entrance  
**City / ST:** Land O' Lakes / FL **Zip:** 34638

### CCTV SYSTEMS

1

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INIT



MONTHLY AMOUNT

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INVOICED QUARTERLY IN ADVANCE

#### CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

8/17/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

#### DC INTEGRATIONS

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

#### SUBSCRIBER

**By (Signature):** \_\_\_\_\_  
**Name (Printed):** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Activation Date:** \_\_\_\_\_

## **TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

# EXHIBIT 13



## **LAKESHORE RANCH CDD**

### **MONTHLY LANDSCAPE SERVICE REPORT: June 2023**

**TO: District Management**  
**LAKESHORE RANCH CDD Board of Supervisors**

**FROM: John Burkett, Client Care Specialist, RedTree Landscape Systems**

**TERM: JUNE**

- **MOWING & DETAILING**
  - All turf areas were mowed on June 2, 9, 16, 23 & 30<sup>th</sup>.
  - Detailing was performed in conjunction with each mowing visit to complete a full detail rotation in the month of June.
- **PEST CONTROL & FERTILIZATION**
  - All turf areas were fertilized with granular 24-2-11 slow-release fertilizer in early June.
  - All turf areas were spot treated for any chinch bug outbreak or fungus issues.
- **IRRIGATION**
  - The monthly irrigation system inspection was performed during the 3<sup>rd</sup> week of the month.
  - All necessary repairs were noted, proposed, and performed as approved.
- **ENHANCEMENTS**
  - The palm tree booting proposal will be revisited to provide a unit cost and allotment for only a limited number of palm trees to be included in approval.
  - The clubhouse round-about landscape design proposal will be re-designed to include more color.
  - A proposal for mulch installation will be prepared and submitted.
  - A proposal for woodline pruning will be prepared and submitted.
  - Palm tree seed pod removal will be performed in July.

**EXHIBIT 14.**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**July 18, 2023**

**Landscape Enhancement Proposal**

**For**

**Lakeshore Ranch**

**Clubhouse Roundabout**



Project Component	Unit Price	Quantity	Charge
Removal of existing plant material and mulch	\$ 90.00	1	\$ 90.00
Install topsoil	\$ 125.00	4	\$ 500.00
Install (55) Blue My Mind 1-gallon	\$ 12.00	55	\$ 660.00
Install (1,500) sq. ft. of floritam sod	\$ 2.00	1500	\$ 3,000.00
TOTAL PROJECT CHARGE:			\$ 4,250.00

**Total: \$4,250.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscapesystems.com](mailto:ksmith@redtreelandscapesystems.com) / Cell phone: (727) 426.3679

**EXHIBIT 15.**





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**July 18, 2023**

**Palm Booting and Pruning Proposal  
For  
Lakeshore Ranch**



- Boot and clean 66 Sable Palms & 15 Sylvester Palms AT Clubhouse & Pool Area
- Includes all labor, hauling & dump fees

**Per Palm Price: \$95.00 X \_\_\_\_\_ = \$ \_\_\_\_\_ Total**

Authorized By:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor

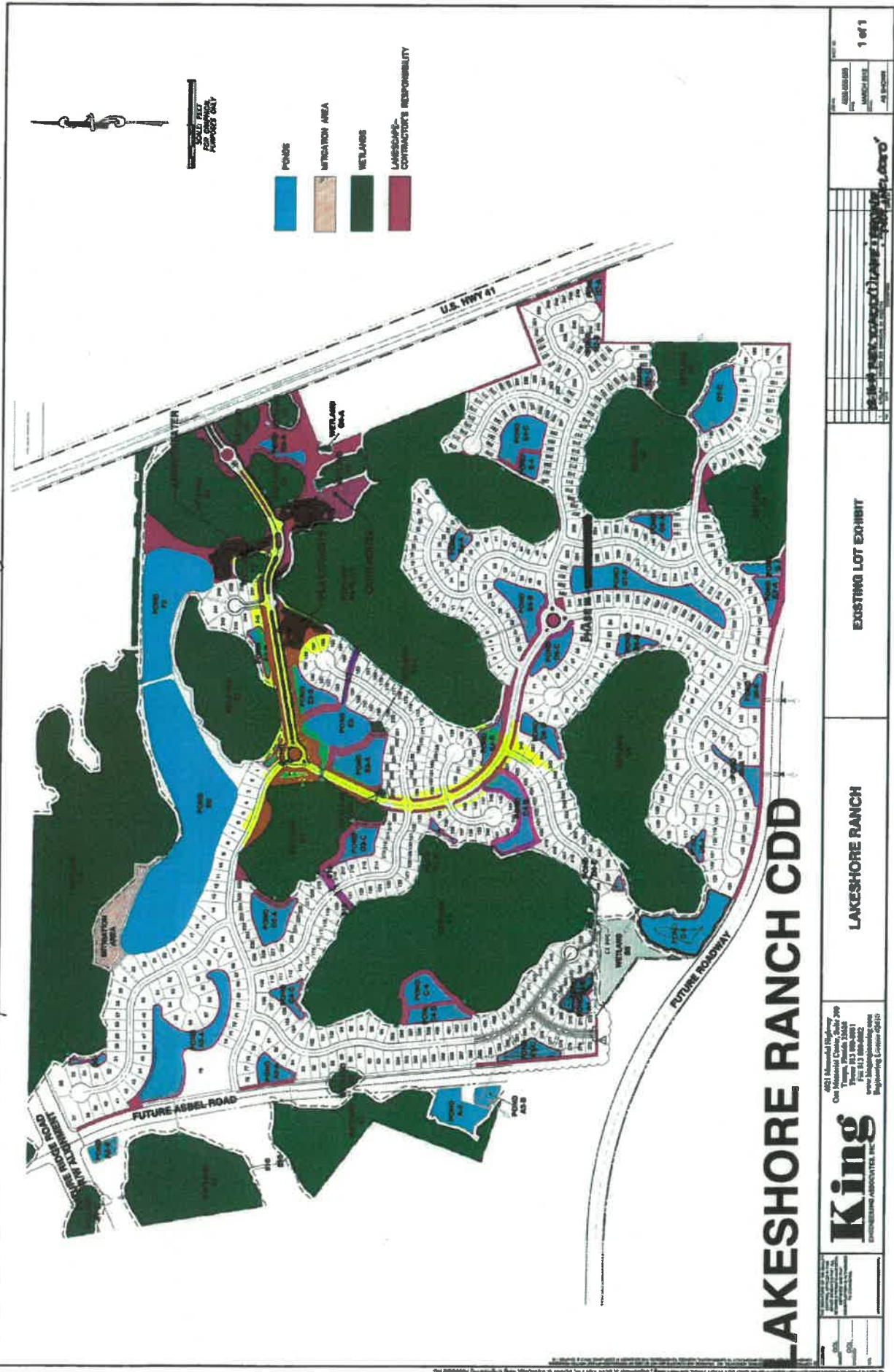
[ksmith@redtreelandscapesystems.com](mailto:ksmith@redtreelandscapesystems.com) / Cell phone: (727) 426.3679

Date:



**EXHIBIT 16.**

42 Zone's Down - yellow & blue area's not working! off of Estimate #1507



**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Estimate 1507



### ADDRESS

Lakeshore Ranch CDD  
C/o Breeze Property Management  
1540 International Pkwy, Ste 2000  
Lake Mary, FL 32746

DATE  
07/12/2023

TOTAL  
\$17,626.00

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs proposed as follows:			
Guard House Controller:			
Repair all Comm fails on irrigation controller located at front, next to Guard House. These faults were caused by storm on Saturday, July 10th. Zones affected are 17,19, 20, 23, 24, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 57, 59, 60, 63, 64, 71, 72, 77, 78, 79, 81, 82, 83, 84. All need to be tracked and located.			
<b>Sales</b> King nuts	82	1.50	123.00
<b>Sales</b> ICD 100, Single Station Decoders	42	215.00	9,030.00
<b>Sales</b> Gorilla DBYS	86	5.50	473.00
<b>Sales</b> Solenoids	42	75.00	3,150.00
<b>Sales</b> Hunter Jacket 2-wire Decoder Wire, per foot	300	1.50	450.00
<b>Sales</b> Labor - 2 technicians	80	55.00	4,400.00

Thank You

**TOTAL** **\$17,626.00**

THANK YOU.

Accepted By

Accepted Date

**EXHIBIT 17.**



## Lakeshore Ranch CDD Aquatics

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**Inspection Date:**

7/3/2023 1:23 PM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

## SITE: 1

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

No major algae growth observed. Minor amounts of shoreline grasses were present on the bank and within the water. Our technician will target these grasses during next maintenance event.

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

## SITE: 6

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Main nuisance vegetation in SRA is algae in minor amounts along some areas of the perimeter. Routine maintenance and monitoring will occur here.

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



# Inspection Report

## SITE: 7

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Most of the algae that was previously in this SRA has cleared up. Still minor amounts present, along with minor amounts of Torpedo grass in some areas. Our technician will continue to monitor and treat accordingly.

Aerators are functional.

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

## SITE: 8

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Very minor amounts of Torpedo grass are present along the edge and within the water. SRA is in excellent condition otherwise.

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



# Inspection Report

## SITE: 9

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Shoreline grasses are present in this SRA in minor amounts. The littoral shelf is looking good and nuisance vegetation is being monitored and maintained. 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>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

## SITE: 10

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Littoral shelf contains Torpedo grass and Slender Spikerush, some of which is decaying. There are also minor amounts of subsurface algae throughout. Our technician will target these nuisance species during next maintenance event. Some trash was picked up during this visit as well.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara



# Inspection Report

## SITE: 12

Condition:      Excellent    ✓Great      Good      Poor    ✓Mixed Condition    ✓Improving



### Comments:

The water level has finally risen in this SRA and the littoral shelf is submersed. Littoral shelf still contains minor amounts of Torpedo grass. There is also minor amounts of decaying algae throughout.

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

## SITE: 14

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition    ✓Improving



### Comments:

Torpedo grass and Slender Spikerush were the only nuisance vegetation observed in this SRA. The littoral shelf is being maintained nicely. Routine maintenance and monitoring will occur here.

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



# Inspection Report

## SITE: 15

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



### Comments:

No nuisance vegetation growth observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	Clear	Turbid	<input checked="" type="checkbox"/> 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	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 47

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



### Comments:

No nuisance vegetation growth observed. SRA is in excellent condition.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



With the arrival of July, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several SRAs. This has the benefit of improving SRA aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools have the potential of producing algal activity at a much higher rate than typically observed. Luckily, most of the Lakeshore Ranch SRAs are staying resistant to any serious algal blooms.

Considering the season, most SRAs are in great condition. Nuisance grasses were still present in moderate amounts and will continue to be targeted going forward. In terms of algal activity, there are still minor amounts of decaying algae around the perimeters and throughout some SRAs. Those SRAs that still contain notable amounts of algae will be on our technician's radar for future visits. Some SRAs simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Rains have improved most SRA conditions favorably, and should continue to improve them as we move into the rainy, summer months.

## RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to heavily overgrown littoral areas.

Avoid overtreating SRAs, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!

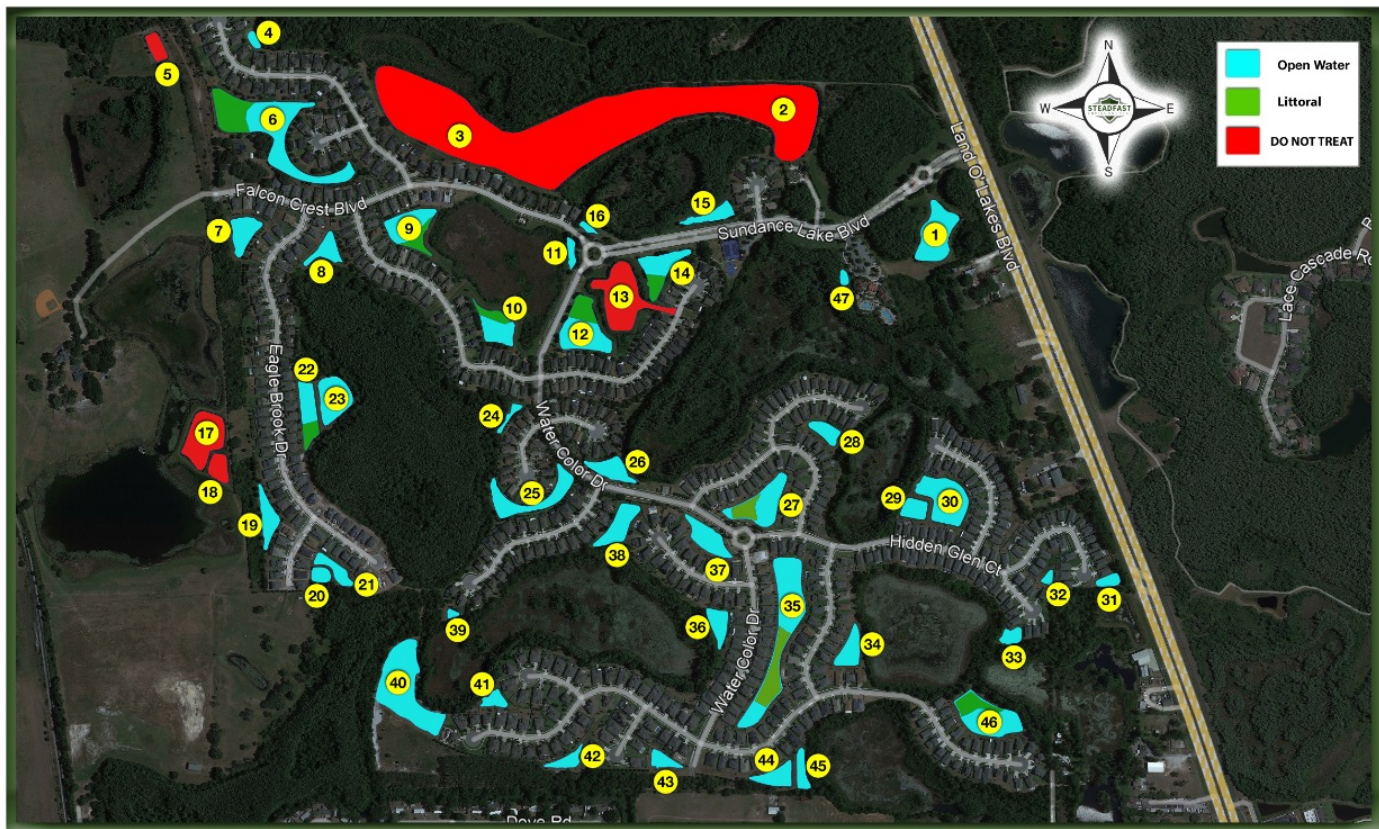


MAINTENANCE AREA



Lakeshore Ranch CDD  
Sundance Lake Blvd, Land O' Lakes, FL

Gate Code:



**EXHIBIT 18.**



## Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
813.836.7940 | office@steadfastenv.com  
www.SteadfastEnv.com

# Proposal

Date 6/26/2023 Proposal # 874

Customer Information		Project Information Lakeshore Ranch Hidden Glen Tr...	
Lakeshore Ranch CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.co m	<b>Contact</b>  <b>Phone</b>  <b>E-mail</b> breezeinvoices@payablesl...  <b>Account #</b>	LakeShore Ranch CDD Hidden Glen Tree Removal	<b>Proposal Prepared By:</b> Kevin Riemensperger  <b>Type Of Work</b> Veg. Removal

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

Description	Qty	Cost
Removal of the dead tree within the wetland buffer behind Hidden Glen 19744 Hidden Glen Dr.  Field crew will be deployed with power tools as well as SK800 Ditch Witch to fell & process the tree. Material removed will be loaded into dump trailer, and hauled offsite for proper disposal.  Est. Timeframe: 1 Day		600.00

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** \$600.00

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 19.**



## **AMENITY CENTER MANAGEMENT REPORT**

### **For the month of JUNE 2023**

**Date of Meeting:** July 25, 2023

**Submitted by:** Lori Karpay

#### **MAILCHIMP EMAILS**

6/1– June newsletter  
6/8 – Food truck notification  
6/13 – CDD Board meeting notification  
6/13 – REMINDER: Gift card bingo  
6/14 – REMINDER: Scavenger hunt  
6/14 – Notification: Steps being taken to stop water retention trespassing  
6/22 – Food truck notification  
6/18 – Happy Father’s Day message  
6/20 – No yoga Tues or Thurs announcement  
6/20 – Status of lights at courts  
6/25 – Food truck notification  
6/27 – REMINDER: July 4<sup>th</sup> Pool Party  
6/30 – July newsletter

#### **SPECIAL EVENTS/PROGRAMMING**

- The adult residents enjoyed a night of gift card bingo where every table had a winner! Good times had by all...and it was a full house!
- The kids attended a challenging scavenger hunt with clues for the age ranges. Afterwards they enjoyed ice cream sundaes. A fun time!
- The Sunday Matinee Movies are ongoing.
- Yoga class has been well attended and a new instructor started teaching on Wednesday evenings for those who can’t make it in the morning.
- Pickleball Clinic has not been well attended.
- Boot camp is ongoing.

#### **FACILITY AND AMENITY MANAGEMENT**

- Please see Inspection Report.
- Gas line at outdoor fire pit has been capped.
- Billy and I are working on a creative way to utilize the fire pit. We would like to cut a circle of sheet metal and drill that into the concrete. Then, add potting soil and plant some ivy as a low maintenance plant that would be aesthetically pleasing for the residents.
- Hole in soffit/gable repaired



## BEFORE



## AFTER



- Faucet in women's ADA fitness center bathroom replaced
- Sensor on urinal in outdoor bathroom replaced
- Clubhouse fountain pump addressed. Our electrician and pool maintenance company are collaborating to resolve the issue of our breaker popping. Additionally, there is a leak on the white 3" pipe into an L shape into the ground which is being repaired by GPS Pools.
- One fan in the lanai has a motor issue that requires repair. I shipped the motor to the company and should have it back in the next couple of weeks.
- Courts lightning arrester being replaced. Is currently on order.
- Reserve study walk thru was done with Paul Grifoni of Custom Reserves. He is supposed to return to do a full inspection but went on vacation.
- Painted pole with chain and added combo lock at amphitheater parking lot.



- Planted no trespassing sign behind lanai by pool equipment.



- Replaced shower heads at pool.
- Billy repaired A/C in exercise room.
- Painted rusted areas on playground equipment.



- Cleaned out and organized laundry room

- Month of June staff hours:
  - Facility Attendant 247.96
  - Maintenance 185.70

### **CONSIDERATIONS:**

None at this time.

**EXHIBIT 20.**

**Lakeshore Ranch CDD**  
**Bank United Debit Card # XXXXXXXXX2404 (Balance \$500)**  
**Beginning |June 1, 2023 | Ending June 30, 2023**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>	<u>Bd. Appvd</u>	<u>Subsidized Amount</u>
6/1/2023	Lowe's	Grout, paint	1520040	\$ 26.96	Yes	
6/2/2023	Amazon	12" w X 12" h Aluminum Exterior Vent	1520040	\$ 92.96	Yes	
6/5/2023	Barcodes Group	Ribbon for laminate printer	1520120	\$ 139.98		
6/5/2023	USPS	CDD Deposit	1520200	\$ 9.65		
6/7/2023	Zogics	Fitness Center wipes	1520200	\$ 127.95		
6/9/2023	Lowe's	Door stopper, weather stripping, etc.	1520040	\$ 33.04		
6/9/2023	Compliance Signs	ADA Chair Lift Operator Warning Stickers	1520120	\$ 25.89	Yes	
6/9/2023	Adobe	Acrobat Pro Subscription	1520120	\$ (2.00)	Yes	
6/13/2023	Sam's Club	Snacks for CDD meetings	1520200	\$ 71.10		
6/16/2023	Sam's Club	Food for Gift Card Bingo	1520260	\$ 90.90		
6/20/2023	The Webstaurant Store	Cups for clubhouse	1520200	\$ 79.10		
6/21/2023	Redbox	Sunday matinee movie	1520260	\$ 7.22		
6/21/2023	Compliance Signs	Credit for tax charged	1520120	\$ (1.69)		
6/23/2023	Circle K	Gas for maintenance equipment	1520040	\$ 15.76		
6/23/2023	Lowe's	No trespassing sign, maintenance items	1520040	\$ 74.18	Yes	
6/23/2023	MK Studios	DJ 4th of July pool party on 7/2/23	1520260	\$ 250.00		
6/26/2023	Apple	Pandora Subscription	1520120	\$ 14.43	Yes	
6/29/2023	Lowe's	Sheet metal, rings for shower chains, paint	1520040	\$ 38.32	Yes	
6/29/2023	Pool Supply Unltd.	Replacement batteries for ADA chair operators	1520040	\$ 626.80	Yes	
6/30/2023	Mailchimp	Marketing platform	1520200	\$ 26.50	Yes	
				<b>\$ 1,627.13</b>		<b>\$0.00</b>

**District Manager**

**EXHIBIT 21.**

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, June 13, 2023 at 6:30 p.m. at Lakeshore Ranch Clubhouse,  
6 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 Ron Mitchell	Board Supervisor, Chairman
11 Christine Thomas	Board Supervisor, Vice Chairwoman
12 Charles Weissing	Board Supervisor, Assistant Secretary
13 Tom Coughlin	Board Supervisor, Assistant Secretary
14 Shawn McCaig	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, Breeze
17 Tom O'Grady	Associate District Manager, Breeze
18 Gaby Arroyo	Community Manager, Breeze
19 John Vericker	District Attorney, Straley Robin Vericker
20 Greg Woodcock	District Engineer, Stantec
21 Lori Karpay	Amenity Manager, Vesta Property Services
22 Kevin Riemensperger	Steadfast Environmental
23 Pete Lucadano	RedTree Landscape
24 John Burkett	RedTree Landscape

25 *The following is a summary of the discussions and actions taken at the June 13, 2023 Lakeshore Ranch*  
26 *CDD Board of Supervisors Regular Meeting.*

27 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

28 The Pledge of Allegiance was recited.

29 **THIRD ORDER OF BUSINESS – Audience Comments** – (limited to 3 minutes per individual for agenda  
30 items)

31 An audience member gave positive feedback on the Board.

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

33 A. District Engineer – Greg Woodcock

34 Mr. Woodcock provided an update on the mailroom timeline. The Board and Staff discussed  
35 rescheduling upcoming meetings.

36 Mr. Woodcock proceeded to present a driveway report on Hidden Glenn Court.

37 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig WITH ALL IN FAVOR, the Board accepted 38 the Hidden Glenn Court Driveway Report for the Lakeshore Ranch Community Development District.
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39 B. Exhibit 1: Breeze Operations Report

40 Ms. Arroyo reviewed the highlights of her report, noting that pot holes on Hidden Glenn Court had  
41 been repaired.

C. Presentation of Proposals

- Exhibit 3: Site Masters of Florida, LLC – West Haven Asphalt Repair - \$1,400.00

**This item was presented out of order.**

A Supervisor asked who made this request. The Board requested a second quote and to have Mr. Woodcock review this matter. This item was tabled to the next meeting.

Ms. Arroyo walked on a Steadfast proposal to repair an eroded area on the southern bank of Pond #6 in the amount of \$250.00. The Board agreed to discuss this further later in the meeting.

- Exhibit 2: Riptide Pressure Washing, LLC – Removal of Rust Stains Along Red Sky Court - \$425.00

It was clarified that this was an HOA matter.

Before moving on to the next item, the Board and Staff discussed video monitoring vendor options. It was indicated that this would be further discussed during a shade session.

Ms. Arroyo continued to review her report and discussed resident satisfaction.

**FIFTH ORDER OF BUSINESS – Professional Vendor Operations**

A. RedTree Landscape

Mr. Lucadano presented his report, noting that compliments were received from residents on the trees.

- Exhibit 4: May Site Audit

- Exhibit 5: RedTree Landscape Systems – Hardwood Tree Pruning Proposal - \$3,580.00

This item was tabled, as this was on resident-owned property.

A supervisor commented on a high number of weeds within the community and noted that an area had been cleared before receiving a proposal to replace the vegetation. The Board and Staff discussed options for what to put in this area.

RedTree walked on a proposal for the clubhouse roundabout in the amount of \$4,250.00. A supervisor suggested installing something other than grass in this area. The Board requested a proposal to be brought to the July meeting with photos.

Mr. Burkett discussed a clock issue and sand filtration. Ms. Thibault requested for the clock issue to be sent to the Chairman to review.

RedTree walked on a proposal for 850 feet of Bahia sod on Hidden Glenn in the amount of \$1,700.00.

On a MOTION by Mr. Mitchell, SECONDED by Mr. Coughlin, WITH ALL IN FAVOR, the Board approved the RedTree Hidden Glenn Bahia Sod Proposal, in the amount of \$1,700.00, for the Lakeshore Ranch Community Development District.

Following the motion, RedTree proceeded to walk on a proposal for palm booting and pruning at the clubhouse pool in the amount of \$7,500.00. Mr. Lucadano provided clarification regarding what booting palm trees entailed. The Board requested that RedTree bring back a proposal with a per tree price for the booting.



Ms. Thibault brought up a potential sinkhole that was pointed out by a resident. Mr. Burkett explained that he was in the process of researching repair options. A supervisor explained that Mr. Woodcock had repaired this area previously and that this was still under warranty.

**B. Steadfast Environmental**

➤ **Exhibit 6: Steadfast Waterway Inspection**

Mr. Riemensperger reviewed his report. A supervisor asked why Pond 13 was marked as “do not treat”. It was clarified that Pond 13 used to be considered a wetland by SWFMD but was now able to be treated. The Board requested that Mr. Riemensperger work with Mr. Woodcock to determine which ponds were permitted to be treated. A supervisor noted that Pond 31 had a high amount of trash in it, as well as a large piece of pipe.

The Board circled back to the walk-on proposal to repair an eroded area on the southern bank of Pond #6 in the amount of \$250.00. The Board requested to have Mr. Woodcock inspect the erosion to determine why it was occurring.

**SIXTH ORDER OF BUSINESS – Amenity Management**

**A. Exhibit 7: Amenity Center Management Report**

Ms. Karpay reviewed her report.

- **Exhibit 12: Southern Automated Access Services, Inc. – Door King Control Box - \$1,752.00**

**This item was presented out of order.**

Ms. Arroyo was directed to take over for this and obtain another proposal.

- **Exhibit 8: Debit Card Report**

- **Exhibit 9: CFC Commercial Fire & Communications – 5 Year Inspection Proposal - \$1,623.54**

- **Exhibit 10: Summit Fire & Security – 5 Year Inspection Proposal - \$1,200.00**

- **Exhibit 11: CINTAS – Fire Protection Service Agreement 5 Year Inspection Proposal - \$1,052.00**

Mr. Mitchell had stepped away from the meeting and was not a part of this vote.

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the CINTAS Fire Protection Service Agreement 5 Year Inspection Proposal, in the amount of \$1,052.00, for the Lakeshore Ranch Community Development District.

Following the motion, discussion ensued regarding trespassing issues in the community. The Board agreed to direct Ms. Karpay to call the sheriff's department if she witnessed trespassing. Ms. Thibault noted that the security team would check the ponds for trespassing and that an e-blast would be sent out to make residents aware.

**SEVENTH ORDER OF BUSINESS – Business Matters**

**A. Exhibit 13: Consideration for Adoption of Resolution 2023-10, Approving Proposed Budget and Setting Public Hearing**

- **Exhibit A – Proposed Budget for FY 2023/2024**

119 Ms. Thibault reviewed the budget, noting that this was a high watermark budget. She  
120 mentioned that she had reached out to an alternative insurance company for a proposal to  
121 try to decrease costs. Following discussion, the Board agreed to to move the meeting to  
122 August 29 at 6:30 p.m.

123 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig WITH ALL IN FAVOR, the Board adopted  
124 **Resolution 2023-10**, Approving Proposed Budget and Setting Public Hearing, and approved moving the  
125 meeting to August 29 at 6:30 p.m. for the Lakeshore Ranch Community Development District.

126 Following the motion, Ms. Thomas made a motion to move the July Regular Meeting to  
127 July 25 at 6:30 p.m.

128 On a MOTION by Ms. Thomas, SECONDED by Mr. Coughlin, WITH ALL IN FAVOR, the Board  
129 approved moving the July Regular Meeting to July 25 at 6:30 p.m. for the Lakeshore Ranch Community  
130 Development District.

131 **EIGHTH ORDER OF BUSINESS – Consent Agenda**

132 A. Exhibit 14: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
133 Meeting Held May 9, 2023

134 B. Exhibit 15: Consideration for Acceptance – The April Unaudited Financial Report

135 On a MOTION by Ms. Thomas, SECONDED by Mr. Weissing, WITH ALL IN FAVOR, the Board  
136 approved all items on the Consent Agenda for the Lakeshore Ranch Community Development District.

137 **NINTH ORDER OF BUSINESS – Staff Reports**

138 A. District Manager

139 Ms. Thibault informed the Board that the reserve site study had been performed.

140 B. District Attorney

141 Mr. Vericker advised that the Board make a motion for a settlement in an amount not to exceed  
142 \$15,000.00.

143 On a MOTION by Mr. Mitchell, SECONDED by Mr. Weissing, WITH ALL IN FAVOR, the Board  
144 approved a settlement in an amount not to exceed \$15,000.00, for the Lakeshore Ranch Community  
145 Development District.

146 Following the motion, the Board and Staff discussed potential liability concerns.

147 **TENTH ORDER OF BUSINESS – Supervisors Requests**

148 There being none, the next item followed.

149 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes  
150 per individual for non-agenda items)**

151 In response to an audience member question, the Board confirmed that the District's roads were  
152 public. Discussion ensued regarding the differences between public and private roads.

153 **TWELFTH ORDER OF BUSINESS – Adjournment**

154 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to  
155 adjourn the meeting. There being none, Mr. McCaig made a motion to adjourn the meeting.

On a MOTION by Mr. McCaig, 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 22.**

**Lakeshore Ranch  
Community Development District**

**Financial Statements  
(Unaudited)**

**May 31, 2023**

**Lakeshore Ranch Community Development District**  
**Balance Sheet**  
**May 31, 2023**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service Series 2019</b>	<b>2019 Acqu/Const Fund</b>	<b>Total Governmental Funds</b>
<b><u>ASSETS:</u></b>					
CASH - In Bank	\$ 38,922	\$ -	\$ -	\$ -	\$ 38,922
CASH - Debit Cards	1,791	,	-	-	1,791
Investments:					
GF MMK	777,648	-	-	-	777,648
GF MMK - Restricted cash	34,604	-	-	-	34,604
GF RESERVE	-	982,261	-	-	982,261
DS REVENUE	-	-	237,157	-	237,157
INTEREST	-	-	-	-	-
DS RESERVE	-	-	321,873	-	321,873
SINKING FUND	-	-	-	-	-
PREPAYMENT	-	-	138	-	138
PRINCIPAL	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-
ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	-
ACQUISITION/CONST FD A-1 2019	-	-	-	142,258	142,258
ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
DEPOSITS RECEIVABLE (UTILITY)	3,510	-	-	-	3,510
PREPAID EXPENSES	2,020	-	-	-	2,020
ASSESSMENTS RECEIVABLE	1,624	-	110,404	-	112,028
ACCOUNTS RECEIVABLE	28,749	-	-	-	28,749
DUE FROM OTHER FUNDS	73,241	-	24,638	-	97,879
<b>TOTAL ASSETS</b>	<b>\$ 962,109</b>	<b>\$ 982,261</b>	<b>\$ 694,210</b>	<b>\$ 142,258</b>	<b>\$ 2,780,838</b>
<b><u>LIABILITIES:</u></b>					
ACCOUNTS PAYABLE	\$ 43,480	\$ -	\$ -	\$ -	\$ 43,480
ACCRUED ACCOUNTS PAYABLE	-	-	-	3,250	3,250
DEFERRED REVENUE (CY-Roll )	1,624	-	110,404	-	112,028
DUE TO OTHER FUNDS	24,638	-	-	73,241	97,878
<b><u>FUND BALANCES:</u></b>					
NONSPENDABLE - PREPAID AND DEPOSITS	5,364	-	-	-	5,364
RESTRICTED FOR:					
DEBT SERVICE	-	-	583,806	-	583,806
CAPITAL PROJECTS	-	-	-	65,768	65,768
ASSIGNED:	-	-	-	-	-
1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
EMERGENCY RESERVE FUND	100,000	-	-	-	100,000
UNASSIGNED:	525,798	982,261	-	-	1,508,059
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 962,109</b>	<b>\$ 982,261</b>	<b>\$ 694,210</b>	<b>\$ 142,258</b>	<b>\$ 2,780,838</b>

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 May 31, 2023**

	<b>FY 2023 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (Net )	\$ 1,201,986	\$ 1,081,787	\$ 1,200,362	\$ 118,574
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	21,303	14,202	22,326	8,124
OTHER MISCELLANEOUS REVENUE: DUE FROM CONSTRUCTION	-	-	-	-
EVENT REVENUE	2,205	1,470	1,873	403
CLUBHOUSE RENTAL	9,649	6,433	1,981	(4,452)
MISCELLANEOUS (Barcodes, access keys, recycling, refunds) Approx \$4,762 f	-	-	8,001	8,001
EASEMENT AGREEMENT FEES	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	59,932	39,955	-	-
FUND BALANCE DECREASE FROM EMERGENCY RESERVE	87,570	58,380	-	-
<b>TOTAL REVENUE</b>	<b>1,382,645</b>	<b>1,103,892</b>	<b>1,234,541</b>	<b>130,649</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
SUPERVISORS FEES	15,415	10,277	10,600	(323)
PAYROLL TAXES	1,193	795	811	(16)
PAYROLL SERVICE FEE	828	552	578	(26)
DISTRICT MANAGEMENT	56,004	37,336	37,336	-
DISTRICT ENGINEER	52,818	35,212	19,385	15,827
DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	4,250	-	4,250
TRUSTEES FEES	4,714	4,041	2,694	1,347
ANNUAL FILING FEE	175	175	175	-
AUDITING SERVICES	2,700	2,600	-	2,600
ARBITRAGE REBATE CALCULATION	475	650	475	175
INSURANCE ( Public Officials )	2,761	2,761	2,761	-
LEGAL ADVERTISING	1,911	1,274	911	363
DUES, LICENSES & FEES	750	500	-	500
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	2,015	2,015	-
LEGAL SERVICES - GENERAL	36,493	24,329	25,871	(1,542)
TAX COLLECTOR/PROPERTY APPRAISER	-	-	150	(150)
MISCELLANEOUS ADMINISTRATIVE	-	-	-	-
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>182,502</b>	<b>126,767</b>	<b>103,761</b>	<b>23,005</b>
<b>SECURITY OPERATIONS</b>				
SECURITY CONTRACT	186,219	124,146	129,942	(5,796)
SECURITY SYSTEM (INCLUDES VIDEO SYSTEM INSTALL)	3,080	2,053	518	1,536
SECURITY CAMERA MONITORING	19,403	12,935	14,380	(1,445)
SECURITY - FHP	14,400	9,600	6,950	2,650
SECURITY EQUIPMENT	13,092	8,728	-	8,728
<b>TOTAL SECURITY OPERATIONS</b>	<b>236,194</b>	<b>139,135</b>	<b>151,790</b>	<b>(5,706)</b>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures - General Fund**  
**For The Period From October 1, 2022 Through May 31, 2023**

	<b>FY 2023 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE</b>
<b>UTILITIES:</b>				
UTILITY - ELECTRICITY	32,903	21,935	20,870	1,065
UTILITY - STREETLIGHTS	64,370	42,913	36,638	6,276
UTILITY - GAS	13,553	9,035	14,346	(5,310)
UTILITY - WATER	10,469	6,979	8,216	(1,237)
SOLID WASTE CONTROL - RECREATION FACILITY	1,232	821	802	19
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	950	850	-	850
<b>TOTAL UTILITIES</b>	<b>123,477</b>	<b>82,535</b>	<b>80,872</b>	<b>1,663</b>
<b>PHYSICAL ENVIRONMENT</b>				
STORMWATER ASSESSMENT	2,900	1,933	-	1,933
ANIMAL NUISANCE REMOVAL	2,000		1,500	
LAKE/POND BANK MAINTENANCE	5,600	3,733	600	3,133
AQUATIC MAINTENANCE (Contract )	24,287	16,191	16,150	41
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	500	333	-	333
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	30,724	27,842	30,724	(2,882)
LANDSCAPE MAINTENANCE	151,570	101,047	103,480	(2,433)
LANDSCAPE REPLACEMENT & FERT/CHEM	32,399	21,599	22,399	(800)
IRRIGATION REPAIRS & MAINTENANCE	16,975	11,317	11,535	(219)
RUST PREVENTION	11,860	7,907	7,800	107
LANDSCAPE IMPROVEMENTS	25,000	16,667	21,958	(5,291)
LANDSCAPE CONTINGENCY	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>303,815</b>	<b>208,569</b>	<b>216,146</b>	<b>(6,077)</b>
<b>ROAD &amp; STREET FACILITIES</b>				
GATE MAINTENANCE	9,338	6,225	6,402	(176)
SIDEWALK REPAIR & MAINTENANCE	1,500	1,000	-	1,000
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	7,075	6,575	6,575	-
STREET SIGN REPAIR & REPLACEMENT	1,301	867	801	66
ROADWAY REPAIR & MAINTENANCE	9,065	6,043	9,864	(3,820)
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>28,279</b>	<b>20,711</b>	<b>23,642</b>	<b>(2,931)</b>
<b>PARKS &amp; RECREATION</b>				
MANAGEMENT CONTRACT	199,553	133,035	133,039	(4)
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	19,935	13,290	16,082	(2,792)
POOL PERMITS	705	470	-	470
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	8,667	10,750	(2,083)
CLUBHOUSE TELEPHONE, FAX, INTERNET	18,811	12,541	11,776	765
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	964	643	464	179
CLUBHOUSE PEST CONTROL	928	619	545	74
CLUBHOUSE OFFICE SUPPLIES	3,873	2,582	3,164	(582)
CLUBHOUSE JANITORIAL SERVICES	3,085	2,057	1,770	287
CLUBHOUSE LIGHTING REPLACEMENT	1,527	1,018	1,027	(9)
TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,100	2,067	2,600	(533)
MISCELLANEOUS EXPENSES	21,900	14,600	14,774	(174)
SECURITY / FIRE SYSTEM	10,365	6,910	11,104	(4,194)
LICENSES AND DUES FOR MOVIES	782	521	281	240
SPECIAL EVENTS	10,500	7,000	9,523	(2,523)
PRESSURE WASH	14,490	6,000	14,490	(8,490)
CAPITAL PROJECTS	5,000	3,333	-	3,333
<b>TOTAL PARKS &amp; RECREATION</b>	<b>328,518</b>	<b>215,352</b>	<b>231,390</b>	<b>(16,038)</b>
<b>TOTAL EXPENDITURE BEFORE CONTINGENCY</b>	<b>1,202,785</b>	<b>793,068</b>	<b>807,601</b>	<b>(6,083)</b>
<b>CONTINGENCY</b>	30,600	20,400	17,948	2,452
<b>TOTAL EXPENDITURES BEFORE OTHER USES</b>	<b>1,233,385</b>	<b>813,468</b>	<b>825,549</b>	<b>(3,631)</b>
TRANSFER-OUT TO CAPITAL RESERVE FUND	149,260	149,260	149,260	-
<b>TOTAL OTHER FINANCING USES</b>	<b>149,260</b>	<b>149,260</b>	<b>149,260</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,382,645</b>	<b>962,728</b>	<b>974,809</b>	<b>(3,631)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>141,164</b>	<b>259,732</b>	<b>127,019</b>
FUND BALANCE - BEGINNING	642,630	642,630	632,635	(9,995)
FUND BALANCE FORWARD USES	(291,915)	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 350,715</b>	<b>\$ 783,794</b>	<b>\$ 892,367</b>	<b>\$ 127,019</b>



Lakeshore Ranch Community Development District  
Statement of Revenues and Expenditures - General Fund  
For The Period From October 1, 2022 Through May 31, 2023

<u>FY 2023</u> <u>ADOPTED</u> <u>BUDGET</u>	<u>YTD</u> <u>BUDGET</u>	<u>YTD</u> <u>ACTUAL</u>	<u>YTD</u> <u>VARIANCE</u>
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**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**General Fund - Reserve Fund**  
**For The Period From October 1, 2022 Through May 31, 2023**

	<b>YTD ACTUAL</b>
<b>REVENUE</b>	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	20,061
<b>TOTAL REVENUE</b>	<b>20,061</b>
 <b>EXPENDITURES</b>	
MISCELLANEOUS EXPENSES	-
<b>TOTAL EXPENDITURES</b>	-
 <b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	 20,061
 <b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFERS-IN	149,260
TRANSFERS-OUT TO CAPITAL PROJ	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>149,260</b>
 NET CHANGE IN FUND BALANCE	 169,321
 FUND BALANCE - BEGINNING	 812,940
<b>FUND BALANCE - ENDING</b>	<b>\$ 982,261</b>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**Debt Service Fund Series 2019**  
**For The Period From October 1, 2022 Through May 31, 2023**

	<b>YTD ACTUAL</b>
<b>REVENUE</b>	
ASSESSMENTS-ON-ROLL	\$ 605,237
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	-
PREPAYMENT - LOT CLOSINGS	-
INTEREST--INVESTMENT	13,151
FUND BALANCE FORWARD	-
<b>TOTAL REVENUE</b>	<b>618,387</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE</b>	
COST OF ISSUANCE	-
<b>DEBT SERVICE</b>	
Principal	
11/1/2022	55,000
5/1/2023	400,000
Interest	
11/1/2022	99,163
5/1/2023	98,147
Prepayment	-
<b>TOTAL EXPENDITURES</b>	<b>652,309</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(33,922)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFERS-IN	-
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(33,922)</b>
FUND BALANCE - BEGINNING	617,728
FUND BALANCE - BEGINNING, RESTATED	617,728
<b>FUND BALANCE - ENDING</b>	<b>\$ 583,806</b>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**2019 Acquisition & Construction**  
**For The Period From October 1, 2022 Through May 31, 2023**

	<b>YTD ACTUAL</b>
<b>REVENUE</b>	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	4,996
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u>4,996</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	99,630
POOL HEATERS	-
CRUISE CAR	-
<b>TOTAL EXPENDITURES</b>	<u>99,630</u>
 <b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<u>(94,634)</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFERS-IN	-
BOND PROCEEDS	-
TRANSFERS-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
 NET CHANGE IN FUND BALANCE	(94,634)
 FUND BALANCE - BEGINNING	160,402
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 65,768</u></u>

**Lakeshore Ranch Community Development District**  
**Operating Account - Bank Reconciliation**  
**May 31, 2023**

	<u>Operating Acct (BU )</u>
<i><b>Balance Per Bank Statements</b></i>	\$ 53,176.85
Plus: Deposits In Transit	28,773.00
Less: Outstanding Checks	(43,027.60)
Less: Restricted cash in operating account	
<i><b>Adjusted Bank Balance</b></i>	<u><u>\$ 38,922.25</u></u>
<i><b>Beginning Balance Per Books</b></i>	\$ 131,559.70
Cash Deposits & Credits	179,316.54
Cash Disbursements & Transfers	(271,953.99)
<i><b>Balance Per Books</b></i>	<u><u>\$ 38,922.25</u></u>

**Lakeshore Ranch Community Development District  
Check Register - Operating Account  
FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
<b>BOY Balance</b>						<b>(15,585.11)</b>
10/1/2022		40 Charles Louis Weissing	Invoice: 096396-1 (Reference: Payroll MTG 8-30-22 - Charles Louis Weissing. )		184.70	-15,769.81
10/3/2022	100108	Steadfast Environmental. LLC	Invoice: SE-21206 (Reference: Routine Aquatic Maintenance - July. )		1,972.52	-17,742.33
10/3/2022	100109	Yellowstone Landscape	Invoice: TM 422561 (Reference: Removal of dangerous Tree. )		2,450.00	-20,192.33
10/3/2022	300061	Frontier Communications	Invoice: 090922-21-5 (Reference: Internet/Phone Ampitheatre 09/09/22-10/08/22. )		131.68	-20,324.01
10/3/2022	536		transfer made on 10.03	50,000.00		29,675.99
10/3/2022	536		transfer made on 10.06	50,000.00		79,675.99
10/4/2022	300079	Frontier Communications	Invoice: 813-996-1574 9/10 (Reference: Internet/Phone 09/10/22-10/09/22. )		49.32	79,626.67
10/4/2022	300085	Frontier Communications	Invoice: 305-181-6130 9/7 (Reference: Internet/Phone 09/07/22-10/06/22. )		146.97	79,479.70
10/4/2022	300086	Frontier Communications	Invoice: 813-345-8509 9/7 (Reference: Internet/Phone 09/07/22-10/06/22. )		325.81	79,153.89
10/7/2022	100110	Air Hawk Heating and Cooling	Invoice: 40691 (Reference: Maintenance Plan - Premium Maintenance Package - 2nd Visit. )		870.00	78,283.89
10/7/2022	100111	Egis Insurance Advisors LLC	Invoice: 17216 (Reference: Renew policy -Policy #100122621 10/01/2022-10/01/2023. )		33,485.00	44,798.89
10/7/2022	100112	Straley Robin Vericker	Invoice: 22056 (Reference: Professional Services Rendered Through September 15, 2022. )		6,933.29	37,865.60
10/7/2022	100113	United Force Security Group Inc.	Invoice: 1014 (Reference: Security Service - 09/16/22-09/30/22. )		7,626.00	30,239.60
10/7/2022	100114	Yellowstone Landscape	Invoice: 093022- (Reference: Hurricane Ian - Storm Clean Up - Cut and remove debris. )		995.00	29,244.60
10/7/2022	100115	Finn Outdoor, LLC	Invoice: 2690 (Reference: Pond Maintenance - Ponds 6, 43 and 37. )		8,950.00	20,294.60
10/7/2022			Funds Transfer		1,500.00	18,794.60
10/11/2022	41	Shawn McCaig	Invoice: 096736-1 (Reference: supervisor payroll. )		184.70	18,609.90
10/11/2022	300030	Pasco County Utilities Services Branch	Invoice: 17242642 9/23 (Reference: 19707 Sundance Lake Blvd - 08/08/22-09/08/22. )		33.19	18,576.71
10/11/2022	300089	Engage PEO	Invoice: 096736 (Reference: BOS - MTG 10/11/22. )		949.80	17,626.91
10/13/2022	100116	Business Observer	Invoice: 22-01336P (Reference: Public Board Meeting. ) Invoice: 22-01389P (Reference: Notice of		371.88	17,255.03
10/13/2022	100117	Envera Systems	Invoice: 720521 (Reference: video pull for exit gate. )		1,605.14	15,649.89
10/13/2022	100118	Innersync	Invoice: 20735 (Reference: Website services. )		1,515.00	14,134.89
10/13/2022	100119	Steadfast Environmental. LLC	Invoice: SE-21535 (Reference: Routine Aquatic Maintenance. )		1,972.52	12,162.37
10/13/2022	100120	Suncoast Rust Control, Inc.	Invoice: 04994 (Reference: monthly rust control. )		935.00	11,227.37
10/13/2022	100121	United Force Security Group Inc.	Invoice: 1025 (Reference: Security - Gatehouse. )		4,920.00	6,307.37
10/17/2022	42	Shawn McCaig	Invoice: 096918-1 (Reference: Payroll 10-17. )		184.70	6,122.67
10/17/2022	300028	Engage PEO	Invoice: 096918 (Reference: Payroll 10-17. )		949.80	5,172.87
10/19/2022			Funds Transfer between general fund bank accounts with Bank United	50,000.00		55,172.87
10/20/2022			Funds Transfer		1,500.00	53,672.87
10/21/2022	100122	Clean Sweep Supply Co, Inc.	Invoice: 4968 (Reference: Towels - Multi Fold. )		114.00	53,558.87
10/21/2022	100123	Florida Dept of Economic Opportunity	Invoice: 100322- (Reference: Annual District Filing Fee. )		175.00	53,383.87
10/21/2022	100124	Illuminations Holiday Lighting	Invoice: 291022 (Reference: Holiday Lighting and Decor - Deposit. )		3,287.50	50,096.37
10/21/2022	100125	MPLC	Invoice: 504409671 (Reference: License 11-26-22 to 11-26-23. )		1,045.09	49,051.28
10/21/2022	100126	Southern Automated Access Services	Invoice: 11855 (Reference: Barcode Stickers. )		485.00	48,566.28
10/21/2022	100127	United Force Security Group Inc.	Invoice: 1038 (Reference: Gatehouse Security. )		6,396.00	42,170.28
10/21/2022	100128	Welch Tennis Courts, Inc.	Invoice: 68540 (Reference: Professional Net. )		393.22	41,777.06
10/21/2022	100129	William McLaughlin	Invoice: 0003941 (Reference: Traffic Control Sept.. )		750.00	41,027.06
10/21/2022	100130	DLTD Solutions Inc	Invoice: 0003940 (Reference: Admin Fee for Sept. )		150.00	40,877.06
10/21/2022	100131	Fencers Welding & Fabrication Inc.	Invoice: 1814 (Reference: deposit on aluminum top rail repair. ) Invoice: 1820 (Reference: Retro		1,184.00	39,693.06
10/21/2022	100132	Skyway Supply Inc	Invoice: 56217 (Reference: Tiger Equipment Wipes. )		209.90	39,483.16
10/21/2022	100133	FitRev	Invoice: 26540 (Reference: Paramont Leg Ext-Curl Pad Reupholstered. )		232.00	39,251.16
10/24/2022	300031	Pasco County Utilities Services Branch	Invoice: 17309489 10/5 (Reference: 19602 Sundance Lake Blvd - 08/19/22-09/20/22. )		10.14	39,241.02
10/24/2022	300032	Pasco County Utilities Services Branch	Invoice: 17309490 10/5 (Reference: 0 Sundance Lake Blvd - 08/19/22-09/20/22. )		1,124.95	38,116.07
10/24/2022	300033	Pasco County Utilities Services Branch	Invoice: 17309491 10/5 (Reference: 19825 Sundance Lake Blvd - 08/19/22-09/20/22. )		14.16	38,101.91
10/24/2022	300034	Pasco County Utilities Services Branch	Invoice: 17309492 10/15 (Reference: 19730 Sundance Lake Blvd - 08/19/22-09/20/22. )		14.16	38,087.75
10/24/2022	300035	Pasco County Utilities Services Branch	Invoice: 17309493 10/5 (Reference: 19707 Sundance Lake Blvd - 08/19/22-09/20/22. )		67.07	38,020.68
10/24/2022	300058	City of Clearwater	Invoice: 4153885 10/14 (Reference: 19730 Sundance Lake Blvd - 09/14/22-10/13/22. )		24.00	37,996.68
10/25/2022	100134	Junkluggers of North Tampa Bay	Invoice: 153734 (Reference: 1/6 Truckload of junk removal. )		171.00	37,825.68
10/25/2022	300070	Frontier Communications	Invoice: 100122-15-5 (Reference: Internet/Phone 10/01/22-10/31/22. )		839.63	36,986.05
10/26/2022	100135	Lori Karpay -	Invoice: 102022 (Reference: Lowe's purchase reimbursement. )		13.96	36,972.09
10/26/2022	100136	Southern Automated Access Service, Inc	Invoice: 11895 (Reference: Playground, clubhouse and tennis court. )		140.85	36,831.24
10/26/2022	100137	Tampa Bay Times	Invoice: 101922- (Reference: For weeks 9/14/22 ? 12/14/22. )		123.50	36,707.74
10/26/2022	100138	Vesta Property Services, Inc.	Invoice: 403616 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch C.D.D. Amen		14,201.68	22,506.06
10/26/2022	100139	Yellowstone Landscape	Invoice: TM 445568 (Reference: September Irrigation Repairs. ) Invoice: 251475 (Reference: Remov		1,755.67	20,750.39
10/26/2022	100140	Kazar's Electric, Inc.	Invoice: :s10187A (Reference: Clubhouse men's restroom light will not turn off Replaced occupancy s		209.83	20,540.56
10/26/2022	300040	W.R.E.C.	Invoice: 1495463 10/06 (Reference: 8522 Water Color Dr - IRR - 09/01/22-10/03/22. )		38.45	20,502.11
10/26/2022	300042	W.R.E.C.	Invoice: 1495462 10/06 (Reference: 19707 Sundance Lake Blvd - 09/01/22-10/03/22. )		76.14	20,425.97
10/26/2022	300044	W.R.E.C.	Invoice: 1495461 10/06 (Reference: 19825 Sundance Lake Blvd - Guard House - 09/01/22-10/03/22. )		206.17	20,219.80
10/26/2022	300046	W.R.E.C.	Invoice: 1495460 10/06 (Reference: 19730 Sundance Lake Blvd - Clubhouse - 09/01/22-10/03/22. )		2,075.75	18,144.05
10/26/2022	300048	W.R.E.C.	Invoice: 1495458 10/06 (Reference: 19602 Sundance Lake Blvd - Courts - 09/01/22-10/03/22. )		328.07	17,815.98
10/26/2022	300050	W.R.E.C.	Invoice: 1495457 10/06 (Reference: Public Lighting. )		5,416.09	12,399.89
10/26/2022	300052	W.R.E.C.	Invoice: 1495456 10/06 (Reference: 18960 Falcon Crest Blvd - Well - 09/01/22-10/03/22. )		35.04	12,364.85
10/26/2022	300055	W.R.E.C.	Invoice: 1495455 10/06 (Reference: 19530 Sundance Lake Blvd - 18 - 09/01/22-10/03/22. )		35.48	12,329.37
10/26/2022	300057	W.R.E.C.	Invoice: 1495454 10/06 (Reference: 8703 Land O Lakes Blvd - Well - 09/01/22-10/03/22. )		223.43	12,105.94
10/26/2022	300082	Waste Connections of Florida	Invoice: 6392569W425 (Reference: 19730 Sundance Lake Blvd - November. )		90.16	12,015.78
10/27/2022			Funds Transfer		1,000.00	11,015.78
10/28/2022	100141	Insect IQ, Inc.	Invoice: 65024 (Reference: Pest Management. )		67.50	10,948.28
10/28/2022	100142	Artemis Connected, LLC	Invoice: 1182 (Reference: Professional Mgmt. ) Invoice: 1220 (Reference: Professional Mgmt. )		9,334.00	1,614.28
10/28/2022	100143	FitRev	Invoice: 25711 (Reference: Diagnostic Call. )		88.00	1,526.28
10/31/2022			Interest	5.33		1,531.61
10/31/2022	100144	Steadfast Environmental. LLC	Invoice: SE-21598 (Reference: Introduction of twelve 8"-12" Triploid Grass Carp. )		370.00	1,161.61
10/31/2022	100145	Straley Robin Vericker	Invoice: 22194 (Reference: Professional Services Rendered Through October 15, 2022. ) Invoice: 2		2,601.00	-1,439.39
10/31/2022	300075	Frontier Communications	Invoice: 81334585090 10/07 (Reference: Internet/Phone 10/07/22-11/06/22. )		327.88	-1,767.27
10/31/2022	300078	Frontier Communications	Invoice: 305-181-6130 10/07 (Reference: Internet/Phone 10/07/22-11/06/22. )		151.97	-1,919.24
10/31/2022	542	Fencers Welding & Fabrication Inc.	overpaid vendor		785.00	-2,704.24
<b>10/31/2022</b>				<b>150,005.33</b>	<b>137,124.46</b>	<b>-2,704.24</b>
11/2/2022	300062	Frontier Communications	Invoice: 100922-21-5 (Reference: Internet/Phone Ampitheatre 10/09/22-11/08/22. )		131.68	-2,835.92
11/3/2022	300080	Frontier Communications	Invoice: 813-996-1574 10/10 (Reference: Internet/Phone 10/10/22-11/09/22. )		48.94	-2,884.86
11/7/2022	538		to transfer for bill payment	50,000.00		47,115.14
11/7/2022	538		transfer made on 10.03	50,000.00		97,115.14
11/10/2022	100146	Aramark Refreshment Services	Invoice: 14107019 (Reference: supplies - creamer, sugar, coffee, filters. )		185.22	96,929.92
11/10/2022	100147	Clean Sweep Supply Co, Inc.	Invoice: 5212 (Reference: Liners. )		184.75	96,745.17
11/10/2022	100148	Envera Systems	Invoice: 721541 (Reference: Video Pulls. )		1,605.14	95,140.03
11/10/2022	100149	Insect IQ, Inc.	Invoice: 56911 (Reference: Pest Management. )		67.50	95,072.53
11/10/2022	100150	Steadfast Environmental. LLC	Invoice: SE-21628 (Reference: Routine Aquatic Maintenance. )		1,972.52	93,100.01
11/10/2022	100151	Suncoast Rust Control, Inc.	Invoice: 05091 (Reference: monthly rust control service. )		935.00	92,165.01
11/10/2022	100152	United Force Security Group Inc.	Invoice: 1048 (Reference: Gatehouse Security. )		6,888.00	85,277.01
11/10/2022	100153	Vesta Property Services, Inc.	Invoice: 403619 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch C.D.D. Amen		14,201.68	71,075.33
11/10/2022	100154	William McLaughlin	Invoice: 0003970 (Reference: Traffic Control Oct 20,21,31 2022. )		750.00	70,325.33
11/10/2022	100155	Yellowstone Landscape	Invoice: TM 449291 (Reference: Thinning of Palmetto Palms. ) Invoice: TM 449282 (Reference: Stan		47,409.47	22,915.86
11/10/2022	100156	DLTD Solutions Inc	Invoice: 0003969 (Reference: Admin Fees for Oct. )		150.00	22,765.86
11/10/2022	100157	Artemis Connected, LLC	Invoice: 1247 (Reference: Professional Mgmt. )		5,167.00	17,598.86
11/14/2022	121222ACH	Pasco County Utilities Services Branch	Invoice: 17384821 10/25 (Reference: 19707 Sundance Lake Blvd - 09/08/22-10/07/22. )		33.69	17,565.17
11/15/2022	100158	ADT Security Services	Invoice: 943536292 (Reference: Burglar Alarm Monitoring. ) Invoice: 925638338 (Reference: Buglar		483.54	17,081.63
11/15/2022	100159	Aramark Refreshment Services	Invoice: 2743107 (Reference: Water Filters. )		107.13	16,974.50
11/15/2022	100160	Business Observer	Invoice: 22-01999P (Reference: Notice of Request for Qualifications. ) Invoice: 22-02000P (Refer		284.38	16,690.12
11/15/2022	100161	Lori Karpay -	Invoice: 111222- (Reference: reimbursement - Lite bulb, pro grade t in combo. )		116.78	16,573.34
11/16/2022			Funds Transfer		1,600.00	14,973.34
11/17/2022	540		bill payment transfer	50,000.00		64,973.34
11/18/2022	300084	Engage PEO	Invoice: 097732 (Reference: Payroll MTG 11-08-22. )		703.90	64,269.44
11/21/2022	300065	Pasco County Utilities Services Branch	Invoice: 17448863 11/04 (Reference: 19707 Sundance Lake Blvd - 09/20/22-10/19/22. )		77.53	64,191.91

**Lakeshore Ranch Community Development District**  
**Check Register - Operating Account**  
**FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
11/21/2022	300066	Pasco County Utilities Services Branch	Invoice: 17448860 11/04 (Reference: 19730 Sundance Lake Blvd - 09/20/22-10/19/22. )		18.45	64,173.46
11/21/2022	300067	Pasco County Utilities Services Branch	Invoice: 17448861 11/04 (Reference: 19825 Sundance Lake Blvd - 09/20/22-10/19/22. )		30.21	64,143.25
11/21/2022	300068	Pasco County Utilities Services Branch	Invoice: 17448859 11/04 (Reference: 0 Sundance Lake Blvd - 09/20/22-10/19/22. )		635.23	63,508.02
11/21/2022	300069	Pasco County Utilities Services Branch	Invoice: 17448858 11/04 (Reference: 19602 Sundance Lake Blvd -09/20/22-10/19/22. )		18.45	63,489.57
11/22/2022	100162	Air Hawk Heating and Cooling	Invoice: #41059 (Reference: Maintenance Plan. )		550.00	62,939.57
11/22/2022	100163	Business Observer	Invoice: 22-02033P (Reference: Public Board Meeting. )		65.63	62,873.94
11/22/2022	100164	dormakaba USA, Inc.	Invoice: 673726 (Reference: Install transmitter at fitness center door. )		403.48	62,470.46
11/22/2022	100165	Southern Automated Access Service, Inc	Invoice: 11992 (Reference: tennis court gate not working 11/3. ) Invoice: 12034 (Reference: Play		283.35	62,187.11
11/22/2022	100166	Southern Automated Access Services	Invoice: 11991 (Reference: bar code reader not working. )		95.00	62,092.11
11/22/2022	100167	United Force Security Group Inc.	Invoice: 1055 (Reference: Gatehouse Security. )		6,888.00	55,204.11
11/22/2022	100168	Yellowstone Landscape	Invoice: TM 458506 (Reference: mulch installation V2. ) Invoice: TM 458507 (Reference: Storm Deb		35,677.73	19,526.38
11/22/2022	100169	Billy Lopez	Invoice: 111122- (Reference: SMX Pro 4 Ct Spray tip. )		26.73	19,499.65
11/22/2022	100170	Elite Pavers of Tampa Bay, LLC	Invoice: 4439 (Reference: Repair 3 areas of road -Ribbon Curb. )		3,500.00	15,999.65
11/23/2022	300039	W.R.E.C.	Invoice: 1495463 11/03 (Reference: 8522 Water Color Dr - 10/03/22-10/31/22. )		48.78	15,950.87
11/23/2022	300041	W.R.E.C.	Invoice: 1495462 11/03 (Reference: 19707 Sundance Lake Blvd - 10/03/22-10/31/22. )		71.10	15,879.77
11/23/2022	300043	W.R.E.C.	Invoice: 1495461 11/03 (Reference: 19825 Sundance Lake Blvd- Guard House - 10/03/22-10/31/22. )		210.24	15,669.53
11/23/2022	300045	W.R.E.C.	Invoice: 1495460 11/03 (Reference: 19730 Sundance Lake Blvd - Clubhouse - 10/03/22-10/31/22. )		1,842.11	13,827.42
11/23/2022	300047	W.R.E.C.	Invoice: 1495458 11/03 (Reference: 19602 Sundance Lake Blvd -Courts - 10/03/22-10/31/22. )		264.54	13,562.88
11/23/2022	300049	W.R.E.C.	Invoice: 1495457 11/03 (Reference: Public Lighting. )		5,410.44	8,152.44
11/23/2022	300051	W.R.E.C.	Invoice: 1495456 11/03 (Reference: 18960 Falcon Crest Blvd - Well - 10/03/22-10/31/22. )		35.04	8,117.40
11/23/2022	300054	W.R.E.C.	Invoice: 1495455 11/03 (Reference: 19530 Sundance Lake Blvd - 18 - 10/03/22-10/31/22. )		162.76	7,954.64
11/23/2022	300056	W.R.E.C.	Invoice: 1495454 11/03 (Reference: 8703 Land o Lakes Blvd - Well - 10/03/22-10/31/22. )		194.97	7,759.67
11/23/2022	300108	Waste Connections of Florida	Invoice: 6451291W425 (Reference: 19730 Sundance Lake Blvd - November. )		91.65	7,668.02
11/23/2022	541			50,000.00		57,668.02
11/25/2022	300064	Frontier Communications	Invoice: 110122-15-5 (Reference: Internet/Phone 11/01/22-11/30/22. )		841.45	56,826.57
11/28/2022	100171	Protegis Fire & Safety	Invoice: 12491700 (Reference: Alarm Inspection - Annual. )		743.50	56,083.07
11/28/2022	100172	Southern Automated Access Service, Inc	Invoice: 11719 (Reference: Install Door King Cell Control Box. )		1,272.00	54,811.07
11/28/2022	100173	Yellowstone Landscape	Invoice: B 67303 (Reference: Bull Nose Sod Enhancement. )		13,137.50	41,673.57
11/29/2022	100174	Air Hawk Heating and Cooling	Invoice: 41059 (Reference: Clubhouse Maintenance. )		550.00	41,123.57
11/29/2022	100175	Yellowstone Landscape	Invoice: TM404853 (Reference: monthly landscaping. ) Invoice: TM419734 (Reference: monthly lands		27,850.98	13,272.59
11/30/2022			Interest	6.60		13,279.19
11/30/2022	300094	City of Clearwater	Invoice: 111422-3885 (Reference: 19730 Sundance Lake Blvd - 10/14/22-11/14/22. )		1,185.02	12,094.17
<b>11/30/2022</b>				<b>350,011.93</b>	<b>321,147.63</b>	<b>12,094.17</b>
12/1/2022	300073	Frontier Communications	Invoice: 81334585090602155 (Reference: Internet/Phone - 11/07/22-12/06/22. )		335.01	11,759.16
12/1/2022	300077	Frontier Communications	Invoice: 305-181-6130 11/07 (Reference: Internet/Phone 11/07/22-12/06/22. )		151.97	11,607.19
12/2/2022	100176	Sign Solutions of Tampa Bay, Inc	Invoice: 55499 (Reference: Speed Limit sign. )		801.15	10,806.04
12/2/2022	100177	Kazar's Electric, Inc.	Invoice: s10494A (Reference: change light bulbs. )		611.02	10,195.02
12/5/2022	300087	Frontier Communications	Invoice: 813-996-1574 11/10 (Reference: Internet/Phone 11/10/22-12/09/22. )		48.94	10,146.08
12/5/2022	300110	Frontier Communications	Invoice: 81399594450709215 (Reference: Internet/Phone 11/09/22-12/18/22. )		131.68	10,014.40
12/5/2022	ExcessFees		Excess fees FY22	6,784.00		16,798.40
12/5/2022	ExcessFees		Excess fees FY22		2,355.93	14,442.47
12/5/2022	ExcessFees		Excess fees FY22	2,355.93		16,798.40
12/7/2022			Funds Transfer		2,000.00	14,798.40
12/12/2022	100178	United Force Security Group Inc.	Invoice: 112822- (Reference: Gatehouse Guards. )		8,118.00	6,680.40
12/12/2022	100179	Yellowstone Landscape	Invoice: TM 462730 (Reference: Plant Installation. )		3,850.00	2,830.40
12/12/2022	100180	DLTD Solutions Inc	Invoice: 0004025 (Reference: Admin Fee for Nov. )		900.00	1,930.40
12/12/2022	121222ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd - NEED INVOICE		33.69	1,896.71
12/13/2022	100181	Air Hawk Heating and Cooling	Invoice: 42178 (Reference: Vertical - Clear and flush drain line. )		248.00	1,648.71
12/13/2022	100182	Envera Systems	Invoice: 722665 (Reference: Video Pulls. )		1,605.14	43.57
12/13/2022	100183	Insect IQ, Inc.	Invoice: 67435 (Reference: Pest Management. )		67.50	-23.93
12/13/2022	100184	Southern Automated Access Service, Inc	Invoice: 12124 (Reference: Barcode reader not working. )		392.00	-415.93
12/13/2022	100185	Steadfast Environmental. LLC	Invoice: SE-21718 (Reference: Routine Aquatic Maintenance. )		1,972.52	-2,388.45
12/13/2022	100186	Straley Robin Vericker	Invoice: 22341 (Reference: Legal Services thru Nov 15. )		4,205.71	-6,594.16
12/13/2022	100187	Suncoast Rust Control, Inc.	Invoice: 05189 (Reference: monthly rust control service. )		935.00	-7,529.16
12/13/2022	100188	Vesta Property Services, Inc.	Invoice: 404482 (Reference: Clubhouse Management Service. )		14,201.68	-21,730.84
12/13/2022	100189	Yellowstone Landscape	Invoice: TM 462729 (Reference: Landscape Enhancement. )		1,065.00	-22,795.84
12/13/2022	100190	Kazar's Electric, Inc.	Invoice: s9913A (Reference: install 1 fan - bathroom hand dryer not working. )		280.00	-23,075.84
12/13/2022	100191	Artemis Connected, LLC	Invoice: 1285 (Reference: Professional Mgmt. )		4,667.00	-27,742.84
12/13/2022	100192	Fencers Welding & Fabrication Inc.	Invoice: 1855 (Reference: Retrofit and repair Aluminum railing. )		381.03	-28,123.87
12/14/2022			Funds Transfer		3,000.00	-31,123.87
12/20/2022	100193	Clean Sweep Supply Co, Inc.	Invoice: 5499 (Reference: janitorial supplies. )		374.75	-31,498.62
12/20/2022	100194	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90085633 (Reference: Audit financial statements ye 2021. )		2,700.00	-34,198.62
12/20/2022	100195	Envera Systems	Invoice: 00053369 (Reference: Replace DVR s. ) Invoice: 00054255 (Reference: No response from ca		895.00	-35,093.62
12/20/2022	100196	Santa Pete and Mrs.Claus	Invoice: 0023551 (Reference: Xmas party Santa. )		300.00	-35,393.62
12/20/2022	100197	United Force Security Group Inc.	Invoice: 1076 (Reference: Gatehouse Security. )		7,872.00	-43,265.62
12/20/2022	100198	Yellowstone Landscape	Invoice: TM 470596 (Reference: Landscaping. )		12,332.73	-55,598.35
12/20/2022	100199	Kazar's Electric, Inc.	Invoice: s9598A (Reference: replace 1 plug in transformer. ) Invoice: s10644A (Reference: replac		494.79	-56,093.14
12/20/2022	100200	Breeze	Invoice: 14982 (Reference: 2 office chairs, microwave and broom w/dustpan. )		490.55	-56,583.69
12/20/2022	100201	Santa Bob Elkin, Real Bearded Santas	Invoice: 1210226308M (Reference: Santa. )		250.00	-56,833.69
12/22/2022	300102	Pasco County Utilities Services Branch	Invoice: 17593360 12/05 (Reference: 19707 Sundance Lake Blvd - 10/19/22-11/18/22. )		77.53	-56,911.22
12/22/2022	300103	Pasco County Utilities Services Branch	Invoice: 17593354 12/05 (Reference: 19730 Sundance Lake Blvd - 10/19/22-11/18/22. )		20.49	-56,931.71
12/22/2022	300104	Pasco County Utilities Services Branch	Invoice: 17593352 12/05 (Reference: 19825 Sundance Lake Blvd - 10/19/22-11/18/22. )		12.33	-56,944.04
12/22/2022	300105	Pasco County Utilities Services Branch	Invoice: 17593345 12/05 (Reference: 0 Sundance Lake Blvd - 10/19/22-11/18/22. )		586.63	-57,530.67
12/22/2022	300106	Pasco County Utilities Services Branch	Invoice: 17593346 12/05 (Reference: 19602 Sundance Lake Blvd - 10/19/22-11/18/22. )		10.29	-57,540.96
12/22/2022	300109	Waste Connections of Florida	Invoice: 6510378W425 (Reference: 19730 Sundance Lake Blvd - December. )		108.10	-57,649.06
12/22/2022			Funds Transfer	100,000.00		42,350.94
12/23/2022	43	Shawn McCaig	Invoice: 098605-1 (Reference: BOS MTG 12-13-22. )		184.70	42,166.24
12/23/2022	300111	W.R.E.C.	Invoice: 1495461 12/06 (Reference: 19825 Sundance Lake Blvd- Guard House - 10/31/22-12/01/22. )		191.87	41,974.37
12/23/2022	300112	W.R.E.C.	Invoice: 1495460 12/06 (Reference: 19730 Sundance Lake Blvd - Clubhouse - 10/31/22-12/01/22. )		1,595.39	40,378.98
12/23/2022	300113	W.R.E.C.	Invoice: 1495458 12/06 (Reference: 19602 Sundance Lake Blvd -Courts - 10/31/22-12/01/22. )		312.04	40,066.94
12/23/2022	300114	W.R.E.C.	Invoice: 1495457 12/06 (Reference: Public Lighting - December. )		5,378.82	34,688.12
12/23/2022	300115	W.R.E.C.	Invoice: 1495456 12/06 (Reference: 18960 Falcon Crest Blvd - Well - 10/31/22-12/01/22. )		35.04	34,653.08
12/23/2022	300116	W.R.E.C.	Invoice: 1495455 12/06 (Reference: 19530 Sundance Lake Blvd - 18 - 10/31/22-12/01/22. )		210.54	34,442.54
12/23/2022	300117	W.R.E.C.	Invoice: 1595454 12/06 (Reference: 8703 Land O Lakes Blvd - Well - 10/31/22-12/01/22. )		241.17	34,201.37
12/23/2022	300118	W.R.E.C.	Invoice: 1495463 12/06 (Reference: 8522 Water Color Dr - IRR - 10/31/22-12/01/22. )		82.28	34,119.09
12/23/2022	300119	W.R.E.C.	Invoice: 1495462 12/06 (Reference: 19707 Sundance Lake Blvd - 10/31/22-12/01/22. )		71.07	34,048.02
12/23/2022	300121	Engage PEO	Invoice: 098605 (Reference: BOS MTG 12-13-22. )		727.30	33,320.72
12/27/2022	300120	City of Clearwater	Invoice: 4153885 12/13 (Reference: 19730 Sundance Lake Blvd - 11/15/22-12/12/22. )		2,287.06	31,033.66
12/28/2022	100202	Aramark Refreshment Services	Invoice: 13202951 (Reference: Creamer, sugar, coffee, filters. )		229.64	30,804.02
12/28/2022	100203	Bay Area Plumbing Inc	Invoice: 843302A (Reference: broke male adapter on meter at fountain. )		575.00	30,229.02
12/28/2022	100204	Cardno, Inc.	Invoice: 2017047 (Reference: Driveway expansion inspection. ) Invoice: 1998501 (Reference: Engin		26,368.66	3,860.36
12/28/2022	100205	Positive Energy Bounce HousePositive Ener	Invoice: 33 (Reference: Carnival Bounce House. )		250.00	3,610.36
12/28/2022	100206	Riptide Pressure Washing, LLC	Invoice: 120922 (Reference: pressure wash concrete. )		12,766.80	-9,156.44
12/28/2022	100207	Southern Automated Access Service, Inc	Invoice: 12184 (Reference: Cellular Service. )		140.85	-9,297.29

**Lakeshore Ranch Community Development District**  
**Check Register - Operating Account**  
**FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
12/28/2022	100208	Times Publishing Company	Invoice: 122622-0051 (Reference: Advertising. )		123.50	-9,420.79
12/28/2022	100209	United Force Security Group Inc.	Invoice: 1082 (Reference: Gatehouse Security 12/23 to 1/8/23. )		8,364.00	-17,784.79
12/28/2022	300100	Frontier Communications	Invoice: 8133458514-0529155 (Reference: Internet/Phone 12/01/22-12/31/22. )		899.05	-18,683.84
12/28/2022			Funds Transfer		1,300.00	-19,983.84
12/30/2022	45	Shawn McCaig	Invoice: 098722-2 (Reference: BOS MTG 12-19-22. )		184.70	-20,168.54
12/30/2022	300122	Engage PEO	Invoice: 098722 (Reference: BOS MTG 12-19-22. )		789.30	-20,957.84
12/30/2022	300126	Engage PEO	VOID: Invoice: 098722-1 (Reference: BOS MTG 12-19-22. )			-20,957.84
12/31/2022			Interest	3.62		-20,954.22
12/31/2022				109,139.93	142,191.94	-20,954.22
1/1/2023	44	Thomas Coughlin	Reference: BOS MTG 12-19-22. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer		369.40	-21,323.62
1/2/2023	300095	Frontier Communications	Invoice: 30518161300518155 (Reference: Internet/Phone 12/07/22-01/06/23. )		151.97	-21,475.59
1/2/2023	300098	Frontier Communications	Invoice: 8139959445-0709215 (Reference: Internet/Phone 12/09/22-01/08/23. )		131.68	-21,607.27
1/2/2023	300101	Frontier Communications	Invoice: 81334585090602155 (Reference: Internet/Phone 12/07/22-01/06/23. )		344.80	-21,952.07
1/3/2023			Dep-Credit Inv 40686	149.00		-21,803.07
1/3/2023	100210	Kazar's Electric, Inc.	Invoice: s10732A (Reference: timer not functioning. )		155.00	-21,958.07
1/3/2023	100211	Arinton	Invoice: 12392 (Reference: Install new pump, filter, chlorinator. )		6,800.00	-28,758.07
1/3/2023	100212	DI Madrid Enertainment	Invoice: 1638 (Reference: Professional Audio and DJ package. )		450.00	-29,208.07
1/3/2023	300096	Frontier Communications	Invoice: 8139961574-0225095 (Reference: Internet/Phone 12/10/22-01/09/23. )		48.94	-29,257.01
1/5/2023	100213	Bay Area Plumbing Inc	Invoice: 8438424 (Reference: change batteries in sinks and urinal. )		250.00	-29,507.01
1/5/2023	100214	Envera Systems	Invoice: 723708 (Reference: Video Pull for Feb.. )		1,605.14	-31,112.15
1/5/2023	100215	Steadfast Environmental. LLC	Invoice: SE-21829 (Reference: Routine Aquatic Maintenance. )		1,972.52	-33,084.67
1/5/2023	100216	Straley Robin Vericker	Invoice: 22478 (Reference: legal services thru Dec 15. ) Invoice: 22477 (Reference: legal servc		2,314.00	-35,398.67
1/5/2023	100217	Suncoast Rust Control, Inc.	Invoice: 05293 (Reference: monthly rust control service. )		935.00	-36,333.67
1/5/2023	100218	Vesta Property Services, Inc.	Invoice: 405702 (Reference: Clubhouse -Facility Mgmt - Jan 2023. ) Invoice: 391068 (Reference: C		28,403.36	-64,737.03
1/5/2023	100219	Kazar's Electric, Inc.	Invoice: s10765A (Reference: pump for fountain not working. )		311.47	-65,048.50
1/5/2023	100220	Always There Air, Electric and Pools	Invoice: 6459 (Reference: service gas heater. )		479.50	-65,528.00
1/5/2023	100221	Arinton	Invoice: 12393 (Reference: new phase pump, filter - clubhouse fountain. )		5,600.00	-71,128.00
1/5/2023	100222	Melissa Cevallos - Tampa Social Events	Invoice: 120722-1 (Reference: Holiday party photo booth. )		380.00	-71,508.00
1/5/2023	100223	Shinebright Glitter Tattoos	Invoice: 120722 (Reference: glitter tattoo at party. )		150.00	-71,658.00
1/6/2023			Funds Transfer	100,000.00		-28,342.00
1/9/2022	300107	Pasco County Utilities Services Branch	Invoice: 17685252 12/05 (Reference: 19707 Sundance Lake Blvd - 11/07/22-12/07/22. )		33.69	-28,308.31
1/11/2023	100224	Air Hawk Heating and Cooling	Invoice: 42526 (Reference: Labor. )		199.00	-28,109.31
1/11/2023	100225	SESAC	Invoice: 739431 (Reference: Music Performance License. )		61.30	-28,048.01
1/12/2023			Funds Transfer	100,000.00		-128,048.01
1/12/2023			Funds Transfer	100,000.00		-238,048.01
1/12/2023			Funds Transfer		1,800.00	-236,248.01
1/13/2023	012423ACH	City of Clearwater	19730 Sundance Lake Blvd - 12/13/22-1/12/23 ACH		4,154.61	-222,093.40
1/17/2023	100226	Clean Sweep Supply Co, Inc.	Invoice: 5698 (Reference: Towels, toilet tissue, Sheila Shine. )		208.55	-221,884.85
1/17/2023	100227	United Force Security Group Inc.	Invoice: 1088 (Reference: Gatehouse Security 1-9 to 1-31. )		11,316.00	-210,568.85
1/17/2023	100228	Yellowstone Landscape	Invoice: TM 473369 (Reference: monthly landscaping. )		12,538.73	-198,030.12
1/17/2023	100229	Artemis Connected, LLC	Invoice: 2023-01 Lakeshore (Reference: Professional Mgmt. )		4,667.00	-193,363.12
1/17/2023	100230	Ricky Richards	Invoice: 010523 (Reference: trapping and removal. )		1,000.00	-192,363.12
1/17/2023	100231	Gregory Lamar Booth	Invoice: 2021156 (Reference: sub motor, splice kit, cable, starter. )		4,732.00	-187,631.12
1/20/2023			Deposit	300.00		-187,931.12
1/20/2023			Deposit	300.00		-188,231.12
1/20/2023			Deposit	561.00		-188,792.12
1/20/2023			Deposit	1,025.60		-189,817.72
1/20/2023	012023ACH1	W.R.E.C.	19530 Sundance Lake Blvd (12/1-1/3/23) ACH		40.16	-189,777.56
1/20/2023	012023ACH2	W.R.E.C.	18960 Falcon Crest Blvd- (12/1-1/3/23) ACH		40.16	-189,737.40
1/20/2023	012023ACH3	W.R.E.C.	19707 Sundance Lake Blvd (12/1-1/3/23) ACH		76.84	-189,660.56
1/20/2023	012023ACH4	W.R.E.C.	8522 Water Color Dr (12/1-1/3/23) ACH		77.38	-189,583.18
1/20/2023	012023ACH5	W.R.E.C.	19825 Sundance Lake Blvd (12/1-1/3/23) ACH		243.17	-189,340.01
1/20/2023	012023ACH6	W.R.E.C.	8703 Land O Lake Blvd (12/1-1/3/23) ACH		288.25	-189,051.76
1/20/2023	012023ACH7	W.R.E.C.	19602 Sundace Lake Blvd (12/1-1/3/23) ACH		307.14	-188,744.62
1/20/2023	012023ACH8	W.R.E.C.	19730 Sundance Lake Blvd (12/1-1/3/23) ACH		1,643.74	-187,100.88
1/20/2023	012023ACH9	W.R.E.C.	Public Lighting		5,378.82	-181,722.06
1/20/2023	46	Thomas Coughlin	Invoice: 099180 (Reference: BOS MTG 1-10-2023. )		184.70	-181,537.36
1/20/2023	47	Shawn McCaig	Invoice: 099180-2 (Reference: BOS MTG 1-10-2023. )		184.70	-181,352.66
1/20/2023	300128	Engage PEO	Invoice: 099180 (Reference: BOS MTG 1-10-2023. )		758.70	-180,593.96
1/24/2023	012423ACH1	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd (11/18-12/19/22) ACH		10.29	-180,583.67
1/24/2023	012423ACH2	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd (11/18-12/19/22) ACH		14.37	-180,569.30
1/24/2023	012423ACH3	Pasco County Utilities Services Branch	19730 Sundance Blvd (11/18-12/19/23) ACH		14.37	-180,554.93
1/24/2023	012423ACH5	Pasco County Utilities Services Branch	0 Sundance Lake Blvd (11/18-12/19/22) ACH		522.19	-180,032.74
1/25/2023	012523ACH-1	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd (11/18-12/19/22) ACH		69.01	-179,963.73
1/25/2023	012523ACH	Waste Connections of Florida	19730 Sundance Lake Blvd - (NEED INVOICE)		105.86	-179,857.87
11/14/2022	021523ACG	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd -12/7-1/6/23		33.69	-179,824.18
1/26/2023	012623ACH	Frontier Communications	Internet/Phone (01/01-01/31/23)		907.84	-178,916.34
1/31/2023			Interest	13.93		-178,930.27
01/31/2023				411,479.15	269,225.18	-178,930.27
2/1/2023	020123ACH1	Frontier Communications	: Internet. 2/9-2/8/23		131.68	-178,798.59
2/1/2023	020123ACH4	Frontier Communications	Gate Line. 2/7-2/6/23		347.66	-178,450.93
2/1/2023	020123ACH5	Frontier Communications	Internet/Phone (2/1-2/28/23)		908.53	-177,542.40
2/1/2023	020123ACH	Frontier Communications	Reference: Internet. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx?i=		151.97	-177,390.43
2/2/2023	100232	Bay Area Plumbing Inc	Invoice: 843983A (Reference: found bad sensor for men's urinal. ) Invoice: 844019A (Reference: P		740.00	-176,650.43
2/2/2023	100233	Southern Automated Access Service, Inc	Invoice: 12275 (Reference: replace bad wieg and output verifier. ) Invoice: 12306 (Reference: Ce		597.65	-176,052.78
2/2/2023	100234	Southern Automated Access Services	Invoice: 12346 (Reference: Barcode Stickers. )		950.00	-175,102.78
2/2/2023	100235	Straley Robin Vericker	Invoice: 22589 (Reference: Legal Services thru Jan 15. ) Invoice: 22590 (Reference: Legal Servc		3,301.28	-171,801.50
2/2/2023	100236	Times Publishing Company	Invoice: 012523-0051 (Reference: Subscription from 12/15/22-03/16/2023. )		123.50	-171,678.00
2/2/2023	100237	Yellowstone Landscape	Invoice: TM 445567 (Reference: Irrigation Maintenance/ Repairs - October. )		165.89	-171,512.11
2/2/2023	100238	Sign Solutions of Tampa Bay, Inc	Invoice: 54056 (Reference: Street Sign Repair - 3" aluminum round post, powder coated black.. )		525.00	-170,987.11
2/6/2023	020623ACH2	Frontier Communications	Business Line 2/10-3/9/23		49.28	-170,937.83
2/6/2023			VOID: Funds Transfer			-170,937.83
2/6/2023			Funds Transfer		2,200.00	-168,737.83
2/9/2023	100239	Aramark Refreshment Services	Invoice: 14179551 (Reference: Water Filter, CoffeeMate, Creamer, sugar, coffee. )		370.37	-168,367.46
2/9/2023	100240	Business Observer	Invoice: 23-00071P (Reference: Notice of Meeting Board of Supervisors. )		65.63	-168,301.83
2/9/2023	100241	Steadfast Environmental. LLC	Invoice: SE-21932 (Reference: Routine Aquatic Maintenance. )		1,972.52	-166,329.31
2/9/2023	100242	Suncoast Rust Control, Inc.	Invoice: 05412 (Reference: Commercial Monthly Rust control. )		1,015.00	-165,314.31
2/9/2023	100243	Vesta Property Services, Inc.	Invoice: 406665 (Reference: Clubhouse Management Service. )		19,058.16	-146,256.15
2/9/2023	100244	Yellowstone Landscape	Invoice: TM 483590 (Reference: removal of 2 trees. )		995.00	-145,261.15
2/9/2023	100245	Artemis Connected, LLC	Invoice: 2023-02 (Reference: Professional Mgmt. )		4,667.00	-140,594.15
2/9/2023	100246	Ricky Richards	Invoice: 011723 (Reference: trapping and removal. )		500.00	-140,094.15
2/13/2023	100247	Insect IQ, Inc.	Invoice: 74208 (Reference: Pest Management. )		67.50	-140,026.65
2/13/2023	100248	Luke Brothers, Inc.	Invoice: 12608 (Reference: Emergency tree pruning. )		850.00	-139,176.65
2/13/2023	100249	United Force Security Group Inc.	Invoice: 1101 (Reference: Gatehouse Security. )		13,776.00	-125,400.65
2/17/2023	021723ACH	W.R.E.C.			7,508.55	-117,892.10
2/21/2023	100250	Clean Sweep Supply Co, Inc.	Invoice: 5982 (Reference: Hand Soap. )		79.60	-117,812.50
2/21/2023	100251	Kevin O'Connell	Invoice: 2802-1 (Reference: Music Entertainment 1/20. )		220.00	-117,592.50
2/21/2023	100252	Lightning Capital Pressure Washing LLC	Invoice: 147 (Reference: building and sidewalks. )		1,723.54	-115,868.96
2/22/2023	032223ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd -1/6-2/7/23		33.69	-115,835.27
2/22/2023			Funds Transfer		1,000.00	-114,835.27
2/23/2023	022323ACH1	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd-12/19-1/18/23		10.29	-114,824.98
2/23/2023	022323ACH2	Pasco County Utilities Services Branch	0 Sundance Lake Blvd (12/19-1/18/23)		596.35	-114,228.63
2/23/2023	022323ACH-2	Waste Connections of Florida	19730 Sundance Lake Blvd - (NEED INVOICE)		103.00	-114,125.63



**Lakeshore Ranch Community Development District**  
**Check Register - Operating Account**  
**FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
2/23/2023	022323ACH3	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd 12/19-1/18/23		12.33	114,113.30
2/23/2023	022323ACH4	Pasco County Utilities Services Branch	19730 Sundance Blvd 12/19-1/18/23		10.29	114,103.01
2/23/2023	022323ACH5	Pasco County Utilities Services Branch	Sundance Lake Blvd - 12/19-1/18/23		77.53	114,025.48
2/24/2023	022424ACH	City of Clearwater	19730 Sundance Lake Blvd - NEED INVOICE		3,046.19	110,979.29
2/24/2023			Funds Transfer		1,000.00	109,979.29
2/28/2023			Interest	12.23		109,991.52
2/28/2023	300131	Engage PEO	Invoice: 100102 (Reference: PR Period 2/28. )		757.10	109,234.42
<b>02/28/2023</b>				<b>413,691.91</b>	<b>354,809.54</b>	<b>109,234.42</b>
3/2/2023	100253	Air Hawk Heating and Cooling	Invoice: 42879 (Reference: clean and flush drain line. )		258.00	108,976.42
3/2/2023	100254	Bay Area Plumbing Inc	Invoice: 844176A (Reference: Install Dual drinking fountain. ) Invoice: 844248A (Reference: Inst		2,855.00	106,121.42
3/2/2023	100255	Business Observer	Invoice: 23-00257P (Reference: Request for Proposals for Security. )		76.56	106,044.86
3/2/2023	100256	Central Termite & Pest Control	Invoice: 100373 (Reference: yearly Termite. )		275.00	105,769.86
3/2/2023	100257	Illuminations Holiday Lighting	Invoice: 291222 (Reference: Holiday Lighting and Decor for Clubhouse, guard and entry. )		3,287.50	102,482.36
3/2/2023	100258	Southern Automated Access Service, Inc	Invoice: 12449 (Reference: Playground, Clubhouse and tennis court. )		140.85	102,341.51
3/2/2023	100259	Yellowstone Landscape	Invoice: TM 482779 (Reference: Monthly Landscape Maintenance. )		15,516.98	86,824.53
3/2/2023	100260	FitRev	Invoice: 27437 (Reference: Startrac Upright Bike Seat. )		232.00	86,592.53
3/6/2023	030623ACH1	Frontier Communications	Gate Line. 2/7-3/6/23		347.66	86,244.87
3/6/2023	030623ACH3	Frontier Communications	2/23 billing		151.97	86,092.90
3/6/2023	030623ACH	Frontier Communications	: Internet. 3/9-4/8/23		131.68	85,961.22
3/7/2023	030723ACH1	Frontier Communications	Business Line 2/10-3/9/23		49.28	85,911.94
3/7/2023	48	Thomas Coughlin	BOS MTG 2/28/23		184.70	85,727.24
3/7/2023	030723ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd -1/18-2/16/23		199.21	85,528.03
3/7/2023	100261	Luke Brothers, Inc.	Invoice: 12782 (Reference: Monthly Landscape Maintenance. )		11,954.66	73,573.37
3/7/2023	100262	Steadfast Environmental. LLC	Invoice: SE-22026 (Reference: Routine Aquatic Maintenance. )		1,972.52	71,600.85
3/7/2023	100263	Straley Robin Vericker	Invoice: 22742 (Reference: Legal Services thru Feb 15. )		3,435.58	68,165.27
3/7/2023	100264	Welch Tennis Courts, Inc.	Invoice: 5381 (Reference: replaced Lamp 1000, capacitors. )		2,025.00	66,140.27
3/7/2023	100265	Always There Air, Electric and Pools	Invoice: 6622 (Reference: New main circuit board for heater 3. )		1,030.00	65,110.27
3/7/2023			Funds Transfer		2,355.93	62,754.34
3/8/2023	542		bank transfer to pay duplicate bank transfer to pay off due from GF originally transferred on 9/6/	281,520.00		344,274.34
3/8/2023	542		To correct transfer that should of went to MM account		281,520.00	62,754.34
3/9/2023	100266	DLTD Solutions Inc	VOID: Invoice: 0003822 (Reference: Admin Fee June and July. )			62,754.34
3/14/2023	49	Shawn McCaig	BOS MTG 2/28/23		184.70	62,569.64
3/14/2023	100267	Southern Automated Access Services	Invoice: 12490 (Reference: replace battery at front curbside operator. )		368.00	62,201.64
3/14/2023	100268	Suncoast Rust Control, Inc.	Invoice: 05492 (Reference: monthly rust control service. )		1,015.00	61,186.64
3/14/2023	100269	Vesta Property Services, Inc.	Invoice: 407627 (Reference: Clubhouse Management Service. )		16,629.92	44,556.72
3/14/2023	100270	Stantec Consulting Services Inc	Invoice: 2049204 (Reference: Engineering Fees. )		3,819.67	40,737.05
3/14/2023	100271	Custom Air Conditioning & Air Quality, LLC	Invoice: 2802 (Reference: Replace float switch, flush drain line. )		684.00	40,053.05
3/17/2023	100272	DLTD Solutions Inc	Invoice: 0003822 (Reference: Admin Fee June and July. )		350.00	39,703.05
3/20/2023	100273	Bay Area Plumbing Inc	Invoice: 844401A (Reference: water shoots out of shower when turned on. )		439.00	39,264.05
3/20/2023	100274	dormakaba USA, Inc.	Invoice: 686326 (Reference: outside gym entry not opening. )		306.76	38,957.29
3/20/2023	100275	Envera Systems	Invoice: 724762 (Reference: Video Pulls. ) Invoice: 725892 (Reference: Entry and amenity service		3,210.28	35,747.01
3/20/2023	100276	Vesta Property Services, Inc.	Invoice: 406562 (Reference: increase for Oct. Dec. )		7,284.72	28,462.29
3/20/2023	100277	DLTD Solutions Inc	Invoice: 0004136 (Reference: Security and Admin Fees for Dec and Jan. ) Invoice: 0004192 (Refere		3,600.00	24,862.29
3/20/2023	100278	Stantec Consulting Services Inc	Invoice: 2032736 (Reference: Engineering Service. )		3,860.31	21,001.98
3/20/2023	100279	Arbitrage Rebate Counselors LLC	Invoice: 021023- (Reference: Arbitrage Rebate Counselors. )		475.00	20,526.98
3/20/2023	2951	Lakeshore Ranch CDD c/o US Bank	Tax Collection Distribution-2019		582,954.86	-562,427.88
3/22/2023	032223ACH1	Waste Connections of Florida	19730 Sundance Lake Blvd - (NEED INVOICE)		102.73	-562,530.61
3/22/2023	032223ACH4	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd Courts 1/18-2/16/23		10.29	-562,540.90
3/22/2023	032223ACH5	Pasco County Utilities Services Branch	O Sundance Lake Blvd 1/18-2/16/23		586.63	-563,127.53
3/22/2023	100280	Southern Automated Access Service, Inc	Invoice: 12549 (Reference: Exit gates stuck open. )		95.00	-563,222.53
3/22/2023	100281	Southern Automated Access Services	Invoice: 12568 (Reference: Cellular Service. )		140.85	-563,363.38
3/22/2023	100282	U.S. BANK	Invoice: 6771608 (Reference: Trustee fees and incidental expense. )		4,040.63	-567,404.01
3/22/2023	100283	Artemis Connected, LLC	Invoice: 2023-03 (Reference: Professional Mgmt. )		4,667.00	-572,071.01
3/23/2023	000133	W.R.E.C.	Invoice: 030623-5454 (Reference: 8703 Land o Lakes Blvd Well. )		210.18	-572,281.19
3/23/2023	000134	Frontier Communications	Invoice: 031023-09-5 (Reference: Business Line 3/10-4/9. )		49.28	-572,330.47
3/23/2023	000135	Frontier Communications	Invoice: 3051816130051815 3-3 (Reference: Internet. )		151.97	-572,482.44
3/23/2023	000136	Frontier Communications	Invoice: 8133458509060215-3-3 (Reference: Gate Line. )		347.66	-572,830.10
3/23/2023	000137	W.R.E.C.	Invoice: 030623-5461 (Reference: 19825 Sundance Lake Blvd Guard House 1/31-3/1. )		115.70	-572,945.80
3/23/2023	000138	W.R.E.C.	Invoice: 030623-5460 (Reference: 19730 Sundance Lake Blvd Clubhouse 1/31-3/1. )		1,316.23	-574,262.03
3/23/2023	000139	W.R.E.C.	Invoice: 030623-5463 (Reference: 8522 Water Color Dr Irrig 1/31-3/1. )		62.75	-574,324.78
3/23/2023	000140	W.R.E.C.	Invoice: 030623-5462 (Reference: 19707 Sundance Lake Blvd 1/31-3/1. )		65.32	-574,390.10
3/23/2023	000141	W.R.E.C.	Invoice: 030623-5456 (Reference: 18960 Falcon Crest Blvd 1/31-3/1. )		40.16	-574,430.26
3/23/2023	000142	W.R.E.C.	Invoice: 030623-5455 (Reference: 19530 Sundance Lake Blvd 1/31-3/1. )		214.20	-574,644.46
3/23/2023	000143	W.R.E.C.	Invoice: 030623-5458 (Reference: 19602 Sundance Lake Blvd Courts 1/31-3/1. )		283.43	-574,927.89
3/23/2023	000144	W.R.E.C.	Invoice: 030623-5457 (Reference: Public Lighting. )		5,134.72	-580,062.61
3/24/2023	032423ACH	City of Clearwater	19730 Sundance Lake Blvd - NEED INVOICE		1,805.92	-581,868.53
3/24/2023	300132	Engage PEO	Invoice: 100673 (Reference: PR Period 3/31/23. )		757.10	-582,625.63
3/24/2023			Funds Transfer	17,045.14		-565,580.49
3/24/2023			Funds Transfer	582,954.86		17,374.37
3/28/2023	50	Thomas Coughlin	BOS MTG 3/24/23		184.70	17,189.67
3/28/2023	032823ACH	Frontier Communications	Internet/Phone 3/1-3/31		906.33	16,283.34
3/29/2023	100284	Business Observer	Invoice: 23-00388P (Reference: Notice of Budget Workshop. )		48.13	16,235.21
3/29/2023	100285	Steadfast Environmental. LLC	Invoice: SE-22106 (Reference: replacement of faulty compressor. )		600.00	15,635.21
3/31/2023			Deposit	1,004.50		16,639.71
3/31/2023			Deposit	613.50		17,253.21
3/31/2023			Deposit	1,157.90		18,411.11
3/31/2023			Deposit	934.00		19,345.11
3/31/2023			Deposit	1,338.20		20,683.31
3/31/2023			Deposit	300.00		20,983.31
3/31/2023			Deposit	606.00		21,589.31
3/31/2023			Interest	6.65		21,595.96
3/31/2023	300154		Invoice: 040523-5590 (Reference: 19602 Sundance Lake Blvd Courts 2/16 - 3/20. )		10.29	21,585.67
3/31/2023	300158		Invoice: 18199464 (Reference: 19825 Sundance Lake Blvd Guard House 2/16-3/20. )		12.33	21,573.34
3/31/2023	546		2023 Q1 Sales Tax		7.00	21,566.34
3/31/2023	551		Pasco payment fee		1.85	21,564.49
3/31/2023	553	Air Hawk Heating and Cooling	returned deposit-emailed bank to determine which checks were returned 5/1/23		100.00	21,464.49
3/31/2023	553		returned deposit-emailed bank to determine which checks were returned 5/1/23		5.00	21,459.49
3/31/2023	554			550.00		22,009.49
<b>03/31/2023</b>				<b>888,030.75</b>	<b>951,982.48</b>	<b>22,009.49</b>
4/4/2023	300162	Frontier Communications	Invoice: 040923-21-5 (Reference: 813-995-9445 4/9-5/8. )		131.68	21,877.81
4/5/2023	100286	Clean Sweep Supply Co. Inc.	Invoice: 6401 (Reference: Towels - Multi Fold. )		196.60	21,681.21
4/5/2023	100287	Suncoast Rust Control, Inc.	Invoice: 05600 (Reference: Commercial Monthly Rust control. )		1,015.00	20,666.21
4/7/2023	51	Shawn McCaig	BOS MTG 3/24/23		184.70	20,481.51
4/10/2023	2952	Restwell CPR & Training LLC	Community Based CPR course		550.00	19,931.51
4/10/2023			Funds Transfer	100,000.00		119,931.51
4/11/2023	2953	JAH Architects LLC	Dep-on-site analysis of clubhouse/amenity center		13,500.00	106,431.51
4/13/2023	100288	Envera Systems	Invoice: 726966 (Reference: Video Pulls. )		1,564.46	104,867.05
4/13/2023	100289	Luke Brothers, Inc.	Invoice: 13115 (Reference: Monthly Landscape Maintenance. )		11,954.66	92,912.39
4/13/2023	100290	Southern Automated Access Service, Inc	Invoice: 12625 (Reference: Clamshell Proximity Cards. )		500.00	92,412.39
4/13/2023	100291	Steadfast Environmental. LLC	Invoice: SE-22170 (Reference: Routine Aquatic Maintenance. )		1,972.52	90,439.87
4/13/2023	100292	Straley Robin Vericker	Invoice: 22927 (Reference: Legal Services thru March 15. )		6,559.60	83,880.27
4/13/2023	100293	Vesta Property Services, Inc.	Invoice: 408505 (Reference: Clubhouse Management Service. )		16,629.92	67,250.35
4/13/2023	100295	Stantec Consulting Services Inc	Invoice: 2060738 (Reference: Engineering Fees. )		4,004.07	63,246.28
4/13/2023	100296	Pasco County BOCC	Invoice: 08310 (Reference: Fire Annual Inspection. )		100.00	63,146.28

**Lakeshore Ranch Community Development District**  
**Check Register - Operating Account**  
**FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
4/13/2023	100297	Custom Reserves LLC	Invoice: R1231.23 (Reference: Reserve Study - Retainer. )		1,850.00	61,296.28
4/13/2023	100303	DLTD Solutions Inc	VOID: Invoice: 0004238 (Reference: administrative and traffic office. )			61,296.28
4/17/2023	041723ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd -NEED INVOICE		33.69	61,262.59
4/17/2023	100298	Luke Brothers, Inc.	Invoice: 13021 (Reference: prune deak wood from pine trees. )		1,250.00	60,012.59
4/17/2023	100299	United Force Security Group Inc.	Invoice: 1118 (Reference: Gatehouse Security. )		15,252.00	44,760.59
4/21/2023	52	Thomas Coughlin	Invoice: 101317-1 (Reference: PR Period 4/30/23. )		184.70	44,575.89
4/21/2023	53	Shawn McCaig	Invoice: 101317-2 (Reference: PR Period 4/30/23. )		184.70	44,391.19
4/21/2023	2954	Lori Karpay -	Reimbursement: Sams Club Reciept		156.30	44,234.89
4/21/2023	100300	Commercial Fire & Communications	Invoice: 12428 (Reference: Fire Alarm Panel replacement. )		9,365.00	34,869.89
4/21/2023	300145	W.R.E.C.	Invoice: 040523-5456 (Reference: 18960 Falcon Crest Blvd 3/1-3/31. )		42.35	34,827.54
4/21/2023	300146	W.R.E.C.	Invoice: 040523-5461 (Reference: 19825 Sundance Lake Blvd Guard House 3/1-3/31. )		152.42	34,675.12
4/21/2023	300147	W.R.E.C.	Invoice: 040523-5462 (Reference: 19707 Sundance Lake Blvd 3/1-3/31. )		64.19	34,610.93
4/21/2023	300148	W.R.E.C.	Invoice: 040523-5458 (Reference: 19602 Sundance Lake Blvd Courts 3/1-3/31. )		312.45	34,298.48
4/21/2023	300149	W.R.E.C.	Invoice: 040523-5457 (Reference: Public Lighting. )		5,071.67	29,226.81
4/21/2023	300150	W.R.E.C.	Invoice: 040523-5460 (Reference: 19730 Sundance Lake Blvd Clubhouse 3/1-3/31. )		1,391.84	27,834.97
4/21/2023	300151	W.R.E.C.	Invoice: 040523-5455 (Reference: 19530 Sundance Lake Blvd 3/1-3/31. )		121.06	27,713.91
4/21/2023	300152	W.R.E.C.	Invoice: 040523-5454 (Reference: 8703 Land o Lakes Blvd Well 3/1-3/31. )		118.08	27,595.83
4/21/2023	300153	W.R.E.C.	Invoice: 040523-5463 (Reference: 8522 Water Color Dr Irrig 3/1-3/31. )		64.80	27,531.03
4/21/2023	300168	Engage PEO	Invoice: 101317 (Reference: PR Period 4/30/23. )		757.10	26,773.93
4/23/2023			Funds Transfer	100,000.00		126,773.93
4/24/2023	100301	Air Hawk Heating and Cooling	Invoice: 43540 (Reference: Air handler has system failure. )		396.00	126,377.93
4/24/2023	100302	Aramark Refreshment Services	Invoice: 041823- (Reference: supplies. )		402.05	125,975.88
4/25/2023	042523ACH1	City of Clearwater	19730 Sundance Lake Blvd - NEED INVOICE		1,238.00	124,737.88
4/25/2023	53	Shawn McCaig	VOID: BOS MTG 4/21			124,737.88
4/25/2023	042523ACH	Waste Connections of Florida	19730 Sundance Lake Blvd - (NEED INVOICE)		100.96	124,636.92
4/26/2023	100303	DLTD Solutions Inc	Invoice: 0004238 (Reference: administrative and traffic office. )		1,200.00	123,436.92
4/28/2023	300155	Pasco County Utilities Services Branch	Invoice: 040523-5595 (Reference: 0 Sundance Lake Blvd 2/16 - 3/20. )-VOID		0.00	123,436.92
4/28/2023	300157	Pasco County Utilities Services Branch	Invoice: 18199465 (Reference: 19730 Sundance Lake - Alarm Monitoring 2-16 to 3-20. )-VOID		0.00	123,436.92
4/28/2023	300159	Pasco County Utilities Services Branch	Invoice: 18199462 (Reference: 19602 Sundance Lake Blvd Courts 2/16 - 3/20. )-VOID		0.00	123,436.92
4/28/2023	300160	Pasco County Utilities Services Branch	Invoice: 18199463 (Reference: 0 Sundance Lake Blvd 2/16 - 3/20. )		761.59	122,675.33
4/28/2023	300161	Frontier Communications	Invoice: 040723-15-5 (Reference: 813-345-8509 4/7-5/6. )-VOID		0.00	122,675.33
4/28/2023	300163	Frontier Communications	Invoice: 040123-15-5 (Reference: 813-345-8514 4/1-4/30. )		898.85	121,776.48
4/28/2023	300164	Frontier Communications	Invoice: 041023-09-5 (Reference: 813-996-1574 4/10-5/9. )-VOID		0.00	121,776.48
4/28/2023	300165	Pasco County Utilities Services Branch	Invoice: 18295529 (Reference: 7851 Curly Rd 3/10-4/10. )		516.00	121,260.48
4/30/2023			Interest	7.90		121,268.38
4/30/2023			Funds Transfer		2,000.00	119,268.38
04/30/2023				1,094,549.40	1,055,516.09	119,268.38
5/1/2023	050123ACH1	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd		77.53	119,190.85
5/1/2023	050123ACH	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd Guard House		12.33	119,178.52
5/1/2023	300155	Pasco County Utilities Services Branch	Invoice: 040523-5595 (Reference: 0 Sundance Lake Blvd 2/16 - 3/20. )		761.59	118,416.93
5/1/2023	300157	Pasco County Utilities Services Branch	Invoice: 18199465 (Reference: 19730 Sundance Lake - Alarm Monitoring 2-16 to 3-20. )		95.42	118,321.51
5/1/2023	300159	Pasco County Utilities Services Branch	Invoice: 18199462 (Reference: 19602 Sundance Lake Blvd Courts 2/16 - 3/20. )		10.29	118,311.22
5/1/2023	300161	Frontier Communications	Invoice: 040723-15-5 (Reference: 813-345-8509 4/7-5/6. )		344.89	117,966.33
5/1/2023	300164	Frontier Communications	Invoice: 041023-09-5 (Reference: 813-996-1574 4/10-5/9. )		48.96	117,917.37
5/1/2023	300175	Frontier Communications	Invoice: 050923-21-5 (Reference: FiberOptice Internet. )		131.68	117,785.69
5/2/2023	050223ACH	Frontier Communications	FiberOptic Internet.		151.97	117,633.72
5/3/2023	100304	Aramark Refreshment Services	Invoice: 14186752 (Reference: sugar, coffee. )		126.19	117,507.53
5/3/2023	100305	Southern Automated Access Services	Invoice: 12713 (Reference: Cellular Service. )		140.85	117,366.68
5/3/2023	100306	Vesta Property Services, Inc.	Invoice: 409553 (Reference: Clubhouse Management Service. )		16,629.92	100,736.76
5/3/2023	100307	Artemis Connected, LLC	Invoice: 1375 (Reference: Professional Mgmt. )		4,667.00	96,069.76
5/3/2023	100308	Stantec Consulting Services Inc	Invoice: 2072900 (Reference: Engineering Fees. )		2,701.25	93,368.51
5/5/2023	556				149,260.00	-55,891.49
5/5/2023			Funds Transfer	149,260.00		93,368.51
5/9/2023	100309	Pasco County Property Appraiser	Invoice: 522023 (Reference: Non Ad Valorem - Annual Fee. )		150	93,218.51
5/9/2023	100310	Straley Robin Vericker	Invoice: 23017 (Reference: Legal Services thru April 15. )		3,911.77	89,306.74
5/9/2023	100311	Artemis Connected, LLC	Invoice: 3068 (Reference: Cordless Phones. )		30.09	89,276.65
5/9/2023	100312	GPS Pools #2 LLC	Invoice: FOREST/GS (Reference: fountain drained and cleaned. ) Invoice: FOUNTAIN/GS (Referenc		1,860.00	87,416.65
5/10/2023	051023ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd -NEED INVOICE		33.69	87,382.96
5/11/2023	100313	ADT Security Services	Invoice: 121022-1781 (Reference: Service at 19730 Sundance Lake Blvd. ) Invoice: 011023-1781 (F		1,214.25	86,168.71
5/11/2023	100314	Steadfast Environmental. LLC	Invoice: SE-22264 (Reference: Routine Aquatic Maintenance. )		1,972.52	84,196.19
5/11/2023	100315	Suncoast Rust Control, Inc.	Invoice: 05701 (Reference: Commercial Monthly Rust control. )		1,015.00	83,181.19
5/11/2023	100316	GPS Pools #2 LLC	Invoice: 471597 TRS (Reference: Monthly Pool Fountain Service. )		250	82,931.19
5/11/2023	100317	JCS Investigations	Invoice: 1 (Reference: Security Guardhouse. )		13,255.20	69,675.99
5/12/2023	100318	Air Hawk Heating and Cooling	Invoice: 44194 (Reference: clear and flush drain line. )		204	69,471.99
5/16/2023	100319	Luke Brothers, Inc.	Invoice: 13509 (Reference: Irrig repairs preformed on 5/6. )		175	69,296.99
5/16/2023	100320	Elite Pavers of Tampa Bay, LLC	Invoice: 4601 (Reference: balance on releve of pavers. )		3,500.00	65,796.99
5/18/2023			Funds Transfer		1,700.00	64,096.99
5/19/2023	051923ACH1	W.R.E.C.	8703 Land o Lakes Blvd Well		168.14	63,928.85
5/19/2023	051923ACH2	W.R.E.C.	19530 Sundance Lake Blvd		131.54	63,797.31
5/19/2023	051923ACH3	W.R.E.C.	18960 Falcon Crest Blvd		59.65	63,737.66
5/19/2023	051923ACH4	W.R.E.C.	: Public Lighting.		5,071.67	58,665.99
5/19/2023	051923ACH5	W.R.E.C.	19602 Sundance Lake Blvd Courts		320.66	58,345.33
5/19/2023	051923ACH6	W.R.E.C.	19730 Sundance Lake Blvd Clubhouse		1,637.17	56,708.16
5/19/2023	051923ACH7	W.R.E.C.	19825 Sundance Lake Blvd Guard House		219.76	56,488.40
5/19/2023	051923ACH8	W.R.E.C.	19707 Sundance Lake Blvd		64.45	56,423.95
5/19/2023	051923ACH9	W.R.E.C.	8522 Water Color Dr Irrig		72.4	56,351.55
5/19/2023	54	Thomas Coughlin	Invoice: 101986-2 (Reference: PR Period 5/31/23. )		184.7	56,166.85
5/19/2023	55	Shawn McCaig	Invoice: 101986-1 (Reference: PR Period 5/31/23. )		184.7	55,982.15
5/19/2023	56	Thomas Coughlin	Invoice: 101974-2 (Reference: PR Period 5/31/23. )		184.7	55,797.45
5/19/2023	57	Shawn McCaig	Invoice: 101974-1 (Reference: PR Period 5/31/23. )		184.7	55,612.75
5/19/2023	051923ACH	DoorKing, Inc	Statement 1995797		740.85	54,871.90
5/19/2023	300172	Engage PEO	Invoice: 101986 (Reference: PR Period 5/31/23. )		757.1	54,114.80
5/19/2023	300180	Engage PEO	Invoice: 101974 (Reference: PR Period 5/31/23. )		757.1	53,357.70
5/23/2023	052323ACH1	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd		77.53	53,280.17
5/23/2023	052323ACH	City of Clearwater	19730 Sundance Lake Blvd - NEED INVOICE		604.71	52,675.46
5/24/2023	100321	Insect IQ, Inc.	Invoice: 78101 (Reference: Pest Management. )		67.5	52,607.96
5/24/2023	100322	Luke Brothers, Inc.	Invoice: 13310 (Reference: Monthly Landscape Maintenance. )		11,954.66	40,653.30
5/24/2023	100323	GPS Pools #2 LLC	Invoice: MAY CS (Reference: pool cleaning. )		250	40,403.30
5/25/2023	052523ACH1	Waste Connections of Florida	19730 Sundance Lake Blvd - (NEED INVOICE)		99.88	40,303.42
5/25/2023	052523ACH2	Frontier Communications	: 813-345-8514 5/1-5/31		899.49	39,403.93
5/30/2023	300169	Frontier Communications	Invoice: 051023-09-5 (Reference: Business line 5/10-6/9. )		50.02	39,353.91
5/30/2023	300173	Frontier Communications	Invoice: 050723-215-5 (Reference: Gate Line. )		347.54	39,006.37

**Lakeshore Ranch Community Development District**  
**Check Register - Operating Account**  
**FY2023**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
5/30/2023	300174	Frontier Communications	Invoice: 050723-815-5 (Reference: FiberOptic Internet. )		151.97	38,854.40
5/30/2023	300176	Pasco County Utilities Services Branch	Invoice: 18344140 (Reference: 19602 Sundance Lake Blvd 3/20-4/19. )		10.29	38,844.11
5/30/2023	300177	Pasco County Utilities Services Branch	Invoice: 18344150 (Reference: 19825 Sundance Lake Blvd 3/20-4/19. )		10.29	38,833.82
5/30/2023	300178	Pasco County Utilities Services Branch	Invoice: 18344148 (Reference: 19730 Sundance Lake Blvd 3/20-4/19. )		20.49	38,813.33
5/30/2023	300179	Pasco County Utilities Services Branch	Invoice: 18344151 (Reference: 0 Sundance Lake Blvd 3/20-4/19. )		751.87	38,061.46
5/31/2023			Deposit	1,275.80		39,337.26
5/31/2023			Interest	7.74		39,345.00
5/31/2023	100325	JDog Junk Removal & Hauling	Invoice: 1894 (Reference: 5/8 trailer load. )		422.75	38,922.25
04/30/2023				150,543.54	230,889.67	38,922.25

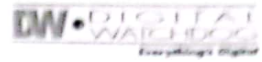
**EXHIBIT 23.**



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +  
MONITORING + IT + SAFES + LOCKS+GATES

DCINTEGRATIONS.NET



Lakeshore Ranch CDD / Replace Doorking Cell Unit

**PROPOSAL**

Date: 6/14/2023 Submitted to: Lakeshore Ranch CDD Attention: Michael Sakellarides Title: LCAM Email: michael@breezehome.com Phone: 813-564-7847 Fax: Address: 1540 International Parkway # 2000 City / ST: Lake Mary / FL Zip: 34744	Job Location: Lakeshore Ranch CDD / Replace Doorking Cell Unit Attention: Michael Sakellaride Title: Email: michael@breezehome.com Phone: 813-564-7847 Fax: Address: 19730 Sundance Lake Blvd / Front Entrance City / ST: Land O' Lakes / FL Zip: 34638	Proposal No: House:
--	--	------------------------

**SCOPE OF WORK:**

PLACE / INSTALL NEW DOORKING CELL UNIT WITH SIM CARD . PROGRAMMING COMPANY WILL NEED TO DOWNLOAD NEW INFO FROM NEW SIM CARD .

**INCLUDED MATERIALS:**

DOORKING CELL UNIT WITH SIM CARD . NEW UNIT WILL CARRY A 2 YEAR PARTS AND LABOR WARRANTY . ACTS OF GOD AND VANDALISM NOT INCLUDED .

**CONCLUSIONS:**

Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and location, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

Work described in this proposal is to be performed during normal business hours unless otherwise noted.

Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians result in additional labor charges of \$85/man hour.

It is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI accept payments with a credit card. These are subject to a 4% processing fee.

Permit documents and fees are not included as specified above. Tax is excluded.

This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such as the issues may arise from any field device, field wiring, module, panel or system connected to the panel)

This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional conditions required by AHJ.

Customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string included).

As instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT

PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

**GRAND TOTAL: \$1,310.00**

This proposal is valid through 9/12/2023

Sales Rep: \_\_\_\_\_  
(Sales Representative)

DCI Officer: \_\_\_\_\_  
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the owner. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work described herein.

Owner Name: \_\_\_\_\_  
TEGRATIONS- rev 2021-02-01

Signature:

6-13-23  
Date



**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

**2. Warranty:**

A. Standard Warranty: DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty: Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

Hours of Service: All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

**Subscriber Responsibilities:**

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication hardware and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires attention, Subscriber assumes full responsibility for taking action to resolve the reported issue.

2. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of an activation. DCI is not responsible for any errors, omissions, or failure to update such list by subscriber.

**Default:**

A. In the event of Default, Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any late payment charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

**DCI's Remedy Upon Default:**

1. Terminate Contract: If Subscriber defaults, DCI may terminate this Contract ten (10) days after notice of default if Subscriber has not cleared the default by that date.

2. Damages: If Subscriber defaults, Subscriber shall pay DCI any money due for any product or service provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the ongoing monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be subject under applicable law.

3. Costs: In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorney's fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses on.

4. Any alteration or deviation from the specified work involving extra costs, will be executed in writing and will become an extra charge. The cost of any changes to the scope of work provided herein made at the request of or made necessary or required by Subscriber's action, or as required by any governmental agency or insurance interest or inspection and rating agency shall be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS BEEN ADVISED THAT THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fees levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of the Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the agency.

**8.A. Limitation of Damages (cont.)**

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

**9. OF LIABILITY:**

10. Limitation of Damages: IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER OR PROVIDER OF INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON THE PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

**8 A. Limitation of Damages (cont.)**

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service: DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties: DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall constitute to be a waiver of any succeeding breach.

initial: 

**EXHIBIT 24.**



RedTree Landscape Systems  
 5532 Auld Lane  
 Holiday, FL 34690  
 727-810-4464  
 service@redtreelandscape.systems  
 redtreelandscape.systems.com

## Estimate 1494



### ADDRESS

Lakeshore Ranch CDD  
 C/o Breeze Property Management  
 1540 International Pkwy, Ste 2000  
 Lake Mary, FL 32746

DATE  
06/14/2023

TOTAL  
\$1,102.50

EXPIRATION  
DATE  
07/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Replace bad Rain Bird Irrigation controller at the back of the property on Water color with a Hunter IC2 Controller and install it on a 4x4x8' pressure treated post with a backing board for support. Also install a clasp and combo lock on the controller to keep others out. Install new rain sensor .			
<b>Sales</b> Hunter IC2 Controller	1	425.00	425.00
<b>Sales</b> Icm 800 module	1	215.00	215.00
<b>Sales</b> 4"x4"x8' Pressure treated post	1	22.00	22.00
<b>Sales</b> 3/4" Pressure treated backing board	1	35.00	35.00
<b>Sales</b> Clasp set	1	18.00	18.00
<b>Sales</b> Combo Lock	1	35.00	35.00
<b>Sales</b> Mini Click Rain Sensor	1	50.00	50.00
<b>Sales</b> Labor-	5.50	55.00	302.50

Thank You

TOTAL

\$1,102.50

THANK YOU

Approved:

Don Mitchell

Lakeshore Ranch chair

Jun 30<sup>th</sup> 2023

**EXHIBIT 25.**

# BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay (813) 334-4827

**TO:**  
Lake Shore Ranch CDD  
1540 International Parkway, Suite 280  
Suite 2000  
Lake Mary, FL 32746

(813) 565-4663



JOB DESCRIPTION
Lighting not working properly on North side of entrance and Center Median

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Front Entrance</b>	
Replace 2 Sodium, Mercury vapor bulb on lamp post light on back side of center median	\$350.00
Purchase 1 new spot light replacing one that is not working on North side	\$385.00
Requires 50% Deposit	Waived
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$735.00</b>

- \* Price includes material and labor needed to complete project
- \* Assumes adequate power available. If additional power needed community responsible for providing.
- \* Remaining balance of project due upon receipt of invoice after installation.

\_\_\_\_\_  
Tim Gay  
PREPARED BY

\_\_\_\_\_  
7/18/2023  
DATE

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR LAKESHORE RANCH CDD

\_\_\_\_\_  
DATE

**EXHIBIT 26.**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

## **HARDWOOD TREE STRUCTURAL CROWN THINNING & ELEVATION PROPOSAL**

FOR

### **LAKESHORE RANCH CDD**

**Attention: Mr. Michael Sakellarides – Operations Manager**

**July 18, 2023**

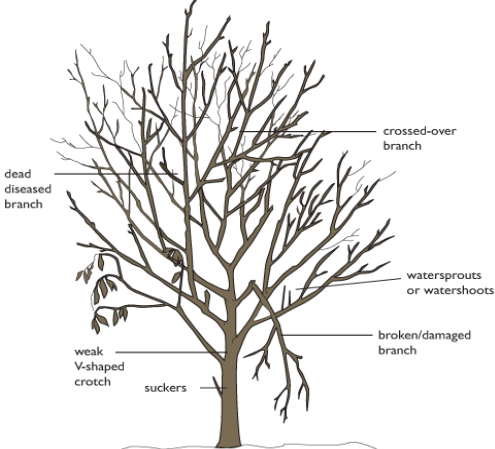
#### **Summary**

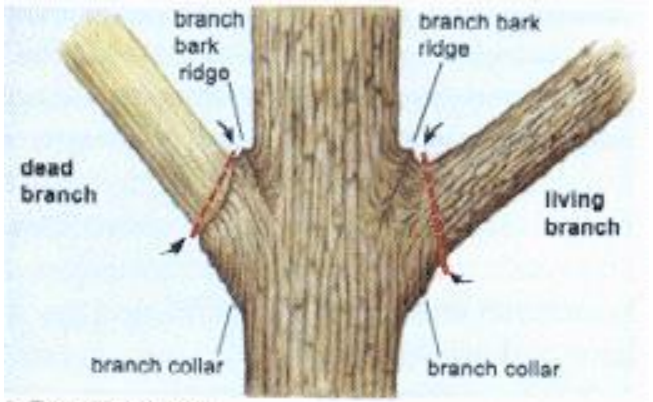
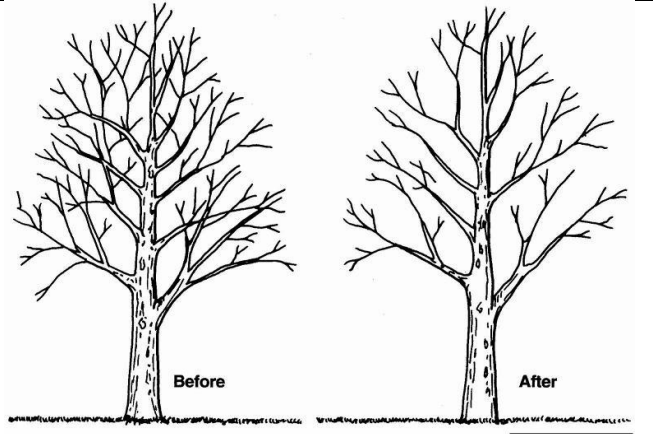
Proper structural hardwood tree crown thinning and crown cleaning is a process that is necessary to be performed every 3 to 5 years for your oak trees. The general purposes of performing this crown thinning and cleaning process are:

- **Promote air flow through the canopy to drastically reduce the chances of the tree breaking apart or being ripped out of the ground during high-wind storms.**
- **Promote proper sunlight flow through the canopy to enhance and improve the health of the turfgrass and plant material under the tree canopy.**
- **Reduce the risk of injury or property damage by eliminating hazard broken or dead limbs.**
- **Provide proper clearance for service trucks or emergency vehicles.**

#### **Scope of Work**

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

 A diagram of a tree with various structural issues labeled. The labels include: "dead diseased branch" (pointing to a branch at the top left), "crossed-over branch" (pointing to a branch crossing another at the top), "watersprouts or watershoots" (pointing to small branches at the top right), "broken/damaged branch" (pointing to a branch on the right side), "weak V-shaped crotch" (pointing to a branch on the left side), and "suckers" (pointing to small branches at the base of the trunk).	<ul style="list-style-type: none"><li>• <b>Removal of all damaged limbs.</b></li><li>• <b>Removal of all diseased limbs.</b></li><li>• <b>Removal of all dead limbs.</b></li><li>• <b>Removal of all mistletoe.</b></li><li>• <b>Removal of all sucker growth.</b></li><li>• <b>Removal of watersprout growth.</b></li><li>• <b>Removal of cross-over branches.</b></li></ul>
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 <p>A. Targetting the cut</p>	<ul style="list-style-type: none"> <li>• Proper limb removal at the branch bark ridge and collar.</li> <li>• Proper drop-crotch pruning to ensure the health of the tree.</li> </ul>
 <p>Before After</p> <p>5377064</p>	<ul style="list-style-type: none"> <li>• Structural elevation to provide proper clearance for pedestrians on landscape areas.</li> <li>• Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.</li> <li>• Includes debris removal, hauling fees and dumping fees for all debris.</li> </ul>

Oak Tree Quantity	OakTree Unit Price	Total Project Cost
	\$325.00	

Cypress Tree Quantity	Cypress Tree Unit Price	Total Project Cost
	\$125.00	

**Note – Cypress trees only require heavy structural elevation to improve maintenance access.**

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Authorized Signature to Proceed	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> /      / Date of Authorization
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Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
[peteluke@redtreelandscape.systems](mailto:peteluke@redtreelandscape.systems) / Cell phone: (727) 919-3915

**EXHIBIT 27.**





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5532 Auld Lane, Holiday FL 34690

**Mulch Installation Proposal**  
FOR  
**LAKESHORE RANCH CDD**

Attention: Mr. Michael Sakellarides – Operations Director

July 18, 2023

**Target Areas – All Planter Beds in Highlighted Area**



**Scope of Work**

- Installation of (450) cubic yards of mini pine bark or cocoa brown shredded mulch to an average 2" depth in all planter beds in target areas.
- Includes materials, sales tax, trucking and labor.

**Price**

**(450) cubic yards X \$65.00 per cubic yard: \$29,250.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
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**EXHIBIT 28.**



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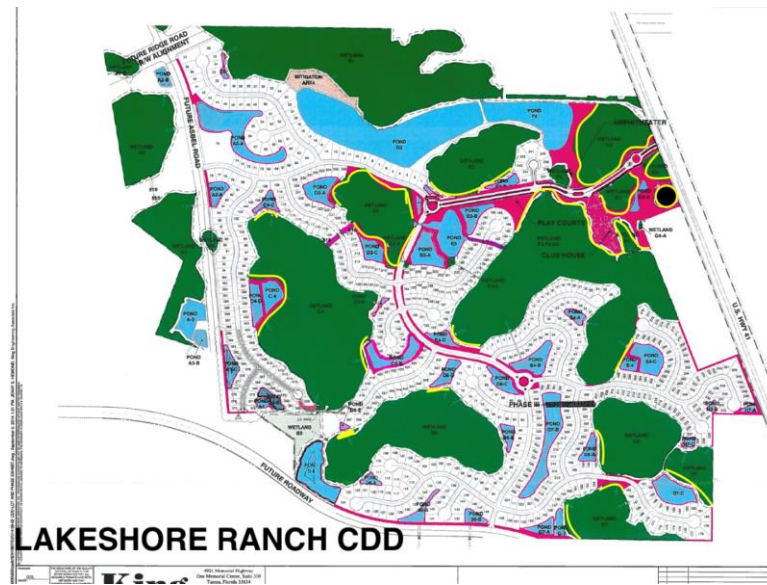
5532 Auld Lane, Holiday FL 34690

**Woodline Cutback Proposal**  
FOR  
**LAKESHORE RANCH CDD**

Attention: Mr. Michael Sakellarides – Operations Director

July 18, 2023

**Target Areas – Highlighted in Yellow**



**Scope of Work**

- Cut-back of existing nuisance vegetation to established tree line.
- Removal of overhanging vegetation and branches overhanging turf area up to a height of 15 feet.
- Line-trimming of cut-back area to assure clean appearance.
- Application of herbicide on border edge for sustained results.

**Total Project Cost: \$61,200.00**

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AUTHORIZED APPROVAL SIGNATURE & TITLE

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DATE OF APPROVAL

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
[peteluke@redtreelandscapesystems.com](mailto:peteluke@redtreelandscapesystems.com) / Cell Phone: (727) 919-3915

**EXHIBIT 29.**



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## **Landscape Repair Budget Proposal**

### **FOR LAKESHORE RANCH CDD**

**Attention: Mr. Michael Sakellarides – Operations Director**

**July 18, 2023**

#### **Background Summary**

The landscape planter beds throughout the Lakeshore Ranch CDD common areas are full of old, declining plant material in need of renovation. While a “wholesale” landscape renovation of each target area is not necessary, it would be prudent to assign a NTE (“Not To Exceed”) budget for each area that the District chooses for renovation.

#### **Scope of Work**

The pricing provided includes design, demolition, hauling / dumping fees, plant material, trees, mulch, topsoil and all associated labor with the landscape renovation of each area.

#### **Suggested Budgets**

<b>Area</b>	<b>Budget</b>	<b>Approval Authorization</b>
Front Entrance Beds	\$ 5,000.00	
Guardshack Area / Island	\$ 7,000.00	
Clubhouse Front	\$ 10,000.00	
Pool Area	\$ 10,000.00	
Ampitheatre / Park	\$ 3,000.00	
Tennis Court Area	\$ 5,000.00	
Preston Woods Court Entrance (2 Corners)	\$ 4,000.00	
Sundance Lake Boulevard	\$ 5,000.00	
Falcon Crest Boulevard Circle & Corners	\$ 12,000.00	
Water Color Drive	\$ 10,000.00	
Sunset Bay Drive (4 Corners)	\$ 8,000.00	
Red Sky Court (4 Corners)	\$ 8,000.00	
Autumn Chase Court (2 Corners)	\$ 4,000.00	
Post Island Loop (2 Corners)	\$ 4,000.00	
Hidden Glen Drive Circle & Corners	\$ 12,000.00	
<b>TOTAL SUGGESTED BUDGET:</b>	<b>\$ 107,000.00</b>	

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist  
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