

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
November 14, 2018
6:30 p.m.***

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Lakeshore Ranch Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

[] 15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

Board of Supervisors
**Lakeshore Ranch Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District is scheduled for **Wednesday, November 14, 2018 at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida, 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Cc: Attorney
Engineer
District Records

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, November 14, 2018

Time: 6:30 P.M.

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

Dial –in Number: 712-775-7031

Guest Access Code: 109-516-380

Agenda

I. Roll Call

Pledge of Allegiance

II. Audience Comments – *(limited to 3 minutes per individual for agenda items- Supervisors will respond during agenda item presentation)*

III. Landscape & Pond Maintenance

- A. Aquatic Systems - Waterway Inspection Report Exhibit 1
(Vender Will Not Be Present At Meeting)

IV. Operations & Amenity Management

- A. DPFG Operations Report Exhibit 2
B. Amenity Manager Report Exhibit 3

V. Consent Agenda

- A. Consideration of the Regular Meeting Minutes – October 10, 2018 Exhibit 4
B. Consideration of the October 2018 Operations & Maintenance Expenditures Exhibit 5
C. Acceptance of the Unaudited October 2018 Financial Statements Exhibit 6

VI. Business Matters

- A. Consideration of Preventive Termite Control Proposals Exhibit 7
➤ Central - 7 Year - \$1,660 Up-Front, \$275 Annual Renewal, - \$472.86 Average Cost Per Year
10 Year- \$2,290 Up-Front, \$275 Annual Renewal, - \$476.50 Average Cost Per Year
➤ Family Pest Services -10 Year - \$3,296 Up Front, \$225 Annual Renewal, \$532.10 Average Cost Per Year

VI. Business Matters (Continued)**A. (Continued)**Exhibit 7
(Continued)

- Insect IQ – 10 Year – \$4,500 Up-Front, \$825 Annual Renewal, \$1,192.50 Average Cost Per Year
20 Year- \$4,500 Up-Front, \$825 Annual Renewal, Average Cost Per Year \$1,008.75
- Orkin – 7 Year- \$4,400 Up-Front, \$660 Annual Renewal, \$1,194 Average Cost Per Year.
- Tropicare- 10 Year- \$3,418 Up-Front, \$320 Annual Renewal, \$629.80 Average Cost Per Year. Consideration of Preventive Termite Control Proposals

B. Consideration of Laurel Oak Removal Proposals – 8919 Crystal Creek Court

Exhibit 8

- Green Thumb Unlimited - \$3,240
- Yellowstone - \$6,200
- Consideration of Eddie P. Jenkins' Survey Proposal - \$375

C. Consideration of Slash Pines Removal Proposals

Exhibit 9

- Green Thumb Unlimited - \$525
- Yellowstone - \$1,300

D. Consideration of Yellowstone Proposals

Exhibit 10

- Conversation Cutback - \$1,749.50
- Replaced Station Decoders Hit By Lighting - \$572.80
- Replaced 1-1 and 1-2 Station Decoders - \$526
- Replaced Rotor head, Spray Head, Nozzle and Zone – \$156.02
- Installations of Yellow Lantana in Roundabout - \$8,963.81
- Installation of Sod Around Entry Fountain, Clubhouse, and Corner of Sundance and Preston Woods - \$1,330.25

VI. Business Matters (Continued)

- E. Consideration of Security Services Proposals Exhibit 11
- Fiore Industries
 - Allied Universal
 - Dynamic Security
- F. Consideration of Entry Gate Repair Proposals Exhibit 12
- Driveway Maintenance Inc. –Wet Set-Pavers - \$2,646 or Paver Replacement in Asphalt - \$3,568
 - Elite Pavers – Option 1 Repair Paver Area - \$1,500, Option 2 Remove all Pavers and Level Area – \$2,500
 - Jayman Enterprises – Replacement of 2 ft. Area of Pavers - \$350
- G. Consideration of Sidewalk Repairs Exhibit 13
- Home Repair Solutions – Sidewalk Repairs- \$2,575
 - Driveway Maintenance Inc. – Sidewalk Repairs - \$3,399
- H. Consideration of Resolution **2019-01**, Amending the Budget for Fiscal Year Exhibit 14
- I. Consideration of Second Addendum to Yellowstone Agreement Exhibit 15
- I. Discussion About Purchasing Pasco County Interest in Lot 69 and 70, Plat Book 4, page 59 Exhibit 16
- J. Consideration of Bike Rack Proposals Exhibit 17
- Belson Outdoors Bike Rack- \$416.11
 - Home Repair Solutions Bike Rack Concreate Slab - \$644
- K. Presentation of Pasco County Tax Collector Letter Exhibit 18
- L. Discussion of WREC Lighting Options Exhibit 19
- 2 Decorative Light Fixtures- \$64.80 Monthly, \$4,595 Installation Fees
 - 1 Light Fixture – To Be Distributed

VII. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer – Infrastructure Report

Exhibit 20

VIII. Supervisors Requests

IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)* Exhibit 21

A. Discussion of Blocked Roads

X. Adjournment

EXHIBIT 1



Lakeshore Ranch CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 10/26/2018

Prepared for:

Ms. Patricia Thibault, MACC
Senior Manager
DPFG
250 International Parkway
Lake Mary, FL 32746

Prepared by:

Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 47

**Comments:** Treatment in progress

Treatments for Slender Spikerush in lake September are still acting upon the submersed vegetation within site #47. Additional treatments may be needed during November maintenance. No other issues were noted during the site visit.

Site: 25

**Comments:** Treatment in progress

Treatments for Slender Spikerush and Nitella, both submersed, were applied during the maintenance visit on 10/19/18. The treatment applied works over time to block the photosynthetic process in the plant and results can typically be seen several weeks after a treatment is applied. Shoreline grasses were seen in good condition with only a minor amount of growth.

Site: 26



Comments: Normal growth observed

Site #26 was seen with Southern Watergrass (bottom right) and bottom filamentous algae which will be targeted at an upcoming maintenance visit. Shoreline grasses were well kept and recently mowed during the site visit.

Site: 36



Comments: Normal growth observed

Water levels are dropping rapidly in site #36, which typically goes dry during the dry season. Normal growth of filamentous algae was seen and will be treated as necessary.

Lakeshore Ranch CDD Waterway Inspection Report 10/26/2018

Site: 38



Comments: Site looks good

Baby Tears, Torpedograss and Pondweed around the perimeter of site #38 will require treatment at an upcoming maintenance visit. A newly built homeowner fence (top right) has restricted some shoreline access, an alternative treatment route may be

Site: 24



Comments: Site looks good

Water levels in site #24 are dropping quickly since rainfall has decreased. No obvious issues were seen in the site.

Lakeshore Ranch CDD Waterway Inspection Report 10/26/2018

Site: 35



Comments: Site looks good

site #35 was treated for filamentous algae and Torpedograss during the maintenance visit on 9/19/18. Perimeter Torpedograss can be seen decomposing (bottom right) and maintenance will continue to address growth and debris monthly.

Site: 46



Comments: Site looks good

Site #46 was seen in good condition during the site visit. Minor amounts of Torpedograss will require treatment at an upcoming maintenance visit. Areas of the bank were seen with excess growth of sod, which requires trimming.

Lakeshore Ranch CDD Waterway Inspection Report 10/26/2018

Site: 44, 45



Comments: Normal growth observed

Normal growth of filamentous algae was seen in site #44 (above) and will be targeted at an upcoming maintenance visit. The littoral shelf of site #45 (top and bottom right) was seen with excellent propagation of native Arrowhead plants.

Management Summary

The Lakeshore Ranch CDD waterway inspection report was performed on October 26th, 2018 for ten sites in the community. Ponds in the community were seen with very little new growth of filamentous algae, with many sites receiving treatment for algae in late-September, with results visible during the site visit. Slender Spikerush continues to be the most commonly seen nuisance vegetation in the community and an extensive treatment was performed on October 19th, 2018 targeting this growth in many ponds. Sites #7, #8, #14, #22 and #25 received a waterbody treatment for submersed vegetation during this site visit. This treatment works by blocking the photosynthetic process of plants, with treatment results visible in 30-60 days after treatment. Vegetation will start to turn white, then decay with resulting high levels of control.

Fall Midge Fly treatments have started in Lakeshore Ranch For sites #1, #4, #6, #9, #10, #11, #12, #14, #15, #16, #24, #25, #26 & #38 through #47. Three rounds will be applied 9-14 days apart starting on October 30th to target multiple generations of Midge family bugs. Midge flies, also called blind mosquitoes, can be a problem in Florida all year, but swarms tend to be worse when water tables are at their lowest. The larvae thrive in Florida lakes including shallow areas around the shoreline and their numbers can grow exponentially in lakes with high nutrient levels, low oxygen and bottom muck.

Recommendations/Action Items

- Monitor Slender Spikerush Treatments.
- Fall Midge Fly Treatments.
- Continue Routine Maintenance.



LakeShore Ranch CDD Land O Lakes, FL

1-800-432-4302

Littoral Shelf ●

No Net Trout ●

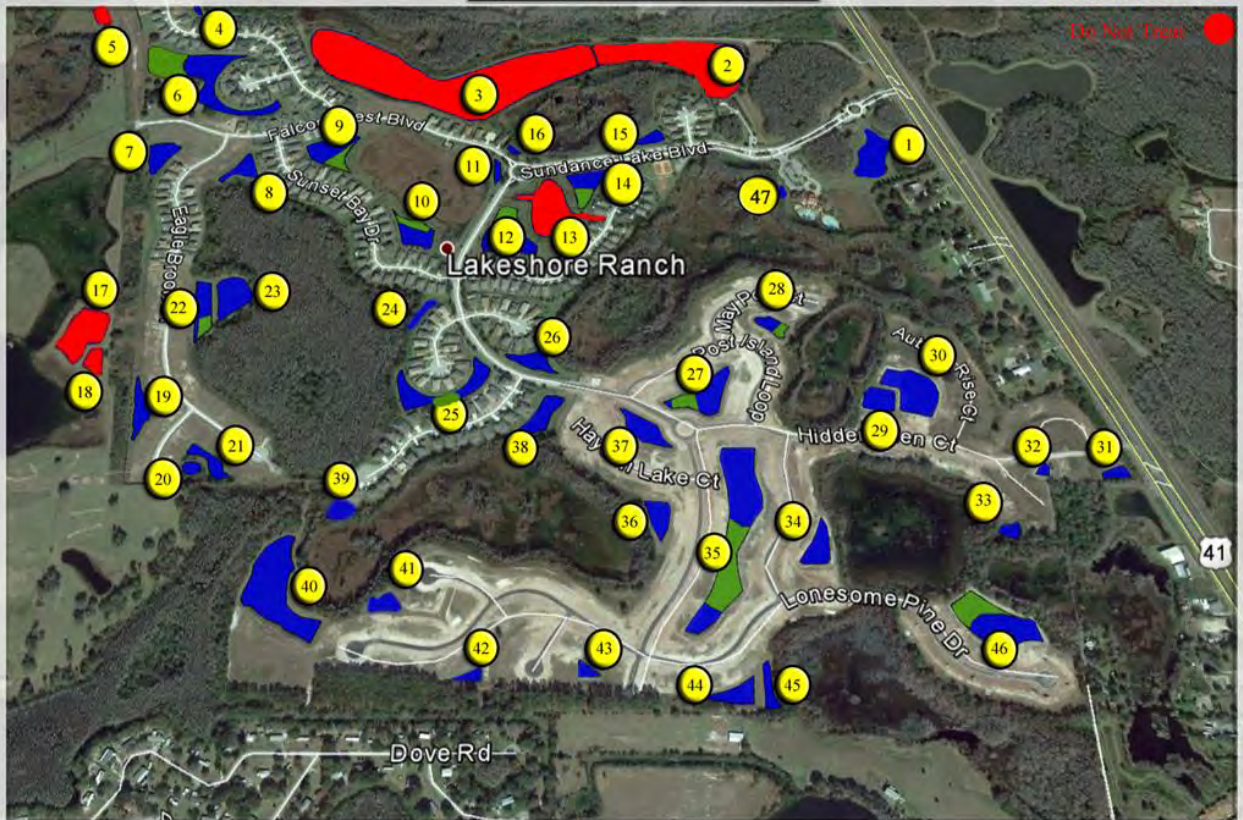


EXHIBIT 2

LAKE SHORE RANCH

COMMUNITY DEVELOPMENT DISTRICT



NOVEMBER 2018

Summary

- **Requested Yellowstone to Address the following Areas of Concern:**
 - **Removal Of All Dead Plant Material Around The Watercolor Drive/Falcon Crest Blvd. Rotary**
 - **Cut Back/Removal Of Dead Oleanders Along Watercolor Drive**
 - **Palmetto Palms Along Water Color Drive**
 - **Cut Back Of Oleanders Along Property Line And Ponds On Falcon Crest Blvd. Still Need To Be Completed.**
 - **Expedite The Proposed/Approved Cutback Along Sundance Lake Blvd.**
 - **Requested Proposal For The Removal Of Dead Slash Pine Trees Along Watercolor Drive/Falcon Crest Blvd. Rotary**
 - **Requested A Proposal For The Replacement Of Sod Along Sundance Lake Blvd And Preston Woods Ct. (Not in Packet)**
 - **Semi-annual Soil Testing**

Board Requests/Reported Activities

- Responded To Request For A Very Large Oak Tree Removal Behind 8919 Crystal Creek Court. Requested Bids For Tree Removal/Survey To Establish Property Line
- Observed Two Incidents of CDD Trespassing and Requested District Counsel To Send Cease And Desist Orders
- Confirmed The Relocation of the Fence Encroaching Into Wetlands Buffer Area at 19516 Hayden Lake Court.
- Working With Pasco County To Establish Interest In Selling Property At 7220 Osteen Road (See Memo In Packet)
- Completed The Redirection Of The Downspouts At The Gatehouse
- Solicited Proposals For The Roadway/Paver Repairs At The Gatehouse. Several Proposals/Options in the Packet For Board Consideration
- Tasked The Homeowners Association (HOA) To Press The Builders/Owners To Mow Undeveloped Properties Or We would Contact County Code Enforcement

Landscape/Property Observations Reported

- **Observed Broken Light Fixtures At Clubhouse**
- **Observed And Reported Weeds In Many Landscape Materials**
- **Observed The Encroachment Of Brazilian Pepper Trees Along Sundance Lake Blvd.**
- **Observed Weeds In The Amphitheatre Area**
- **Observed Dead Plant Materials In The Amphitheatre**
- **Observed Banks On Pond 31 Not Mowed**
- **Questionable Aquatic Weeds In Pond 31**
- **Observed Community Fence Panels Along Water Color Drive Lifting**
- **Repairs Implemented To The Community Domestic Water Supply Backflow Preventer. Community Was Notified Twice Of Pending Water Supply Shut-off For Approximately Two Hours. No Complaints Were Noted.**

ATTACHMENT A

Pictures

MAINTENANCE REVIEW & ISSUES



**Dead Plant Material Must be Removed
in All Areas of the CDD**



**Brazilian Pepper Is Encroaching And
Needs To Be Cutback And Sprayed**

MAINTENANCE REVIEW & ISSUES



**Large, Old Oak Tree Located On CDD Property Has Died And Needs To Be Removed From
Behind 8919 Crystal Creek Court
Two Proposals in Packet**

MAINTENANCE REVIEW & ISSUES



Expecting Proposal For Landscape Enhancement/Replacement Of Frost Damaged
Landscape Material Since Approximately June of 2018
No Response From Yellowstone As November 7, 2018

MAINTENANCE REVIEW & ISSUES



**Pond 31 Banks Not Mowed
Pond May Need Treatment**



**Dead Trees And Black Diamond Crepe
Myrtles (not shown) Need To Be Removed
Two Proposals in Agenda**

MAINTENANCE REVIEW & ISSUES



Broken Light Fixture At Clubhouse Needs To Be Replaced. Replacement on Order.



**Dead Slash Pines And Black Diamond Crepe Myrtles (Not Shown) At 1st Rotary Need To Be Removed
Two Proposals In Agenda**

MAINTENANCE REVIEW & ISSUES



**Community Fence Panels Lifting In Two Places and Cap Missing in One Place.
Will Request Proposals for Fence Repair**

MAINTENANCE REVIEW & ISSUES



Requested Yellowstone to Remove all Dead Plant Material Along Water Color Drive

MAINTENANCE REVIEW & ISSUES



Requested Yellowstone To Prune And Thin All Palmetto Palms Within The CDD And Remove All Dead Palm Fronds

MAINTENANCE REVIEW & ISSUES



**District Inspections Revealed Two Incidents of CDD Trespassing
Requested District Counsel To Send Cease And Desist Orders to Owners**

MAINTENANCE REVIEW & ISSUES



**Lifting Side Walk Panels Outside The Gate And Around The Community Needs To Be Replaced And/Or Ground Down.
Two Proposals Are In The Packet**

MAINTENANCE REVIEW & ISSUES



Tasked The HOA With Getting The Builders To Mow Their Vacant Lots Or Call Pasco County Code Enforcement. DPFG Provided The Eyes And Ears For The HOA And Advised When Work Was Completed

Landscape Grade Sheet – November 2018

LAKE SHORE RANCH-GRADE SHEET NOVEMBER 2018

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	OCTOBER	SEPTEMBER	AUGUST	Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	4.0	4.5	5	4.5	<i>no pattern change</i>
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly; fertilizer streaking, replacement areas established at Waterloo, Dog park)	10	9.0	9.5	9.5	9.5	<i>- brown grass</i>
TURF EDGING (edgerails, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	4.5	4.5	4.5	4.5	
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10	8.5	8.5	8.5	8.5	
WEED CONTROL - IN SIDEWALKS AND CURBS (invasive species addressed i.e. Brazilian pepper)	5	4.5	4.5	4.5	4	
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9	10	10	10	
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing at Sports/dog park, Falconcrest, Eaglebrook, Waterloo)	10	8	9	9	8.5	<i>Dead shrubs may areas</i>
WEED CONTROL – BED AREAS (weeds completely removed, reasonably free of weeds)	10	9	9	8	7	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9.5	9.5	9.5	9.5	
CONSERVATION CUTBACK (Amphitheater fence line, Sports park fence line, 1st Waterloo Roundabout North side, Hidden Glen guard rail, Lanesome Place, & clubhouse perimeter)	10	8	8	8	8	<i>Niceo Decision/Authorization</i>
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	9.5	9.5	9	9	
CLEANLINESS (debris free, leaf litter, landscape debris)	5	4.5	4.5	4.5	4.5	
MULCHING (distributed appropriately; bare areas, recommended is 3")	10	9.5	9.5	9.5	9.5	
WATERIRIGATION MANAGEMENT (lift stations, wells, & checks accessible at Falconcrest, Sundance hot spots)	10	9.0	9.5	10	10	
PRIOR MAINTENANCE ITEMS ADDRESSED	5	4.5	5	5	5	
SEASONAL COLOR/PRESENIAL MAINTENANCE	10	9.5	9.5	9.5	9.5	
INSECT/DISEASE CONTROL	10	9.0	9.5	9.5	9.5	
Total	155	137.5	141.5	141	141	
MAXIMUM VALUE	100%	88.7	91%	91%	91%	

DATE OF INSPECTION: 30 October 2018
Inspected by: R.J. Lottio-DPG Field Services, Inc.
Inspected by: B. Mahler for Yellowstone Landscape

RJ Lottio
B. Mahler

EXHIBIT 3



AMENITY CENTER MANAGEMENT REPORT

OCTOBER 2018

Date of Meeting: November 14, 2018

Submitted by: Lisa Kagan

FACILITY

- Attached are estimates for termite preventive treatment. A summary is also attached. **Vendors are available to attend the November 14 meeting if the board wishes to invite them.** I called five other companies. All five came onsite and as of November 6, I received quotes from four of them. I also included the renewal quote the board saw last month from Central Termite & Pest in the summary.
- AV Specialists replaced the broken processor that is part of the audio system. When they replaced the broken speaker in the activities room, it was discovered that the problem was in the wiring and not the speaker. They fixed that problem and the CDD received a \$363.95 credit for the speaker. Total cost was \$1,083.09, instead of the original estimate of \$1,447.04. The speakers in the activities room stopped working again a few days later. The techs returned on October 16 and fixed it again. They discovered a bundle of wires coming from the equipment in the team room that was bundled so tight it cut off the wire. Once loosened, the sound returned. Everything has been working great since then.
- ADT/Devcon came out to look at the security cameras in the gym. The tech determined that the cameras weren't getting power and was able to restore 3 of the 4 cameras that were out. The 4th wouldn't work because of a bad port in the DVR. They didn't show up for an appointment that was scheduled on 10/25 to take care of the bad port. A new appointment is pending.
- Pampering Plumber looked at the men's shower that wasn't getting adequate hot water. He stated the water is set to not get too hot because handicap stalls present scalding issues if the water temperature is too hot. He also thought it could get a little hotter with a new showerhead so we ordered one and Scott installed it.
- Florida Fire Services completed the annual fire alarm, fire sprinkler and fire hydrant inspection on 10/26/18. They replaced four batteries for the power supply. They need to return to inspect the backflow because of a leak that wasn't properly repaired; repairs were completed Nov. 2 and Florida Fire Services was called to complete the inspection. Everything else was in good condition.
- Holiday lights and décor started to go up on November 5 and is scheduled to be completed later this week. **Let me know when you'd like the lights to be turned on – after Thanksgiving? - and they will get set down to dusk.**

- New a/c unit was inspected on November 2. Some follow up work took place on November 6 and the re-inspection was scheduled to take place later that week.
- Scott pressure washed the sidewalks as far as he could go. He said if there were some new hose bibs installed along Sundance Lake Blvd., he could extend the area he can reach.
- Scott fixed the gutter that was broken by the landscapers when they trimmed the palm trees.

SPECIAL EVENTS

- October events were well-attended and received positive feedback from residents. The Pumpkin Plunge was a huge success with over 150 residents in attendance. One family sent a very nice email complimenting the amenities team.
- The community Yard Sale took place on October 27. There was a Goodwill truck outside the clubhouse from 10 am to 3 pm. It got so full, Goodwill had to send a second truck to collect all the donated items.
- The response to November events has been strong thus far. There is a Movie Under the Stars on November 16, a Wine & Cheese Social on November 30 and a variety of other events throughout the month.

AMENITY MANAGEMENT

- Sent November newsletter via email blast to the community on October 30.
- Entered November events on the Event Calendar on the CDD website.
- There were two private rentals in October for a total of \$200 received.
- On Monday, October 22, the pool heaters were turned on. The heat is set to 82 degrees. Suncoast Pool techs check the heater each time they are onsite (Monday, Wednesday and Friday) to ensure it is working properly.
- Sent email blasts to the community on October 13 & 22 informing residents of the water shut off on October 23.
- Sent email blasts to the community on October 31 & November 2 informing residents of the water shut off on November 2.
- Sent email blast to the community on October 24 about not feeding sandhill cranes.
- Sent email blast to the community on November 1 about not feeding alligators.
- Also included information about not feeding sandhill cranes and alligators in the November newsletter. Most information in the email blasts and newsletter was obtained for the Florida Wildlife Conservation Commission website (myfwc.com), with additional details provided by residents about their personal observations.

- As a reminder, the clubhouse will close at 2 pm on November 21 and be closed all day November 22 in observance of Thanksgiving.

QUESTIONS/PROPOSALS

- Does the board want to participate in Toys for Tots for the holidays again this year?
- Should the holiday lights start being turned on right after Thanksgiving? They will go on daily, dawn to dusk, unless the board prefers otherwise.
- Preventive termite treatment: does the board want to use any of the companies that provided quotes? They include Central Termite & Pest, Family Pest Services, Insect IQ, Orkin and Tropicare.

EXHIBIT 4

FIFTH ORDER OF BUSINESS – Consent Agenda

Ms. Comings-Thibault presented the minutes of the Board of Supervisors Regular Meeting held on September 12, 2018 (**Exhibit 5**), the September 2018 Operations & Maintenance (“O&M”) Expenditures (**Exhibit 6**), and the Unaudited September 2018 Financial Statements (**Exhibit 7**) to the Board for their consideration and acceptance. *Let the record show the suggestion to correct the word “Conversation” on Line 103 and Line 105 of the meeting minutes to “Conservation” and the suggestion to correct the spelling error of “Carlton Ridge” on Line 163, 168, and 170.* Ms. Comings-Thibault reviewed the ratifications that were made to the Reed Electric proposal in reference to the power for the well pump at the main entrance (**Exhibit 8**), the Accurate Drilling Solutions Job Proposal (**Exhibit 9**), and the first amendment to the agreement between Lakeshore Ranch Community Development District (“CDD”) and Alamo Guard Patrol, Inc. (**Exhibit 10**).

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

SIXTH ORDER OF BUSINESS – Business Matters

Ms. Comings-Thibault presented the quote from Belson Outdoors and the work estimate from Home Repair Solutions (**Exhibit 11**), the proposal from Bay Area Plumbing, Inc. (**Exhibit 12**), the proposal from Central Termite & Pest Control (**Exhibit 13**), the proposal from Aquatic Systems (**Exhibit 14**), and the Easement Encroachment Agreement to the Board for consideration. Discussion ensued regarding the Reserve Study Report prepared by Facilities Advisors, Inc. (**Exhibit 15**). *Let the record show the recommendation to have the re-evaluation occur in January 2019. Ms. Comings-Thibault is to request a proposal from Facilities Advisors, Inc. for the cost to have the reserve study formally redone in January 2019.*

A. Consideration of Bike Rack Proposals

Let the record show that this agenda item was tabled to the November 14, 2018 Meeting for the District Engineer’s opinion.

B. Exhibit 12: Consideration of Bay Area Plumbing Backflow Preventer Proposal

On a MOTION by Ms. Tremblay, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board accepted the proposal in the amount of **\$522.00** from Bay Area Plumbing, Inc. in reference to the backflow preventer for the Lakeshore Ranch Community Development District.

C. Consideration of Central Termite & Pest Control Proposal

Let the record show that this item is being tabled for more proposals. Ms. Kagan is to bring the proposals to the November 14, 2018 meeting for the Board to consider.

D. Exhibit 14: Consideration of Aquatic System Midge Fly Site #'s 1, 4, 6, 9, 10, 11, 12, 14, 15, 16, 24, 25, 26 & 38-47 Proposal

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board accepted the Aquatic Systems Midge Fly Proposal in the amount of **\$9,657.00** for the Lakeshore Ranch Community Development District.

E. Consideration of Easement Encroachment Agreement

Ms. Comings-Thibault distributed the easement encroachment agreement for the property located at 19343 Lonesome Pine Drive to the Board for their review. *Let the record show that the Easement Encroachment Agreement for 19343 Lonesome Pine Drive is still being drafted by District Counsel.* Discussion ensued.

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Easement Encroachment Agreement for the property located at **19343 Lonesome Pine Drive** (as suggested without the four (4) foot fence but with the two (2) gate approach instead) subject to the drafted agreement by District Counsel and with final review and execution by the Chairman for the Lakeshore Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Staff Reports

Ms. Comings-Thibault opened the floor for the District Manager, District Attorney, and District Engineer to present their staff reports. There being none, next item followed.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Comings-Thibault opened the floor for the supervisors to present their requests. There being none, next item followed. *Let the record show the comment in regards to the lighting in the front; although there were scheduling conflicts, the Board anticipates having an update to present at the November 14, 2018 meeting.*

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

Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on new business items.

ELEVENTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before concluding the meeting. There being none, Mr. Rose made a motion to adjourn the meeting.

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

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

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

10 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
11 Development District was held on Wednesday, October 10, 2018 at 6:30 p.m. at the Lakeshore Ranch
12 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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FIRST ORDER OF BUSINESS – Roll Call

19 Ms. Comings-Thibault called the meeting to order and conducted roll call.

20 Present and constituting a quorum were:

21 John Rose Board Supervisor, Chairman
22 Christine Thomas Board Supervisor, Vice Chairwoman
23 James Hollingsworth Board Supervisor, Assistant Secretary
24 Shawn McCaig Board Supervisor, Assistant Secretary
25 Janice Tremblay Board Supervisor, Assistant Secretary

26 Also present were:

27 Patricia Comings-Thibault District Manager/Treasurer
28 Raymond Lotito DPFG Field Operations
29 Brian Mahar Yellowstone
30 Lisa Kagan Amenity Manager
31 John Vericker District Attorney
32 Greg Woodcock District Engineer (*via phone*)
33 Morgan Melatti Aquatic Systems
34 Jimmy Taylor Aquatic Systems

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The following is a summary of the discussions and actions taken at the October 10, 2018 Lakeshore Ranch CDD Board of Supervisors meeting.

Pledge of Allegiance

SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items – Supervisors will respond during agenda item presentation)

Ms. Comings-Thibault opened the floor for the audience to make comments on the agenda items being presented. There being none, next item followed.

THIRD ORDER OF BUSINESS – Landscape & Pond Maintenance

Ms. Comings-Thibault presented the agenda items to the Board for discussion. Ms. Melatti and Mr. Taylor of Aquatic Systems presented and reviewed the items of the Waterway Inspection Report (**Exhibit 1**). The proposal for the diffused aeration system (**Exhibit 2**) was tabled until a representative was present to explain it. Discussion ensued.

FOURTH ORDER OF BUSINESS – Operations & Amenity Management

Mr. Lotito reviewed all of the items of the DPFG Operations Report (**Exhibit 3**). Discussion ensued. Ms. Kagan reviewed all of the items of the Amenity Manager Report (**Exhibit 4**) and presented proposals to the Board for consideration. Discussion ensued.

FIFTH ORDER OF BUSINESS – Consent Agenda

Ms. Comings-Thibault presented the minutes of the Board of Supervisors Regular Meeting held on September 12, 2018 (**Exhibit 5**), the September 2018 Operations & Maintenance (“O&M”) Expenditures (**Exhibit 6**), and the Unaudited September 2018 Financial Statements (**Exhibit 7**) to the Board for their consideration and acceptance. *Let the record show the suggestion to correct the word “Conversation” on Line 103 and Line 105 of the meeting minutes to “Conservation” and the suggestion to correct the spelling error of “Carlton Ridge” on Line 163, 168, and 170.* Ms. Comings-Thibault reviewed the ratifications that were made to the Reed Electric proposal in reference to the power for the well pump at the main entrance (**Exhibit 8**), the Accurate Drilling Solutions Job Proposal (**Exhibit 9**), and the first amendment to the agreement between Lakeshore Ranch Community Development District (“CDD”) and Alamo Guard Patrol, Inc. (**Exhibit 10**).

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

SIXTH ORDER OF BUSINESS – Business Matters

Ms. Comings-Thibault presented the quote from Belson Outdoors and the work estimate from Home Repair Solutions (**Exhibit 11**), the proposal from Bay Area Plumbing, Inc. (**Exhibit 12**), the proposal from Central Termite & Pest Control (**Exhibit 13**), the proposal from Aquatic Systems (**Exhibit 14**), and the Easement Encroachment Agreement to the Board for consideration. Discussion ensued regarding the Reserve Study Report prepared by Facilities Advisors, Inc. (**Exhibit 15**). *Let the record show the recommendation to have the re-evaluation occur in January 2019. Ms. Comings-Thibault is to request a proposal from Facilities Advisors, Inc. for the cost to have the reserve study formally redone in January 2019.*

A. Consideration of Bike Rack Proposals

Let the record show that this agenda item was tabled to the November 14, 2018 Meeting for the District Engineer’s opinion.

B. **Exhibit 12:** Consideration of Bay Area Plumbing Backflow Preventer Proposal

On a MOTION by Ms. Tremblay, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board accepted the proposal in the amount of **\$522.00** from Bay Area Plumbing, Inc. in reference to the backflow preventer for the Lakeshore Ranch Community Development District.

C. Consideration of Central Termite & Pest Control Proposal

Let the record show that this item is being tabled for more proposals. Ms. Kagan is to bring the proposals to the November 14, 2018 meeting for the Board to consider.

D. **Exhibit 14:** Consideration of Aquatic System Midge Fly Site #'s 1, 4, 6, 9, 10, 11, 12, 14, 15, 16, 24, 25, 26 & 38-47 Proposal

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board accepted the Aquatic Systems Midge Fly Proposal in the amount of **\$9,657.00** for the Lakeshore Ranch Community Development District.

E. Consideration of Easement Encroachment Agreement

Ms. Comings-Thibault distributed the easement encroachment agreement for the property located at 19343 Lonesome Pine Drive to the Board for their review. *Let the record show that the Easement Encroachment Agreement for 19343 Lonesome Pine Drive is still being drafted by District Counsel.* Discussion ensued.

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Easement Encroachment Agreement for the property located at **19343 Lonesome Pine Drive** (as suggested without the four (4) foot fence but with the two (2) gate approach instead) subject to the drafted agreement by District Counsel and with final review and execution by the Chairman for the Lakeshore Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Staff Reports

Ms. Comings-Thibault opened the floor for the District Manager, District Attorney, and District Engineer to present their staff reports. There being none, next item followed.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Comings-Thibault opened the floor for the supervisors to present their requests. There being none, next item followed. *Let the record show the comment in regards to the lighting in the front; although there were scheduling conflicts, the Board anticipates having an update to present at the November 14, 2018 meeting.*

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

Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on new business items.

ELEVENTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before concluding the meeting. There being none, Mr. Rose made a motion to adjourn the meeting.

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

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
1060 MAITLAND CENTER COMMONS BLVD., SUITE 340, MAITLAND, FL., 32751

**OPERATION & MAINTENANCE
EXPENDITURES**

Dear Board of Supervisors:

Please see attached the Lakeshore Ranch Check Register reflecting all operation and maintenance expenditures paid from:

October 1, 2018 thru October 31, 2018

Please note that this does not include expenditures previously approved by the Board.

The total amount for items being presented is: **\$103,596.99**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

.

Thank you!

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2019

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
						48,762.06
10/5/2018		Bank United	Funds Transfer		900.00	47,862.06
10/9/2018	1991	ADT Security Services	9/29-12/28 - Security		239.97	47,622.09
10/9/2018	1992	Air Hawk Heating and Cooling	5 Ton A/C - Clubhouse		6,577.00	41,045.09
10/9/2018	1993	Alamo Guard Patrol	9/17-9/30 - Security Guard and Rover		6,718.00	34,327.09
10/9/2018	1994	Awesome Party Inflatables	Event Supplies - Cinema Screen, Projector		400.00	33,927.09
10/9/2018	1995	Clean Sweep Supply Co	Supplies		524.23	33,402.86
10/9/2018	1996	DC Purchases	VOID		-	33,402.86
10/9/2018	1997	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		4,875.00	28,527.86
10/9/2018	1998	Frontier Communications	9/7-9/30 - Internet		72.97	28,454.89
10/9/2018	1999	R & R Decorative Landscape	Holiday Lighting Deposit		2,750.00	25,704.89
10/9/2018	2000	Reed Electric, LLC	Troubleshoot Well Pump		190.34	25,514.55
10/9/2018	2001	Southern Automated Access Services	Barcode Stickers		469.00	25,045.55
10/9/2018	2002	Staar Entertainment	Event Music		395.00	24,650.55
10/9/2018	2003	Suncoast Rust Control, Inc	Rust Prevention - September		890.00	23,760.55
10/9/2018	2004	Venturesin.com, Inc.	Web Site Hosting - October		80.00	23,680.55
10/9/2018	2005	Vesta Property Services, Inc.	Amenity Mgmt - October		12,835.00	10,845.55
10/9/2018	2006	Yellowstone Landscape	Irrigation Repairs		84.64	10,760.91
10/10/2018		Bank United	Funds Transfer	576.40		11,337.31
10/11/2018	10112018	Lakeshore Ranch CDD.	Transfer to Operating	50,000.00		61,337.31
10/15/2018	2007	Aquatic Systems, Inc	Lake & Pond Maint - October		2,250.00	59,087.31
10/15/2018	2009	HOME REPAIR SOLUTIONS	Downspouts at Guardhouse		438.90	58,648.41
10/15/2018	2010	Tampa Bay Times	Legal Ad		114.40	58,534.01
10/15/2018	2011	Waste Connections of Florida	10/1-10/31 - Solid Waste		52.00	58,482.01
10/15/2018	2012	Yellowstone Landscape	Landscape Maint - October		11,730.50	46,751.51
10/16/2018	2013	Frontier Communications	10/1-11/6 - Internet/Phone		1,152.06	45,599.45
10/16/2018	2014	Alamo Guard Patrol	10/1-10/10 Rover & Gatehouse		4,320.00	41,279.45
10/16/2018	2015	Business Observer	VOID		-	41,279.45
10/16/2018	2016	Withlacoochee River Electric	9/4-10/1- Electricity		7,819.79	33,459.66
10/16/2018	2017	Pasco County Utilities Services Branch	8/27-9/25 - Water		458.60	33,001.06
10/16/2018	2018	Aramark Refreshment Services	Supplies		201.34	32,799.72
10/16/2018	2019	Business Observer	Legal Ad		72.19	32,727.53
10/16/2018	2030	Aquatic Systems, Inc	Lake & Pond Maint		5,030.00	27,697.53
10/16/2018	2039	City of Clearwater	9/12-10/11/2018 - Gas		20.00	27,677.53
10/16/2018	2041	Pasco County Utilities Services Branch	9/11-10/10/18 - 19707 Sundance Lk Blvd		53.51	27,624.02
10/16/2018	2043	Southern Automated Access Services	Clamshell Proximity Cards		370.00	27,254.02
10/16/2018	2045	The Pampering Plumber	Hot water repair		101.00	27,153.02
10/16/2018	2046	Yellowstone Landscape	2018 fall annual rotation		772.88	26,380.14
10/18/2018	2020	ADT Security Services	10/1-12/28 - Burgler Alarm Monitoring		239.97	26,140.17
10/18/2018	2021	DC Purchases	VOID		-	26,140.17
10/18/2018	2022	Frontier Communications	10/7-11/6 - Internet/Phone Ampitheatre		145.94	25,994.23
10/18/2018	10139DD	Christine Lagnese	BOS Mtg - 10/10/18		184.70	25,809.53
10/18/2018	10138DD	James Hollingsworth	BOS Mtg - 10/10/18		184.70	25,624.83
10/18/2018	10142DD	Janice A. Tremblay	BOS Mtg - 10/10/18		184.70	25,440.13
10/18/2018	10141DD	John H Rose	BOS Mtg - 10/10/18		184.70	25,255.43
10/18/2018	ACH20181016	Paychex	P/R Fee & Qtr Fee		68.20	25,187.23
10/18/2018	10140	Shawn McCaig	BOS Mtg - 10/10/18		184.70	25,002.53
10/18/2018	ACH10102018	Paychex	BOS Mtg - 10/10/18		153.00	24,849.53
10/22/2018		Bank United	Funds Transfer	50,000.00		74,849.53
10/22/2018	2023	Alamo Guard Patrol	10/11-10/21 Rover & Gatehouse		4,752.00	70,097.53
10/22/2018	2024	Cornerstone Solutions Group	Stormwater Svcs - June		350.00	69,747.53
10/22/2018	2025	Egis Insurance Advisors LLC	Insurance FY 2019 Renewal		23,775.00	45,972.53
10/22/2018	2026	Florida Dept if Economic Opportunity	Annual Filing - FY 2019		175.00	45,797.53
10/22/2018	2027	Frontier Communications	10/10-11/9 - Phone		56.06	45,741.47
10/31/2018		Bank United	Interest	7.11		45,748.58
				100,583.51	103,596.99	45,748.58



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ADT Security Services
3190 S Vaughn Way
Aurora, CO 80014

6230 0020 NO RP 10 09102018 YNNNNNNY 01 001926 0007

#BWBBPXX

#18719020400003#

LAKESHORE RANCH COMMUNITY
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Questions? Make a Payment? Visit www.MyADT.com

Account Number	Due Date	Amount Due
402091781	09/30/18	\$239.97

Invoice Date: 09/10/2018 **Account Name:**
Service Address: LAKESHORE RANCH COMMUNITY
19730 Sundance Lake Blvd
Land O Lakes FL 34638-2720

Bill-at-a-glance

Previous Balance	\$0.00
Payments & Adjustments	\$0.00
Current Charges	\$239.97
Taxes and Fees	\$0.00
Total Due	\$239.97



Pay your bill easily online at MyADT.com or on the MyADT mobile app.

We recommend you test your alarm service monthly.

Account Number	Due Date	Amount Due
402091781	09/30/18	\$239.97

Amount
Enclosed \$



Please detach and submit this slip with your payment. Do not send cash. Please write your customer account number on your check or money order and make payable to: ADT Security Services.



If you have any changes to your billing or monitoring account information, please check here and enter the new information on the back of this invoice.

ADT SECURITY SERVICES
P.O. BOX 371878
PITTSBURGH, PA 15250-7878



00402091781000000000000090918000000000000239977

Services Summary

Previous Balance		\$0.00
Recurring Charges	Period	Amount
Monitoring Burglar Alarm	09/29/18 to 12/28/18	\$239.97
Invoice Number 672527649		
Total Non-Taxable Charges		\$239.97
Total Due		\$239.97

Billing Questions? Call: 800.238.2455
Monday thru Friday: 8AM - 10PM EST
Saturday: 9AM - 6 PM EST



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 Everywhere Life Takes You.

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5/16/17

* Taxable charges indicated by (*)

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When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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If you are moving, please do not complete this section. Please contact us at 800.238.7887.

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BUSINESS/ACCOUNT NAME

CITY

ST

ZIP

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BILLING LOCATION FAX

SERVICE LOCATION PHONE

EMAIL ADDRESS

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 ADT Security Services, Attn: Billing Dept., 3190 S Vaughn Way, Aurora, CO, 80014



AUTHORIZED SIGNATURE (**REQUIRED**)

DATE

PRINT NAME





Air Hawk Heating and Cooling

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

☎ (813) 857-6806
✉ theclubhouse@lakeshoreranch.net

INVOICE	#12610
SERVICE DATE	Sep 28, 2018
INVOICE DATE	Sep 28, 2018
DUE	Upon receipt
AMOUNT DUE	\$6,577.00

CONTACT US

11447 Challenger Avenue
Odessa, FL 33556

☎ (813) 929-4295
✉ contact@AirHawkAC.com

INVOICE

Services	Qty	Unit Price	Amount
System Replacement - Rheem 5 Ton Air Conditioner 14 SEER Condenser-RA1460 Air handler-RH1T6024 Auxiliary heat strip Honeywell thermostat pro 6000 Hurricane kit Emergency float switch 10 Year warrant on parts and compressor 1 Year warranty on labor 1 year quality pledge	1.0	\$5,100.00	\$5,100.00
Replacement Part - OEM outdoor fan motor 1 year warranty on part 30 day labor warranty	1.0	\$1,477.00	\$1,477.00
Total			\$6,577.00

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Please leave us a review:

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AngiesList.com/Review/8494234

https://www.facebook.com/AirHawkHeatingandCooling?ref=aym%2Fhomepage_panel

<https://www.bbb.org/west-florida/business-reviews/air-conditioning-contractors-and-systems/air-hawk-heating-and-cooling-in-odessa-fl-90214988/reviews-and-complaints/?review=true>

Hourly Invoice**Invoice Number 7032
09/24/2018****ALAMO GUARD PATROL**

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
09/17/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/18/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/19/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/20/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/21/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/22/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/23/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
Total				\$2,268.00
Tax				
Total Due				\$2,268.00

Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS

Hourly Invoice**Invoice Number 7033**

09/24/2018

ALAMO GUARD PATROL

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Rover

Invoice Number	Description	Hours	Rate	Amount
09/17/18	Rover	8Hrs	\$13.50	\$108.00
09/18/18	Rover	8Hrs	\$13.50	\$108.00
09/19/18	Rover	8Hrs	\$13.50	\$108.00
09/20/18	Rover	8Hrs	\$13.50	\$108.00
09/21/18	Rover	8Hrs	\$13.50	\$108.00
09/22/18	Rover	8Hrs	\$13.50	\$108.00
09/23/18	Rover	8Hrs	\$13.50	\$108.00
		56Hrs		
Subtotal				\$756.00
Tax				
Total Due				\$756.00

Make all checks payable to:ALAMO GUARD PATROL Inc.**THANK YOU FOR YOUR BUSINESS!**

Invoice Number 7042
10/01/2018

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

Month of September

Make all checks payable to: ALAMO GUARD PATROL
THANK YOU FOR YOUR BUSINESS!

Hourly Invoice**Invoice Number 7043****10/01/2018****ALAMO GUARD PATROL**

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
09/24/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/25/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/26/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/27/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/28/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/29/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
09/30/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
Total				\$2,268.00
Tax				
Total Due				\$2,268.00

Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS

Hourly Invoice**Invoice Number 7044**

10/01/2018

ALAMO GUARD PATROL

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
09/24/18	Rover	8Hrs	\$13.50	\$108.00
09/25/18	Rover	8Hrs	\$13.50	\$108.00
09/26/18	Rover	8Hrs	\$13.50	\$108.00
09/27/18	Rover	8Hrs	\$13.50	\$108.00
09/28/18	Rover	8Hrs	\$13.50	\$108.00
09/29/18	Rover	8Hrs	\$13.50	\$108.00
09/30/18	Rover	8Hrs	\$13.50	\$108.00
		56Hrs		
Subtotal				\$756.00
Tax				
Total Due				\$756.00

Make all checks payable to: ALAMO GUARD PATROL Inc.**THANK YOU FOR YOUR BUSINESS!**

Invoice

George Schmitt DBA Awesome Party Inflatables

135 Star Shell Dr., Apollo Beach, FL 33572

813.679.8534

<http://www.AwesomePartyInflatables.com>

skipper@awesomepartyinflatables.com

INVOICE #189211602-43

CUSTOMER COPY

RENTED TO:

Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
(813) 388-6839

RESERVATION DATE

11/16/2018

RESERVATION TIME

6:15pm-9:00pm

PAYMENT TYPE

Cash/Check/Credit Card

DEPOSIT DUE DATE

11/16/2018

REFERRED BY

QTY	DESCRIPTION	PRICE	AMOUNT
1	Outdoor Cinema 18' screen, projector, sound and operator.	\$400.00	\$ 400.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
		SUBTOTAL	\$ 400.00
		TAX RATE	0%
		TAX	\$ 0.00
		TOTAL	\$ 400.00
		DEPOSIT DUE ON 11/16/2018	\$0.00
		AMOUNT DUE ON DELIVERY	\$ 400.00

THANK YOU FOR YOUR BUSINESS!

Pickup Inspection / **Approved**

 / **Denied**
Reason:

DELIVERY DIRECTIONS:



INVOICE NO.	PAGE
00201559	1
INVOICE DATE	
09/14/18	

BILL TO:

LAKESSHORE RANCH DPGF
19730 SUNDANCE LAKE BLVD.
districtap@dpfg.com
LAND O LAKES, FL 34638
USA

SHIP TO:

LAKESSHORE RANCH CDD
19730 SUNDANCE LAKE BOULEVARD
LAND O'LAKES, FL 34638

ORDER NO.	ORDER DATE	CUSTOMER NO.	LOC	SALES REP
202982	09/10/18	LSR100	TP	PJB

CUSTOMER P.O. NUMBER	JOB NUMBER	SHIP VIA	PPD / COL
		OUR TRUCK	

ITEM NUMBER DESCRIPTION	QTY ORDERED	QTY SHIPPED/RETURNED QTY BACKORDERED	UNIT PRICE	UOM DISC %	EXTENDED PRICE
PH-1000203 TOWEL MULTIFOLD WHITE	2.00	2.00	22.500	CS	45.00
LG-GEN800 TISSUE TOILET 2 PLY GENERAL 96 RLS/ CASE (SW-SAVER500)	1.00	1.00	33.200	CS	33.20
BU-CRB4046XH LINER 40X46 LINER X HEAVY BLACK CORELESS ROLL 100 CASE	2.00	2.00	23.400	EA	46.80
FU-F248022 CLEANER DISINFECTANT Q-128	1.00	1.00	19.960	EA	19.96
FU-9221 CLEANER NEUTRAL CONCUR GL. 4 GLS/CASE	4.00	4.00	10.950	GL	43.80
LG-BWK380L GLOVE NITRILE LARGE, GENERAL PURPOSE, BLUE 100/DP	1.00	1.00	14.500	DP	14.50
LG-TXLL38 GYMWIPES REFILLS 700/ROLL 4/ROLLS CASE	2.00	2.00	155.740	EA	311.48

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

RECEIVED SEP 21 2018

TERMS:

SALE AMOUNT
MISC. CHARGES
SHIPPING/HANDLING
SALES TAX
TOTAL
AMOUNT RECEIVED

BALANCE DUE

RECEIVED BY:



CLEAN SWEEP SUPPLY CO., INC.
206 EAST WATERS AVENUE • TAMPA, FLORIDA 33604
PHONE (813) 932-8564 • (877) 677-7016
FAX (813) 932-6415 • WWW.CLEANSWEEPSUPPLY.BIZ

Federal ID # 59-2985068

INVOICE NO.	PAGE
00201559	2
INVOICE DATE	
09/14/18	

BILL TO:

LAKESSHORE RANCH DFG
19730 SUNDANCE LAKE BLVD.
districtap@dpfg.com
LAND O LAKES, FL 34638
USA

SHIP TO:

LAKESSHORE RANCH CDD
19730 SUNDANCE LAKE BOULEVARD
LAND O'LAKES, FL 34638

ORDER NO	ORDER DATE	CUSTOMER NO	LOC	SALES REP
202982	09/10/18	LSR100	TP	PJB

CUSTOMER P.O. NUMBER	JOB NUMBER	SHIP VIA	PPD / COL
		OUR TRUCK	

ITEM NUMBER DESCRIPTION	QTY ORDERED	QTY SHIPPED/RETURNED QTY BACKORDERED	UNIT PRICE	UOM DISC	EXTENDED PRICE
----------------------------	-------------	---	------------	-------------	----------------

*12 LG-BWK620 MOP HEAD HANDLE 60" ALUMINUM HANDLE YELLOW	1.00	1.00	9.490 EA		9.49
--	------	------	----------	--	------



CLEAN SWEEP

ALL OVERDUE ACCOUNTS WILL BE LIABLE FOR ALL LEGAL AND COLLECTION FEES.

COMMENTS:

TERMS:

NET 30

SALE AMOUNT	524.23
MISC. CHARGES	.00
SHIPPING/HANDLING	.00
SALES TAX	.00
TOTAL	524.23
AMOUNT RECEIVED	.00

BALANCE DUE	524.23
--------------------	---------------

RECEIVED BY:



250 International Parkway, Suite 280
Lake Mary, FL 32746
TEL: 321-263-0132

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:-
27127 Calle Arroyo, Suite 1910 - San Juan Capistrano, CA 92675
(949) 388-9269, Accounts Receivable

Lakeshore Ranch Community Development District
c/o DPFG M&C, LLC
250 International Parkway, Suite 280
Lake Mary, FL 32746

Invoice

Invoice Date: October 01, 2018
Invoice Num: 83163
Contract#:
Account#: 1726:
Fed I.D. No: 61-1806473

In Reference To: For services rendered for the period ending: October 01, 2018
related to Lakeshore Ranch Community Development District ("CDD") Management
Services, as follows:

Reimbursable Expenses:

<u>Date</u>	<u>Consultant</u>	<u>Description</u>	<u>Amount</u>
10/1/2018	MA	Professional Management Services: Monthly CDD management including management, records, administration, general fund accounting, and regulatory compliance work. - Service Period: 10/01/18 - 10/31/18	\$4,875.00

Total Expenses:	\$4,875.00
Amount Due This Invoice:	\$4,875.00

This debt will be assumed to be valid unless you dispute its validity in writing within 30 days of the Invoice date

DPFG is now accepting the following credit cards;
VISA, MASTERCARD, DISCOVER and AMERICAN EXPRESS

Account Summary

New Charges Due Date

10/01/18

Billing Date

9/07/18

Account Number

305-181-6130-051815-5

PIN

6488

Previous Balance

63.97

Payments Received Thru 9/07/18

.00

Balance Forward

63.97

New Charges

72.97

Total Amount Due

\$136.94

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☐ Pay by Mail

To Contact Us

 Chat: Frontier.com  Online: Frontier.com/helpcenter

R&R Decorative Landscape
40415 Chancey Road Ste 106
Zephyrhills, FL 33542

R&R Decorative Landscape

Phone (813)352-0209
Cell Phone (813)838-3164

INVOICE	3004	0156	10/01/2018	10/30/2018	10/02/2018	On Receipt
Lakeshore Ranch CDD Attn Patricia, Suite 340 1060 Maitland Center Commons Maitland, FL 32751						2,750.00 0 2,750.00
eMail: rrlawn@verizon.net Website: www.decorativeholidaylighting.com						

10/02/2018	1060 Maitland Center Commons	2018 Holiday Lighting Deposit	2,750.00	0	2,750.00
------------	------------------------------	-------------------------------	----------	---	----------

Lakeshore Ranch CDD Attn Patricia, Suite 340 1060 Maitland Center Commons Maitland, FL 32751	10/01/2018	3004 0156 10/30/2018 2,750.00
---	------------	---

R&R Decorative Landscape
40415 Chancey Road Ste 106
Zephyrhills, FL 33542

R&R Decorative Landscape



Reed Electric, LLC
PO box 7897
Wesley Chapel, FL 33545

Invoice

Date	P.O. No.
9/24/2018	

reedelectricfl.com

Lakeshore Ranch CDD
C/O DPGF
250 International Parkway
Suite 280
Lake Mary, FL 32746

		Project	Invoice No.
		Lakeshore Ranch	0131927
Description	Qty	Rate	Total
Troubleshoot power for well pump at main entrance.			
Service Electrician	2.5	70.00	175.00
circuit breaker	1	13.38	13.38
#10 wire	6	0.27	1.62
wire nuts	2	0.17	0.34
		Total	\$190.34
		Payments/Credits	\$0.00
		Balance Due	\$190.34



Southern Automated Access Services, Inc

23110 S.R. 54 #141

Lutz, FL 33549

Invoice

Date	Invoice #
9/18/2018	5246

Bill To
Lakeshore Ranch CDD c/o DPFG 1060 Maitland Center Commons Suite 340 Maitland, FL 32751

Job Name	Terms
BARCODE LABELS	Due on receipt

Quantity	Description	Rate	Serviced	Amount
100	Standard BAi barcode stickers.	4.49		449.00
	Shipping Fees	20.00		20.00
	Sales Tax	7.00%		0.00

RECEIVED SEP 18 2018

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total	\$469.00
Payments/Credits	\$0.00
Balance Due	\$469.00

Southern Automated Access Services LLC is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.

Invoice

101318 Lisa Kagan for Lakeshore Ranch Pumpkin Plunge

From

Staar Entertainment
9427 Pebble Glen Ave.
Tampa FL 33647

Date

Sep 12 2018

Invoice No.

IN-1044

**To**

Lisa Kagan

Invoice Due

Sep 12 2018

USD 395

Due USD 395

Description	Quantity	Rate	Amount (USD)
2 HOUR CELEBRATION DJ & MC : Includes Music Catalog on 2 Laptops, Professional Sound System, Wireless Microphones, Professional Dance Floor Lighting, Professional Emcee throughout event (\$995 -\$600 LISA KAGAN DISCOUNT)=\$395	1	395	395
GAMES (Fun, interactive games for guests of all ages)(295 - \$295 LISA KAGAN DISCOUNT) = FREE	1	0	0
	Subtotal		395
	Total Due (USD)		395

Invoice Notes

TOTAL AMOUNT OF DISCOUNT RECEIVED: \$895

DEPOSIT: 197.50 Please send with signed agreement (sign below) to: 9427 Pebble Glen Ave. Tampa, FL 33647

BALANCE DUE: 197.50 (Final payment is due 2 weeks prior to the event. If payment is not received prior then a fee of 3.5% may be applied)

TYPE OF EVENT: Lakeshore Ranch Pumpkin Plunge

DATE OF EVENT: October 13, 2018

LOCATION: Lakeshore Ranch

VENUE PHONE NUMBER: Lisa Kagan 813.388.6839

TIME OF EVENT: 12 pm to 2 pm

PHONE NUMBER: see Lisa's #

This contract constitutes an order for DJ, Emcee and VIDEO entertainment.

Deposit is refundable if Staar Entertainment cannot perform contracted service. Deposit is non-refundable if client cancels unless it is an unforeseen emergency. Inclement Weather is not an unforeseen emergency.

No cancellations or refunds due to inclement weather.

As seen above, payment is due in full two weeks before the date, unless payment is otherwise arranged in this contract at the given amounts and increments specified.

Sound system is designed to provide high professional quality sound for voices and music for up to 300 people. Extra speakers in remote areas (for cocktail hour, ceremony, etc.) or subwoofers are available upon request at flexible prices.

Overtime will be charged 95 per half hour.

Staar Entertainment will work hard to fulfill all that you want your event to be. However, if Staar Entertainment cannot perform, for any reason, in whole or in part, it shall not be liable for any amount in excess of the monies paid by the client under the terms of this contract.

Suncoast Rust Control, Inc.

8026 118th Avenue North
Largo, FL 33773

INVOICE

Date	Invoice #
10/1/2018	01216
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/31/2018	

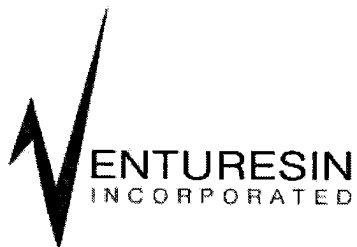
Bill To
Lakeshore Ranch C/O DPFG 1060 Maitland Center Commons Blvd suite #340 Maitland, FL 32751

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	890.00	890.00
Thank you for your business.			Total:	\$890.00
			Balance Due	\$890.00

Phone #	Fax #	E-Mail	Web Site
7275412700	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com

VenturesIn.com, Inc.

9560 West Linebaugh Avenue
Tampa, FL 33626



Invoice

Date	Invoice #
10/1/2018	44055

Bill To:

Lakeshore Ranch CDD
C/O DPFG
250 International Parkway
Suite 280

For additional information, or for questions about your bill,
call (813) 999-4477, or email information@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date		P.O. No.	Terms	Project
10/1/2018			Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	80.00	80.00	
			Subtotal	\$80.00
			Sales Tax (0.0%)	\$0.00
			Total	\$80.00
			Payments/Credits	\$0.00
			Balance Due	\$80.00

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 347668
Date 10/1/2018
Terms Net 30
Due Date 10/31/2018
Memo Oct 2018 Fees

Bill To

Lakeshore Ranch C.D.D.
15310 Amberly Drive
Suite 175
Tampa FL 33647

Description	Quantity	Rate	Amount
Clubhouse/Facility Management Services at Lakeshore Ranch C.D.D. Amenity Center	1	12,835.00	12,835.00

Thank you for your business.

Total \$12,835.00



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000228892
Invoice Date: August 31, 2018

Account: 26032
PO Number:

Bill To:

Lakeshore Ranch CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141216.201.99999
Project Name: Irrigation Repairs
Lakeshore Ranch CDD

Invoice Due Date: September 30, 2018
Invoice Amount: \$84.64

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	84.64	\$84.64

Invoice Total \$84.64

Should you have any questions or inquiries please call (386) 437-6211.



2100 NW 33rd Street Pompano Beach, FL 33069
1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 10/1/2018
INVOICE NUMBER: 0000423791
CUSTOMER NUMBER: 0052991
PO NUMBER:
PAYMENT TERMS: Net 30

Lakeshore Ranch CDD
C/O DPFG
250 International Pkwy. #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - October		2,250.00	2,250.00

RECEIVED OCT 05 2018

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$2,250.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 10/1/2018
INVOICE NUMBER: 0000423791
CUSTOMER NUMBER: 0052991
TOTAL AMOUNT DUE: \$2,250.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Home Repair Solutions
(352) 266-9776

INVOICE

Date 10/12/2018
Invoice # 89

SERVICE PROVIDER	CUSTOMER
MIKE WHITE LLC. 12036 PASCO TRAILS BLVD SPRINGHILL, FL 34610 mwhite64@gmail.com	Lake Shore Ranch
Turn 2 4" down spouts 90 degrees add 9-0 feet of pipe to the curd 4" white down spouts 2 pcs 10-0 4" White strap for down spouts 2 pcs Supplies	
TOTAL \$ 438.90	

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

**CUSTOMER SUMMARY FOR
LAKESHORE RANCH CDD**

LAKESHORE RANCH CDD
C/O DPFPG
250 INTERNATIONAL PKWY #280
LAKE MARY FL 32746

PERIOD ENDING	09/30/18
PREVIOUS BALANCE	\$0.00
CURRENT CHARGES	\$114.40
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$114.40

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$0.00
09/29/18	09/29/18	691397		405	FY 2018/19 Meetings	2	2x 4.01	\$114.40

RECEIVED OCT 05 2018

Tampa Bay Times
tampabay.com

Amount due: \$114.40

Due Date: 10/30/2018 **Amount Paid:**

Billing Date		Due Date: 10/30/2018		Amount Paid: _____	
9/30/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
09/01/18 - 09/30/18	LAKE SHORE RANCH	70514			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$114.40	\$114.40	\$0.00	\$0.00	\$0.00	\$0.00

LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PKWY #280
LAKE MARY FL 32746

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

[illegible]



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667
DISTRICT NO. 6425

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

Page 1
6425-020563
3895661
09/25/18
Upon Receipt

LAKE SHORE RANCH CDD
SUITE 280
250 INTERNATIONAL PKWY
LAKE MARY FL 32746

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(855) 569-2719

INVOICE STATEMENT

ite	Description	Amount
	Contract No: 20563-1-2	
	Service Location	LAKESHORE RANCH/CLUB HOUSE
	Acct #020563-0001	19730 SUNDANCE LAKE BLVD LAND O
10/25/18	BASIC SERVICE CHARGE	1.00 4.00YD
	10/1/2018-10/31/2018	
	Invoice Total	\$ 52.00
	Account Balance	\$ 52.00

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Please remit to the address below and return your remit stub with your payment
or look on the reverse side to learn about on-line bill pay.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
PAY THIS AMOUNT

6425-020563
3895661
09/25/18
Upon Receipt
\$52.00

MB 01 007889 11187 B 26 C



LAKE SHORE RANCH CDD
SUITE 280
250 INTERNATIONAL PKWY
LAKE MARY FL 32746-5018

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS
Check here and complete the
information on the reverse side.

MAIL PAYMENT TO:

WASTE CONNECTIONS OF FLORIDA
P.O. BOX 742695
CINCINNATI OH 45274-2695



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000231353
Invoice Date: October 1, 2018

Account: 26032
PO Number:

Bill To:

Lakeshore Ranch CDD
c/o DPF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141216.101
Property Name: Lakeshore Ranch CDD
Terms: NET 30

Invoice Due Date: October 31, 2018
Invoice Amount: \$11,730.50
Month of Service: October 2018

Description	Current Amount
Monthly Landscape Maintenance	11,730.50

Invoice Total 11,730.50

RECEIVED OCT 05 2018

Should you have any questions or inquiries please call (386) 437-6211.

Account Summary

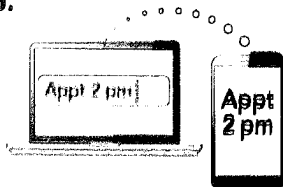
New Charges Due Date	10/25/18
Billing Date	10/01/18
Account Number	813-345-8514-052915-5
PIN	3247
Previous Balance	2,024.32
Payments Received Thru 9/17/18	-1,205.16
Thank you for your payment!	
Balance Forward (Sept 1 - 30)	819.16
New Charges	921.18
Total Amount Due	\$1,740.34

Confirm 10/15/18
280096 invg.
Payment

CK# 1986
9/24/18 \$ 796.23

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1.800.921.8102

Email: ContactBusiness@ftr.com

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

MB 02 001585 19646 B 9 A



LAKESHORE RANCH CDD CLUBHOUSE
250 INTERNATIONAL PKWY STE 280
LAKE MARY, FL 32746-5018

PAYMENT STUB

Total Amount Due \$1,740.34

New Charges Due Date 10/25/18

Account Number 813-345-8514-052915-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



625099813345851405291500000819160001740345

CURRENT BILLING SUMMARY

Local Service from 10/01/18 to 10/31/18

Qty Description	813/345-8514.0	Charge
Basic Charges		
7 FTR Solutions for Business Addl Line Unlimited Pak		595.00
FTR Solutions for Business Unlimited		87.00
8 Acc Rec Chrg Multi-Ln Bus		29.76
8 Federal Subscriber Line Charge		87.84
Other Charges-Detailed Below		121.29
Federal Excise Tax		2.90
Federal USF Recovery Charge		19.60
FCA Long Distance - Federal USF Surcharge		24.16
8 FL Telecommunications Relay Service		.80
8 Pasco County 911 Surcharge		3.20
Total Basic Charges		951.55
Non Basic Charges		
Frontier Secure Business Security Pro Bundle		14.99
FIOS Internet for Business 150/150 Static		224.99
2 WiFi Router Lease		20.00
Other Charges-Detailed Below		39.72
Partial Month Charges-Detailed Below		-451.99
Federal Excise Tax		1.08
FCA Long Distance - Federal USF Surcharge		8.96
Total Non Basic Charges		-144.25
Video		
FIOS TV Standard Set-Top Box		11.00
FIOS TV - Business Preferred Public		99.99
8 FIOS Cable Card		47.92
Other Charges-Detailed Below		6.00
FCC Regulatory Recovery Fee		.07
Broadcast TV Surcharge		2.99
Total Video		167.97
Toll/Other		
Other Charges-Detailed Below		3.99
Partial Month Charges-Detailed Below		-49.00
FCA Long Distance - Federal USF Surcharge		-9.08
Total Toll/Other		-54.09

TOTAL 921.18

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		10/01	21.29
1 Business High Speed Internet Fee	AUTOCH	10/01	3.99
1 Regional Sports Fee	AUTOCH	10/01	6.00
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	10/01	1.25
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	10/01	3.99
1 Tech Isolation 1st Hour - Business	072416815	9/04	100.00
813/345-8514 Subtotal			140.83
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6839 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6840 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6841 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6842 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6843 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31
813/388-6847 Subtotal			4.31
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/01	4.31

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$1123.57 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 20.1%. Questions? Please contact customer service.

Beginning with this bill, the Frontier Road Work Recovery Surcharge increased to \$1.25. Questions? Please contact customer service.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$0.75 per use. Questions? Please contact customer service.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit: <http://frontier.com/channelupdates>

If your unresolved complaint involves FIOS TV, an additional contact may be under Local Franchise Authority. Local Franchise Authority - FIOS TV
Your FCC Community ID is: FL1308



Qty	Description	Order Number	Effective Dates	
	813/388-6852			
	Partial Month Charges		Subtotal	4.31
	Secure BB Business	PROMOTION	10/01 10/31	-5.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-7.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-20.00
	Internet Term Credit 1Yr	PROMOTION	10/01 10/31	-104.99
	813/345-8514		Subtotal	-136.99
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6839		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6840		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6841		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6842		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6843		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6847		Subtotal	-52.00
	LD Discount Freedom Bus	PROMOTION	10/01 10/31	-6.00
	CustoDiscount Sol for Bus	PROMOTION	10/01 10/31	-46.00
	813/388-6852		Subtotal	-52.00

Subtotal -329.99

CIRCUIT ID DETAIL

88/KQXA/778308/ /VZFL

Detail of Frontier Charges

Toll charged to 813/388-6840

Detail of Frontier Charges

Toll charged to 813/388-6841

Detail of Frontier Charges

Toll charged to 813/388-6847

Detail of Frontier Com of America Charges

Toll charged to 813/388-6840

Detail of Frontier Com of America Charges

Toll charged to 813/388-6841

Detail of Frontier Com of America Charges

Toll charged to 813/388-6847



Legend Call Types:
DD - Day
DN - Night

Caller Summary Report

	Calls	Minutes	Amount
313/388-8840	7	33	.00
313/388-8841	21	96	.00
313/388-8847	3	6	.00
***Customer Summary	31	135	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	8	36	.00
Interstate	10	25	.00
Intrastate	13	74	.00
***Customer Summary	31	135	.00



CK 1986 (2)

Account Summary

New Charges Due Date	10/31/18
Billing Date	10/07/18
Account Number	813-345-8509-060215-5
PIN	9245
Previous Balance	469.38
Payments Received Thru 9/17/18	-233.78
Thank you for your payment!	
Balance Forward	235.60
New Charges	230.88
Total Amount Due	\$466.48

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Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102

Email: ContactBusiness@ftr.com

2,6

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

MB 01 012525 23977 B 54 D



LAKE SHORE RANCH CDD GATE
C/O DPG
250 INTERNATIONAL PKWY
STE 280
LAKE MARY, FL 32746-5018

PAYMENT STUB

Total Amount Due **\$466.48**

New Charges Due Date 10/31/18

Account Number 813-345-8509-060215-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



695062813345850906021500000235600000466485

CURRENT BILLING SUMMARY

Local Service from 10/07/18 to 11/06/18

Qty Description	813/345-8509.0	Charge
Basic Charges		
FTR Solutions for Business Unlimited		87.00
FTR Solutions for Business Addl Line Limited Pak		40.00
2 Acc Rec Chrg Multi-Ln Bus		7.44
2 Federal Subscriber Line Charge		18.98
Other Charges-Detailed Below		12.53
Partial Month Charges-Detailed Below		-12.00
Federal Excise Tax		.73
Federal USF Recovery Charge		4.90
FCA Long Distance - Federal USF Surcharge		3.02
2 FL Telecommunications Relay Service		.20
2 Pasco County 911 Surcharge		.80
Total Basic Charges		161.58
Non Basic Charges		
Frontier Secure Business Security Pro Bundle		14.99
FiOS Internet 25/25 Static		94.99
WiFi Router Lease		10.00
Other Charges-Detailed Below		13.86
Partial Month Charges-Detailed Below		-59.99
Federal Excise Tax		.30
FCA Long Distance - Federal USF Surcharge		1.74
Total Non Basic Charges		75.89
Toll/Other		
Frontier Com of America -Detailed Below		.64
Other Charges-Detailed Below		3.99
Partial Month Charges-Detailed Below		-10.00
FCA Long Distance - Federal USF Surcharge		-1.22
Total Toll/Other		-6.59

TOTAL 230.88

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		10/07	12.53
1 Business High Speed Internet Fee	AUTOCH	10/07	3.99
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	10/07	1.25
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/07	4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	10/07	3.99
813/345-8509	Subtotal		26.07
1 Federal Primary Carrier Multi Line Charge			
	AUTOCH	10/07	4.31
813/388-6895	Subtotal		4.31
Partial Month Charges			
Secure BB Business	PROMOTION	10/07 11/06	-5.00
LD Discount Freedom Bus	PROMOTION	10/07 11/06	-5.00
B1 Discount Sol for Bus	PROMOTION	10/07 11/06	-12.00
Internet Term Credit 1Yr	PROMOTION	10/07 11/06	-54.99
813/345-8509	Subtotal		-76.99
LD Discount Freedom Bus	PROMOTION	10/07 11/06	-5.00
813/388-6895	Subtotal		-5.00

Subtotal -51.61

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$338.52 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

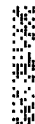
Beginning October 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 20.1%. Questions? Please contact customer service.

Beginning with this bill, the Frontier Road Work Recovery Surcharge increased to \$1.25. Questions? Please contact customer service.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$0.75 per use. Questions? Please contact customer service.

CIRCUIT ID DETAIL

88/KQXA/779169/ /VZFL





LAKESHORE RANCH CDD GATE

Page 4 of 4

Date of Bill

10/07/18

Account Number

813-345-8509-060215-5

Detail of Frontier Com of America Charges

Toll charged to 813/388-6895

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	SEP 21	4:44P	1.0	DD	BROOKSVL FL (352)345-7577	.25
2	SEP 22	11:22P	1.0	DN	WEEKICHSPG FL (352)596-8029	.14
3	OCT 05	6:25P	1.0	DD	BROOKSVL FL (352)345-7577	.25
813/388-6895						
Subtotal						.64

Legend Call Types:

DD - Day
DN - Night

Caller Summary Report

	Calls	Minutes	Amount
813/388-6895	3	3	.64
***Customer Summary	3	3	.64

Caller Summary Report

	Calls	Minutes	Amount
Intrastate	3	3	.64
***Customer Summary	3	3	.64

Hourly Invoice**Invoice Number 7051**

10/11/2018

ALAMO GUARD PATROL

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
10/01/18	Rover	8Hrs	\$13.50	\$108.00
10/02/18	Rover	8Hrs	\$13.50	\$108.00
10/03/18	Rover	8Hrs	\$13.50	\$108.00
10/04/18	Rover	8Hrs	\$13.50	\$108.00
10/05/18	Rover	8Hrs	\$13.50	\$108.00
10/06/18	Rover	8Hrs	\$13.50	\$108.00
10/07/18	Rover	8Hrs	\$13.50	\$108.00
10/08/18	Rover	8Hrs	\$13.50	\$108.00
10/09/18	Rover	8Hrs	\$13.50	\$108.00
10/10/18	Rover	8Hrs	\$13.50	\$108.00
		80Hrs		
Subtotal				\$1,080.00
Tax				
Total Due				\$1,080.00

Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS!

Hourly Invoice**Invoice Number 7052****10/11/2018****ALAMO GUARD PATROL**

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
10/01/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/02/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/03/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/04/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/05/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/06/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/07/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/08/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/09/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/10/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
Total				\$3,240.00
Tax				
Total Due				\$3,240.00

Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Service Address 8703 LAND O LAKES BLVD
Service Description WELL
Service Classification General Service Non-Demand

Account Number 1495454 **Cycle** 03
Meter Number 12048860
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 136.10
Current Charges Due 10/24/2018

District Office Serving You
Bayonet Point

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2018	27	40
Sep 2018	34	36
Oct 2017	32	42

See Back Side For
More Information



ELECTRIC SERVICE						
From	Reading	To	Reading	Multiplier	Dem. Reading	kWh Used
09/04	695	10/01	1782			1087

Previous Balance 143.35
Payment 143.35 CR
Balance Forward 0.00

Late Charge 5.00
Customer Charge 32.37
Energy Charge 1,087 KWH @ 0.05191 56.43
Fuel Adjustment 1,087 KWH @ 0.03590 39.02
FL Gross Receipts Tax 3.28

Total Current Charges 136.10
Total Due 136.10
Please Pay 136.10

If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
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**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Detach at Dotted Line

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See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

District: BP 03

Use above space for address change ONLY.



1495454 **0007864**
LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	136.10
Total Charges Due After Due Date	141.10

000149545400001361000001411000

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Service Address 19530 SUNDANCE LAKE BLVD

Service Description 18

Service Classification General Service Non-Demand

Account Number 1495455 **Cycle** 03
Meter Number 59783309
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 59.18
Current Charges Due 10/24/2018

District Office Serving You
Bayonet Point

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2018	27	9
Sep 2018	34	1
Oct 2017	32	4

See Back Side For
More Information



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ELECTRIC SERVICE

From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	10/01	27876	28109						233

Previous Balance 36.36
Payment 36.36 CR
Balance Forward 0.00

Late Charge 5.00
Customer Charge 32.37
Energy Charge 233 KWH @ 0.05191 12.10
Fuel Adjustment 233 KWH @ 0.03590 8.36
FL Gross Receipts Tax 1.35

Total Current Charges 59.18
Total Due 59.18
Please Pay 59.18

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

District: BP 03

Use above space for address change ONLY.



1495455 0007863

LAKESHORE RANCH CDD
C/O DPF
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	59.18
Total Charges Due After Due Date	64.18

000149545500000591800000641801

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Account Number **1495458** Cycle **03**
Meter Number **62225604**
Customer Number **10307397**
Customer Name **LAKE SHORE RANCH CDD**

Bill Date **10/04/2018**
Amount Due **68.64**
Current Charges Due **10/24/2018**

District Office Serving You
Bayonet Point

Service Address **19602 SUNDANCE LAKE BLVD**
Service Description **COURTS**
Service Classification **General Service Non-Demand**

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2018	27	13
Sep 2018	34	12
Oct 2017	32	24

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More Information



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	71150	10/01	71488				338

Previous Balance **70.03**
Payment **70.03 CR**
Balance Forward **0.00**

Late Charge **5.00**
Customer Charge **32.37**
Energy Charge 338 KWH @ 0.05191 **17.55**
Fuel Adjustment 338 KWH @ 0.03590 **12.13**
FL Gross Receipts Tax **1.59**

Total Current Charges **68.64**
Total Due **68.64** Please Pay

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **10/04/2018**

District: BP 03

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1495458 **0007866**
LAKE SHORE RANCH CDD
C/O DPF
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	68.64
Total Charges Due After Due Date	73.64

000149545800000686400000736407

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Service Address 19825 SUNDANCE LAKE BLVD
Service Description GRDHSE
Service Classification General Service Non-Demand

Account Number 1495461 **Cycle** 03
Meter Number 33043942
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 309.57
Current Charges Due 10/24/2018

District Office Serving You
Bayonet Point

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2018	27	111
Sep 2018	34	110
Oct 2017	32	40

See Back Side For
More Information



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	80624	10/01	83631				3007

Previous Balance 370.48
Payment 370.48 CR
Balance Forward 0.00

Late Charge 5.56
Customer Charge 32.37
Energy Charge 3,007 KWH @ 0.05191 156.09
Fuel Adjustment 3,007 KWH @ 0.03590 107.95
FL Gross Receipts Tax 7.60

Total Current Charges 309.57
Total Due 309.57
Please Pay 309.57

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

District: BP 03

Use above space for address change ONLY.



1495461 0007862

LAKESHORE RANCH CDD
C/O DPGF
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	309.57
Total Charges Due After Due Date	314.57

000149546100003095700003145704

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy Partner

Account Number **1495462** Cycle **03**
Meter Number **40590034**
Customer Number **10307397**
Customer Name **LAKESHORE RANCH CDD**

Bill Date **10/04/2018**
Amount Due **67.83**
Current Charges Due **10/24/2018**
District Office Serving You
Bayonet Point

Service Address **19707 SUNDANCE LAKE BLVD**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2018	27	11
Sep 2018	34	10
Oct 2017	32	12

See Back Side For
More Information



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	10/01	80911	81199				288

Previous Balance **64.09**
Payment **60.40 CR**
Balance Forward **3.69**

Late Charge **5.00**
Customer Charge **32.37**
Energy Charge 288 KWH @ 0.05191 **14.95**
Fuel Adjustment 288 KWH @ 0.03590 **10.34**
FL Gross Receipts Tax **1.48**

Total Current Charges **64.14**
Total Due **67.83** Please Pay

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278
Your Touchstone Energy Partner

Detach at Dotted Line
To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions
Bill Date: **10/04/2018**

District: BP 03

Use above space for address change ONLY.

1495462 **0007868**
LAKESHORE RANCH CDD
C/O DPGF
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	67.83
Total Charges Due After Due Date	72.83

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Service Address 8522 WATER COLOR DR
Service Description IRRIG
Service Classification General Service Non-Demand

Account Number 1495463 **Cycle** 03
Meter Number 70440615
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 80.26
Current Charges Due 10/24/2018

District Office Serving You
Bayonet Point

Comparative Usage Information		
Period	Days	Average kWh Per Day
Oct 2018	27	17
Sep 2018	34	15
Oct 2017	32	14

See Back Side For
More Information

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	27540	10/01	28007				467

Previous Balance 79.58
Payment 79.58 CR
Balance Forward 0.00

Late Charge 5.00
Customer Charge 32.37
Energy Charge 467 KWH @ 0.05191 24.24
Fuel Adjustment 467 KWH @ 0.03590 16.77
FL Gross Receipts Tax 1.88

Total Current Charges 80.26
Total Due 80.26
Please Pay 80.26

If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.



**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

District: BP 03

Use above space for address change ONLY.



1495463 0007869

LAKESHORE RANCH CDD
C/O DPGF
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	80.26
Total Charges Due After Due Date	85.26

00014954630000008026000000852605

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

Service Address 19730 SUNDANCE LAKE BLVD
Service Description CLUBHOUSE
Service Classification General Service Demand

Account Number 1495460 **Cycle** 03
Meter Number 56538063
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 1,768.69
Current Charges Due 10/24/2018

District Office Serving You
Bayonet Point

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2018	27	759
Sep 2018	34	779
Oct 2017	32	680

See Back Side For
More Information



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE						
From	Date	Reading	To	Date	Reading	
	09/04	33219		10/01	33475	

Previous Balance 2,155.67
Payment 2,155.67 CR
Balance Forward 0.00

Late Charge 32.34
Customer Charge 37.37
Demand Charge 57 KW @ 6.00000 342.00
Energy Charge 20,480 KWH @ 0.02824 578.36
Fuel Adjustment 20,480 KWH @ 0.03590 735.23
FL Gross Receipts Tax 43.39
Total Current Charges 1,768.69
Total Due 1,768.69
Please Pay 1,768.69

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner

District: BP 03

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

Use above space for address change ONLY.



1495460 **0007867**
LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	1,768.69
Total Charges Due After Due Date	1,795.22

000149546000017686900017952206

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner



Service Address PUBLIC LIGHTING

Service Classification Public Lighting

Account Number 1495457 **Cycle** 03
Meter Number
Customer Number 10307397
Customer Name LAKESHORE RANCH CDD

Bill Date 10/04/2018
Amount Due 5,333.21
Current Charges Due 10/24/2018

District Office Serving You

Bayonet Point

Comparative Usage Information
Average kWh
Period Days Per Day

**See Back Side For
More Information**



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

<u>Date</u>	<u>From</u> <u>Reading</u>	<u>To</u> <u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
-------------	-------------------------------	-----------------------------	-------------------	---------------------	------------------	-----------------

Previous Balance 5,254.39
Payment 5,254.39 CR
Balance Forward 0.00

Late Charge 78.82
Light Energy Charge 557.88
Light Support Charge 379.96
Light Maintenance Charge 610.66
Light Fixture Charge 742.88
Light Fuel Adj 19,316 KWH @ 0.03590 693.45
Poles (QTY 213) 2,227.75
FL Gross Receipts Tax 41.81

Total Current Charges 5,333.21
Total Due Please Pay 5,333.21

<u>Lights/Poles</u>	<u>Type/Qty</u>	<u>Type/Qty</u>	<u>Type/Qty</u>	<u>Type/Qty</u>
305	212	306	18	960 196 962 17

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy Partner



Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: 10/04/2018

District: BP 03

Use above space for address change ONLY.



LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Make check payable to W.R.E.C

Current Charges Due Date	10/24/2018
TOTAL CHARGES DUE	5,333.21
Total Charges Due After Due Date	5,413.21

000149545700053332100054132105



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



73 1 1
22-70132

LAKESHORE RANCH CDD

Service Address: **19602 SUNDANCE LAKE BOULEVARD**

Bill Number: 11054519

Billing Date: 10/10/2018

Billing Period: 8/27/2018 to 9/25/2018

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
Please visit bit.ly/ratechanges2019 for additional details.

Account #	Customer #
0345590	01143495
Please use the 15-digit number below when making a payment through your bank	
034559001143495	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13381170	8/27/2018	8	9/25/2018	8	29	0

Usage History

Water

September 2018	0
August 2018	1
July 2018	0
June 2018	0
May 2018	0
April 2018	0
March 2018	0
February 2018	0
January 2018	0
December 2017	0
November 2017	0
October 2017	0

Transactions

Previous Bill	11.22
Payment 10/4/2018	-11.22 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	9.37
Adjustments	
Late Payment Charge	1.12
Total Current Transactions	10.49
TOTAL BALANCE DUE	\$10.49

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0345590
Customer # 01143495
Balance Forward 0.00
Current Transactions 10.49

Total Balance Due \$10.49
Due Date 10/29/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PARKWAY STE 280
LAKE MARY FL 32746

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011434957034559081105451940000010498



UTILITIES SERVICES BRANCH
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NEW PORT RICHEY, FL 34656-2139

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DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



74 1 1
22-70132

LAKESHORE RANCH CDD

Service Address: **0 SUNDANCE LAKE BOULEVARD**

Bill Number: 11054520

Billing Date: 10/10/2018

Billing Period: 8/27/2018 to 9/25/2018

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
Please visit bit.ly/ratechanges2019 for additional details.

Account #	Customer #
0345595	01143496
Please use the 15-digit number below when making a payment through your bank	
034559501143496	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08071591	8/27/2018	213	9/25/2018	234	29	21

Usage History

Month	Usage
September 2018	21
August 2018	22
July 2018	33
June 2018	33
May 2018	123
April 2018	105
March 2018	36
February 2018	41
January 2018	38
December 2017	37
November 2017	40

Transactions

Previous Bill	334.52
Payment 10/4/2018	-334.52 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	54.49
Water Tier 1	21.0 Thousand Gals X \$1.85 38.85
Sewer	
Sewer Base Charge	121.41
Sewer Charges	21.0 Thousand Gals X \$5.36 112.56
Adjustments	
Late Payment Charge	33.45
Total Current Transactions	360.76

TOTAL BALANCE DUE \$360.76

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0345595
Customer # 01143496
Balance Forward 0.00
Current Transactions 360.76

Total Balance Due \$360.76
Due Date 10/29/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

LAKESHORE RANCH CDD
250 INTERNATIONAL PARKWAY STE 280
LAKE MARY FL 32746

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011434964034559531105452040000360768



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



72 1 1
22-70132

LAKESHORE RANCH CDD

Service Address: **19825 SUNDANCE LAKE BOULEVARD**

Bill Number: 11054518

Billing Date: 10/10/2018

Billing Period: 8/27/2018 to 9/25/2018

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
Please visit bit.ly/ratechanges2019 for additional details.

Account #	Customer #
0345600	01143494
Please use the 15-digit number below when making a payment through your bank	
034560001143494	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13380988	8/27/2018	76	9/25/2018	77	29	1

Usage History
Water

September 2018	1
August 2018	1
July 2018	1
June 2018	1
May 2018	1
April 2018	1
March 2018	2
February 2018	1
January 2018	1
December 2017	1
November 2017	1
October 2017	2

Transactions

Previous Bill	11.22
Payment 10/4/2018	-11.22 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	9.37
Water Tier 1	1.0 Thousand Gals X \$1.85
Adjustments	1.85
Late Payment Charge	1.12
Total Current Transactions	12.34
TOTAL BALANCE DUE	\$12.34

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0345600
Customer # 01143494

Balance Forward 0.00
Current Transactions 12.34

Total Balance Due \$12.34
Due Date 10/29/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011434940034560041105451870000012342



LAKESHORE RANCH CDD
250 INTERNATIONAL PARKWAY STE 280
LAKE MARY FL 32746



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



75 1 1
22-70132

LAKESHORE RANCH CDD

Service Address: **19730 SUNDANCE LAKE BOULEVARD**

Bill Number: 11054521

Billing Date: 10/10/2018

Billing Period: 8/27/2018 to 9/25/2018

Account #	Customer #
0345605	01143497
Please use the 15-digit number below when making a payment through your bank	
034560501143497	

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
Please visit bit.ly/ratechanges2019 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13380428	8/27/2018	31	9/25/2018	31	29	0

Usage History

Water

September 2018	0
August 2018	0
July 2018	0
June 2018	0
May 2018	0
April 2018	0
March 2018	0
February 2018	0
January 2018	0
December 2017	0
November 2017	0
October 2017	0

Transactions

Previous Bill	9.37
Payment 10/4/2018	-9.37 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	9.37
Adjustments	
Late Payment Charge	0.94
Total Current Transactions	10.31
TOTAL BALANCE DUE	\$10.31

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PARWAY PKWY STE 280
LAKE MARY FL 32746

Account # 0345605
Customer # 01143497
Balance Forward 0.00
Current Transactions 10.31

Total Balance Due \$10.31
Due Date 10/29/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011434971034560591105452110000010319



UTILITIES SERVICES BRANCH
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SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



71 1 1
22-70132

LAKESHORE RANCH AMPHITHEATER

Service Address: **19707 SUNDANCE LAKE BOULEVARD**

Bill Number: 11053432

Billing Date: 10/10/2018

Billing Period: 8/27/2018 to 9/25/2018

Account #	Customer #
0345610	01007438
Please use the 15-digit number below when making a payment through your bank	
034561001007438	

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.
Please visit bit.ly/ratechanges2019 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	12441675	8/27/2018	32	9/25/2018	32	29	0

Usage History Water

September 2018	0
August 2018	0
July 2018	1
June 2018	0
May 2018	0
April 2018	1
March 2018	0
February 2018	0
January 2018	1
December 2017	1
November 2017	0
October 2017	0

Transactions

Previous Bill	59.67
Payment 10/4/2018	-59.67 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	19.05
Sewer	
Sewer Base Charge	39.68
Adjustments	
Late Payment Charge	5.97
Total Current Transactions	64.70
TOTAL BALANCE DUE	\$64.70

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0345610
Customer # 01007438
Past Due 0.00
Current Transactions 64.70

Total Balance Due \$64.70
Due Date 10/29/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

LAKESHORE RANCH AMPHITHEATER
C/O DPG
250 INTERNATIONAL PARKWAY BLVD STE 280
LAKE MARY FL 32746

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

010074387034561031105343250000064705

Send Payments to:
ARAMARK Refreshment Services
8723 Florida Mining Blvd
Tampa, FL 33634
P:(813) 885-3760

I N V O I C E

DATE 09/18/18
CUST# 601139
PO#
INVOICE# 1170440
ROUTE 302

MAILING ADDRESS:

Lakeshore Ranch
C/O DPFPG suite 280
250 International Pkwy 28
Lake Mary, FL 32746

DELIVER TO:

Lakeshore Ranch
19730 Sundance Lake Blvd
Land o' Lakes, FL 34638

Heather Alexandra
(813) 388-6839

ITEM	DESCRIPTION	CC	QTY	PRICE	TOTAL
14248	Joffrey Doughnut Decaf 24/2.0	KIT	1	\$42.70	\$42.70
1042	Int'l Del Real Dairy Half&Half 180ct	CASE	1	\$11.05	\$11.05

ARAMARK Refreshments accepts
AMEX,MC,DIS,Visa & EFT payments

INV NOTE:

A/R NOTE:

PACK NOTE:

NOTE 1:

NOTE 2: Selected items may reflect a price increase

PAYMENT TERMS:30 Days

SOF

This Administrative Charge is to
offset operating costs and is not
intended to be a tip, gratuity or
service charge for the benefit of
the employee.

SUBTOTAL	\$53.75
TAX	.
ADMINISTRATIVE CHARGE	.
TOTAL	\$53.75

AMOUNT RECEIVED:

BALANCE DUE: \$53.75

Send Payments To:
ARAMARK Refreshment Services
8723 Florida Mining Blvd
Tampa, FL 33634
P: (813) 885-3760

DATE: 10/04/18

CUST#: 601139
ROUTE #: 302

S T A T E M E N T

MAILING ADDRESS:

Lakeshore Ranch
C/O DPFG suite 280
250 International Pkwy 28
Lake Mary, FL 32746

DELIVER TO:

Lakeshore Ranch
19730 Sundance Lake Blvd
Land o' Lakes, FL 34638

DATE	CUST#	REFE-#	PO #	CHARGE	CREDIT	BALANCE
09/11/18	601139	1170399		147.59	.	147.59
09/18/18		1170440		53.75	.	53.75

Invoices may be viewed/printed at
www.ARAMARKrefreshments.com

ACCOUNT STATUS						
CURRENT	30-DAY	60-DAY	90-DAY	120-DAY	150-DAY	BALANCE
201.34	.00	.00	.00	.00	.00	\$201.34

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-02007P

Date 10/05/2018

Attn: Lakeshore Ranch CDD
DPFG Management & Consulting, LLC
250 INTERNATIONAL PKWY, STE. 280
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 18-02007P

\$72.19

Request for Proposals for Security Services

RE: Lakeshore Ranch CDD Security Services Proposals

Published: 10/5/2018

Important Message

Paid	()
Total	\$72.19

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR SECURITY SERVICES

The Lakeshore Ranch Community Development District (the "District") hereby requests proposals to provide Security Services, as more specifically set forth in the Bid Package. The Bid Package will be available beginning on October 6, 2018, by email to Patricia Comings-Thibault, District Manager, Email: patricia.comings-thibault@dpg.com.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Ranking of proposals will be made on the basis of qualifications of the firms and will be made in accordance with the Evaluation Criteria set forth in the Request for Proposals; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated. The District will award the contract to the proposal that the District determines, in its sole discretion, will serve the best interests of the District. The Board of Supervisors of the District, in its sole discretion, reserves the right to reject any and all proposals and to waive any informality concerning proposals whenever such rejection or waiver is in the best interest of the District.

Any and all questions relative to this project shall be directed in writing via email to Patricia Comings-Thibault (patricia.comings-thibault@dpg.com). The deadline for submitting questions relative to this project is 11:00 a.m., October 19, 2018.

Firms desiring to provide services for this project must submit 7 hardcopies and one electronic version of the Proposal Bid Forms no later than 11:00 a.m. on November 5, 2018, at the office of the District Manager, DPPG Management & Consulting, LLC, 250 International Parkway Suite 280, Lake Mary, Florida 32746. The electronic version of the proposal must be received no later than 11:00 a.m. on the same date via email to Patricia Comings-Thibault (patricia.comings-thibault@dpg.com). Any proposal not completed as specified or missing the required proposal documents as provided in the Bid Package may be disqualified.

Patricia Comings-Thibault
District Manager
(321) 263-0132 Ext. 4205

October 5, 2018

18-02007P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



2100 NW 33rd Street Pompano Beach, FL 33069
1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 7/12/2018
INVOICE NUMBER: 0000416578
CUSTOMER NUMBER: 00053791
PO NUMBER:
PAYMENT TERMS: Net 30

Lakeshore Ranch CDD-MISC
C/O DPFG
250 International Pkwy. #208
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	MidgeFly Treatments Sites 6, 7, 8, 19, 20, 21, 22 and 23		5,030.00	5,030.00

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$5,030.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 7/12/2018
INVOICE NUMBER: 0000416578
CUSTOMER NUMBER: 00053791
TOTAL AMOUNT DUE: \$5,030.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Mailing Address: PO Box 30020, Tampa, FL 33630-3020

STATEMENT DATE: Pay in Person At: 100 S. Myrtle Ave., Clearwater, FL

10/12/2018

Telephone: (727) 562-4600

Fax No. (727) 562-4629

PLEASE MAKE CHECK PAYABLE TO "CITY OF CLEARWATER" AND NOTE YOUR "ACCOUNT NUMBER" ON THE CHECK

ACCOUNT NUMBER **4153885**CCW1015A AUTO MIXED AADC 750
7000003859 00.0015.0052 3812/1

CURRENT BILL DUE 11/02/2018	20.00
TOTAL AMOUNT DUE	20.00

LAKESHORE RANCH COMMUNITY DEV. DIST.
250 INTERNATIONAL PKY STE 280
LAKE MARY FL 32746-5018

PAYMENT AMOUNT	
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4 0004153885 000002000

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Account Name: LAKESHORE RANCH COMMUNITY DEV. DIST.
 Service Address: 19730 SUNDANCE LAKE BLVD
 Account Number: 4153885
 Statement Date: 10/12/2018
 Meter Read From: 9/12/2018 TO 10/11/2018

BALANCE FORWARD	20.00
-Payments received as of 10/04/2018	-20.00

Meter		CurrRead	- PrevRead	X Multiplier	= CCF Cons.	X Conv.Factor	= Bill Cons.
NG	R	46011	46011	1	0.0	1.044	0.0

Usage	Service	Charge
0.0	Natural Gas Residential Central Pasco	20.00
Customer Charge: 20.00 NonFuel: 0.00 Fuel: 0.00		
Total Taxes and Franchise Fees:		0.00

CURRENT BILL DUE 11/02/2018	20.00
TOTAL AMOUNT DUE	20.00

After 5:00 pm on 11/2/2018 any unpaid balance will
be charged a penalty fee.

Save a Tree with E-Billing

One way you can save trees is to get your utility bill
sent to you electronically.

The city of Clearwater prints about 51,000 utility bills
each month, which equals 102 reams of paper. It takes
6 percent of one tree to make one ream of paper, and
one tree makes 16.67 reams of paper. If every utility
billing customer who received a bill went paperless,
then we could help save approximately 6.1 trees per
month or 73 trees per year.

So save a tree, and go paperless. Visit
myclearwater.com or call (727) 562-4600.



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



353 1 1
10-10002

LAKESHORE RANCH AMPHITHEATER

Service Address: **19707 SUNDANCE LAKE BOULEVARD**

Bill Number: 11111846

Billing Date: 10/23/2018

Billing Period: 9/11/2018 to 10/10/2018

Account #	Customer #
0004170	01007438
Please use the 15-digit number below when making a payment through your bank	
000417001007438	

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2018.

Please visit bit.ly/ratechanges2019 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
		9/11/2018		10/10/2018		29	

Usage History

Transactions

Previous Bill	25.48
Past Due	25.48
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	25.48
Late Payment Charge	2.55
Total Current Transactions	28.03
TOTAL BALANCE DUE	\$53.51

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

LAKESHORE RANCH AMPHITHEATER
C/O DPGF
250 INTERNATIONAL PARKWAY BLVD STE 280
LAKE MARY FL 32746

Account # 0004170
Customer # 01007438
Past Due 25.48
Current Transactions 28.03

Total Balance Due \$53.51
Due Date 11/9/2018

10% late fee will be applied if paid after due date

Round Up Donation to Charity ☐
Amount Enclosed ☐

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

010074387000417021111184650000053518



Southern Automated Access Services, Inc

23110 S.R. 54 #141

Lutz, FL 33549

Invoice

Date	Invoice #
10/25/2018	5430

Bill To

Lakeshore Ranch CDD
c/o DPF
1060 Maitland Center Commons
Suite 340
Maitland, FL 32751

			Job Name	Terms
			PROX CARDS	Due on receipt
Quantity	Description	Rate	Serviced	Amount
100	Clamshell proximity cards	3.50		350.00
	Shipping Fees	20.00		20.00
	Sales Tax	7.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$370.00
Southern Automated Access Services LLC is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$370.00

Invoice

The Pampering Plumber

13128 State Road 54

Odessa FL. 33556

Office: 727-232-8400 Fax: 727-376-8438

www.pamperingplumber.com

October 16, 2018

Summary: COMMERCIAL-BILL

Invoice #: 11873-62728

Tech: GAUSE

Due Date: 11/15/2018

Job Date: 10/16/2018

Bill To:

LAKESHORE RANCH CDD

19730 SUNDANCE LAKE BLVD

LAND O' LAKES, FL 34638

Job Name:

LAKESHORE RANCH CDD

19730 SUNDANCE LAKE BLVD

LAND O' LAKES, FL 34638

813-388-6839

813-388-6839

REFERRAL

Description of Services and Work Rendered:

BILL LAKESHORE RANCH CDD \$101.00
INVOICED 10/17/2018 BV

Subtotal

101.00

Total

\$101.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees.

Terms: due upon receipt

Thank you for the opportunity to service you.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000234678
Invoice Date: October 31, 2018

Account: 26032
PO Number:

Bill To:

Lakeshore Ranch CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10141216.201.00020
Project Name: 2018 Fall Annual Rotation

Invoice Due Date: November 30, 2018
Invoice Amount: \$772.88

Fall Annual Rotation Lakeshore Ranch	1.00	772.88	\$772.88
--------------------------------------	------	--------	----------

Invoice Total **\$772.88**

Should you have any questions or inquiries please call (386) 437-6211.



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Pulse

Find helpful info on how to troubleshoot issues with your Wi-Fi camera, add new Pulse devices, and more.



Passwords

Having trouble locating your verbal password or PIN? Learn how to reset your password.



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ADT Security Services
3190 S Vaughn Way
Aurora, CO 80014

6230 0020 NO RP 10 10102018 NNNNNNNY 01 001891 0006
#BWBBPXX
#18719020400003#
LAKESHORE RANCH COMMUNITY
250 INTERNATIONAL PKWY STE 280
LAKE MARY FL 32746-5018

Questions? Make a Payment? Visit www.MyADT.com

Account Number	Due Date	Amount Due
402091781	Upon Receipt	\$239.97

Invoice Date: 10/10/2018 Account Name:
LAKESHORE RANCH COMMUNITY

Bill-at-a-glance

Previous Balance	\$239.97
Payments & Adjustments	\$0.00
Current Charges	\$0.00
Taxes and Fees	\$0.00
Total Due	\$239.97



Pay your bill easily online at MyADT.com or on the MyADT mobile app.

We recommend you test your alarm service monthly.

Account Number	Due Date	Amount Due
402091781	Upon Receipt	\$239.97

Amount Enclosed \$

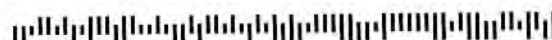


Please detach and submit this slip with your payment. Do not send cash. Please write your customer account number on your check or money order and make payable to: ADT Security Services.



If you have any changes to your billing or monitoring account information, please check here and enter the new information on the back of this invoice.

ADT SECURITY SERVICES
P.O. BOX 371878
PITTSBURGH, PA 15250-7878



004020917810000000000000100918000000000000239975

Account Summary

New Charges Due Date	10/31/18
Billing Date	10/07/18
Account Number	305-181-6130-051815-5
PIN	6488
Previous Balance	136.94
Payments Received Thru 9/17/18	-63.97
Thank you for your payment!	
Balance Forward	72.97
New Charges	72.97
Total Amount Due	\$145.94

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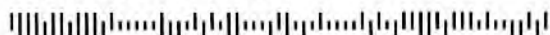
Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com



P.O. Box 5157, Tampa, FL 33675

MB 01 012526 23977 B 54 D



LAKESHORE RANCH CDD AMPITHEA
STE 340
250 INTERNATIONAL PKWY
STE 280
LAKE MARY, FL 32746-5018

PAYMENT STUB

Total Amount Due **\$145.94**

New Charges Due Date 10/31/18

Account Number 305-181-6130-051815-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$.

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



048056305181613005181500000072970000145945

CURRENT BILLING SUMMARY

Local Service from 10/07/18 to 11/06/18

Qty Description	305/181-6130.0	Charge
Basic Charges		
Other Charges-Detailed Below		9.00
Total Basic Charges		9.00
Non Basic Charges		
Frontier Secure Business Security Pro Bundle		14.99
FiOS Internet 25/25 Static		94.99
WiFi Router Lease		10.00
Other Charges-Detailed Below		3.99
Partial Month Charges-Detailed Below		-60.00
Total Non Basic Charges		63.97

TOTAL 72.97

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		10/07	9.00
1 Business High Speed Internet Fee	AUTOCH	10/07	3.99
305/181-6130		Subtotal	12.99
Partial Month Charges			
Secure BB Business	PROMOTION	10/07 11/06	-5.00
Internet Term Credit 1Yr	PROMOTION	10/07 11/06	-55.00
305/181-6130		Subtotal	-60.00
Subtotal			-47.01

CIRCUIT ID DETAIL

88/KQXA/779197/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$18.00 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

7717

Hourly Invoice

Invoice Number 7068

10/22/2018

ALAMO GUARD PATROL

1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com

To: Lakeshore Ranch CDD

Invoice Number	Description	Hours	Rate	Amount
10/11/18	Rover	8Hrs	\$13.50	\$108.00
10/12/18	Rover	8Hrs	\$13.50	\$108.00
10/13/18	Rover	8Hrs	\$13.50	\$108.00
10/14/18	Rover	8Hrs	\$13.50	\$108.00
10/15/18	Rover	8Hrs	\$13.50	\$108.00
10/16/18	Rover	8Hrs	\$13.50	\$108.00
10/17/18	Rover	8Hrs	\$13.50	\$108.00
10/18/18	Rover	8Hrs	\$13.50	\$108.00
10/19/18	Rover	8Hrs	\$13.50	\$108.00
10/20/18	Rover	8Hrs	\$13.50	\$108.00
10/21/18	Rover	8Hrs	\$13.50	\$108.00
		88Hrs		
Subtotal				\$1,188.00
Tax				
Total Due				\$1,188.00

PCN 10/25/18

Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS!

Hourly Invoice**Invoice Number 7067
10/22/2018****ALAMO GUARD PATROL**1248 E Hillsborough Ave
Suite 229
Tampa FL 33604
813-252-4750
www.alamoguardpatrol.com**To: Lakeshore Ranch CDD**

Invoice Number	Description	Hours	Rate	Amount
10/11/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/12/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/13/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/14/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/15/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/16/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/17/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/18/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/19/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/20/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
10/21/18	Gatehouse	24Hrs	\$ 13.50	\$324.00
Total				\$3,564.00
Tax				
Total Due				\$3,564.00

PAID
10/25/18

**Make all checks payable to: ALAMO GUARD PATROL Inc.
THANK YOU FOR YOUR BUSINESS**



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date

6/15/2018

Invoice #

10-86854

Invoice Created By

Bill To

District, Lakeshore Ranch
250 International Parkway
Suite 280
Lake Mary, FL 32746

Field Mgr/Super:

Ship To

P.O. No.

W.O. No.

Account #

Cost Code

Terms

Project

Net 30

LRCD2506 - Lakeshore Ranch CDD

Quantity

Description

U/M

Rate

Serviced Date

Amount

1

Monthly Stormwater Services

350.00

350.00

PCW
10/25/18

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total

\$350.00

Payments/Credits

\$0.00

Balance Due

\$350.00



Lakeshore Ranch Community Development District
c/o Development Planning & Financing Group
250 International Parkway, Suite 280
Lake Mary, FL 32746

INVOICE

Customer	Lakeshore Ranch Community Development District
Acct #	620
Date	09/11/2018
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,775.00
Payment Amount	
Payment for:	Invoice#7730
100118621	

Thank You

Please detach and return with payment



Customer: Lakeshore Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
7730	10/01/2018	Renew policy	Policy #100118621 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Renew policy Due Date: 10/11/2018	23,775.00
				Total
				\$ 23,775.00

PCW
10/25/18

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)320-7665

cbitner@egisadvisors.com

Date

09/11/2018

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72839			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Epperson Ranch Community Development District

Mr. John M. Vericker
Straley Robin Vericker
1510 West Cleveland Street
Tampa, FL 33606



2. Telephone: (813) 223-9400
3. Fax: (813) 223-5043
4. Email: jvericker@srlegal.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.eppersonranchcdd.org ✓
8. County(ies): Pasco
9. Function(s): Community Development
10. Boundary Map on File: 11/11/2014
11. Creation Document on File: 10/22/2014
12. Date Established: 07/10/2014
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 14-13
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/09/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *John M. Vericker* Date 10/7/2018

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason:

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.




OCT 04 2018

Account Summary

New Charges Due Date	11/05/18
Billing Date	10/10/18
Account Number	813-996-1574-022509-5
PIN	9264
Previous Balance	45.86
Payments Received Thru 10/10/18	TD .00
Balance Forward	45.86
New Charges	56.06
Total Amount Due	\$101.92

PAID
10/25/18

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 **Pay by Mail**

To Contact Us

 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

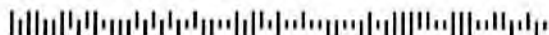
 1.800.921.8102  **Email:** ContactBusiness@ftr.com

2,6

Frontier
COMMUNICATIONS

P.O. Box 5157, Tampa, FL 33675

MB 01 004688 26189 E 24 B



LAKESHORE RANCH CDD
C/O DPFG
250 INTERNATIONAL PKWY
STE 280
LAKE MARY, FL 32746-5018

PAYMENT STUB

Total Amount Due

~~\$101.92~~

New Charges Due Date

11/05/18

Account Number

813-996-1574-022509-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

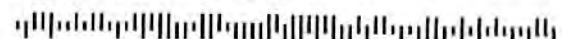
Amount Enclosed

\$

56.06

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



060043813996157402250900000045860000101925

CURRENT BILLING SUMMARY

Local Service from 10/10/18 to 11/09/18

Qty Description	813/996-1574.0	Charge
Basic Charges		
Business Line 2 Yr		32.95
Access Recovery Chrg-Bus		2.14
Federal Subscriber Line Charge - Bus		6.50
Other Charges-Detailed Below		9.69
Federal Excise Tax		1.25
Federal USF Recovery Charge		1.74
FL Telecommunications Relay Service		.10
Pasco County 911 Surcharge		.40
Total Basic Charges		54.77
Non Basic Charges		
Other Charges-Detailed Below		1.25
Federal Excise Tax		.04
Total Non Basic Charges		1.29

TOTAL 56.06

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		10/10	9.69
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	10/10	1.25
		Subtotal	10.94
813/996-1574			
		Subtotal	10.94

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$101.92 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 20.1%. Questions? Please contact customer service.

Beginning with this bill, the Frontier Road Work Recovery Surcharge increased to \$1.25. Questions? Please contact customer service.

Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$0.75 per use. Questions? Please contact customer service.

813-996-1574

EXHIBIT 6

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

October 31, 2018

Lakeshore Ranch Community Development District
Balance Sheet
October 31, 2018

	General Fund	Reserve Fund	Debt Service Series 2005	Capital Projects Fund	Total Governmental Funds
<u>ASSETS:</u>					
CASH - In Bank	\$ 45,749	\$ -	\$ -	\$ -	\$ 45,749
CASH - Debit Cards	393	-	-	-	393
Investments:					
GF MMK	880,857	-	-	-	880,857
GF RESERVE	-	238,477	-	-	238,477
DS REVENUE	-	-	220,546	-	220,546
INTEREST	-	-	898	-	898
DS RESERVE	-	-	260,357	-	260,357
PREPAYMENT	-	-	58,257	-	58,257
CONSTRUCTION	-	-	-	809	809
ACQUISITION/CONST DEFERRED COSTS	-	-	-	296,796	296,796
CUSTODY FUND	-	-	-	2,846	2,846
DEPOSITS (UTILITY)	3,510	-	-	-	3,510
PREPAID EXPENSES	14	-	-	-	14
ACCOUNTS RECEIVABLE	112	-	-	-	112
ASSESSMENTS RECEIVABLE	1,044,817	-	700,947	-	1,745,764
DUE FROM OTHER FUNDS	-	50,000	-	-	50,000
TOTAL ASSETS	<u>\$ 1,975,452</u>	<u>\$ 288,477</u>	<u>\$ 1,241,005</u>	<u>\$ 300,451</u>	<u>\$ 3,805,385</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED REVENUE (CY-Roll)	1,044,817	-	700,947	-	1,745,764
DUE TO OTHER FUNDS	50,000	-	-	-	50,000
<u>FUND BALANCES:</u>					
NONSPENDABLE - PREPAID AND DEPOSITS	3,524	-	-	-	3,524
RESTRICTED FOR:					
DEBT SERVICE	-	-	540,058	-	540,058
CAPITAL PROJECTS	-	288,477	-	300,451	588,928
ASSIGNED:					
1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
BEG. RENEWAL & REPLACEMENT	166,031	-	-	-	166,031
ADDITIONAL CAPITAL RESERVES FY 2015	43,659	-	-	-	43,659
ADDITIONAL CAPITAL RESERVES FY 2016	46,191	-	-	-	46,191
ADDITIONAL CAPITAL RESERVES FY 2017	48,501	-	-	-	48,501
ADDITIONAL CAPITAL RESERVES FY 2018	50,926	-	-	-	50,926
RESERVE FUND	187,570	-	-	-	187,570
UNASSIGNED:	73,028	-	-	-	73,028
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 1,975,452</u>	<u>\$ 288,477</u>	<u>\$ 1,241,005</u>	<u>\$ 300,451</u>	<u>\$ 3,805,385</u>

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2018 Through October 31, 2018

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,044,817	\$ -	\$ -	\$ -
INTEREST EARNINGS	-	-	971	971
OTHER MISCELLANEOUS REVENUE:				
EVENT REVENUE	-	-	-	-
CLUBHOUSE RENTAL	-	-	-	-
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	-	-
INSURANCE PROCEEDS	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
TOTAL REVENUE	1,044,817	-	971	971
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES	12,000	1,000	1,000	-
PAYROLL TAXES - FICA & UI	918	77	77	(1)
PAYROLL SERVICE FEE	775	65	68	(3)
DISTRICT MANAGEMENT (DPFG)	62,100	5,175	4,875	300
DISTRICT ENGINEER	12,000	1,000	-	1,000
DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	354	-	354
TRUSTEES FEES	4,771	3,253	3,253	-
ANNUAL FILING FEE	175	175	175	-
AUDITING SERVICES	2,600	-	-	-
ARBITRAGE REBATE CALCULATION	650	-	-	-
INSURANCE (Public Officials)	3,086	-	-	-
LEGAL ADVERTISING	600	50	72	(22)
DUES, LICENSES & FEES	750	-	-	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	980	82	80	2
LEGAL SERVICES - GENERAL	20,000	1,667	-	1,667
MISCELLANEOUS ADMINISTRATIVE	650	54	7	47
TOTAL ADMINISTRATIVE EXPENSES	126,305	12,951	9,607	3,344
SECURITY OPERATIONS				
SECURITY CONTRACT	168,288	14,024	9,072	4,952
SECURITY SYSTEM	2,500	208	463	(255)
SECURITY - TRAFFIC MONITORING	-	-	-	-
TOTAL SECURITY OPERATIONS	170,788	14,232	9,535	4,697
UTILITIES:				
UTILITY - ELECTRICITY	35,000	2,917	-	2,917
UTILITY - STREETLIGHTS	64,800	5,400	-	5,400
UTILITY - GAS	18,000	1,500	7	1,493
UTILITY - WATER	8,000	667	9	658
SOLID WASTE CONTROL - RECREATION FACILITY	660	52	52	-
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	700	-	-	-
TOTAL UTILITIES	127,160	10,535	68	10,467
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	242	-	242
LAKE/POND BANK MAINTENANCE	12,000	1,000	-	1,000
AQUATIC MAINTENANCE (Contract)	27,000	2,250	2,250	-
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	1,400	350	-	350
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	25,603	-	-	-
LANDSCAPE MAINTENANCE	143,858	11,988	11,731	257
LANDSCAPE REPLACEMENT & FERT/CHEM	51,768	4,314	773	3,541
IRRIGATION REPAIRS & MAINTENANCE	5,000	417	-	417
RUST PREVENTION	10,680	890	-	890
LANDSCAPE IMPROVEMENTS	10,000	833	-	833
TOTAL PHYSICAL ENVIRONMENT	290,209	22,284	14,754	7,530

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2018 Through October 31, 2018

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
ROAD & STREET FACILITIES				
GATE MAINTENANCE	6,500	775	809	(34)
SIDEWALK REPAIR & MAINTENANCE	2,500	-	-	-
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	9,000	750	2,750	(2,000)
STREET SIGN REPAIR & REPLACEMENT	2,000	-	-	-
ROADWAY REPAIR & MAINTENANCE	4,000	-	-	-
TOTAL ROAD & STREET FACILITIES	24,000	1,525	3,559	(2,034)
PARKS & RECREATION				
MANAGEMENT CONTRACT	155,370	12,835	12,835	-
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	-	-	-
POOL PERMITS	-	-	-	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	15,000	1,250	231	1,019
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	1,417	1,425	(8)
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	228	55	173
CLUBHOUSE PEST CONTROL	500	95	-	95
CLUBHOUSE OFFICE SUPPLIES	3,500	883	883	-
CLUBHOUSE JANITORIAL SERVICES	4,500	375	-	375
CLUBHOUSE LIGHTING REPLACEMENT	1,000	65	65	-
TENNIS/BASKETBALL COURT REPAIRS	3,000	54	54	-
MISCELLANEOUS EXPENSES	6,000	35	35	-
SECURITY / FIRE SYSTEM	2,500	208	-	208
LICENSES AND DUES FOR MOVIES	1,100	668	668	-
SPECIAL EVENTS	13,413	2,003	2,003	-
PRESSURE WASH	6,000	500	32	468
CAPITAL PROJECTS - Pool	-	-	-	-
TOTAL PARKS & RECREATION	232,883	20,616	18,286	2,330
TOTAL EXPENDITURE BEFORE CONTINGENCY & FUND BALANCE FORWARD	971,345	82,144	55,809	26,334
EXPENDITURES FOR CONTINGENCY & FUND BALANCE FORWARD	20,000	-	-	-
TOTAL EXPENDITURES BEFORE OTHER USES	991,345	82,144	55,809	26,334
TRANSFER-OUT TO RESERVE FUND	53,472	-	-	-
TOTAL OTHER FINANCING USES	53,472	-	-	-
TOTAL EXPENDITURES	1,044,817	82,144	55,809	26,334
EXCESS OF REVENUE OVER/(UNDER) EXPEND.	-	(82,144)	(54,838)	27,305
NET CHANGE IN FUND BALANCE	-	(82,144)	(54,838)	27,305
FUND BALANCE - BEGINNING	1,375,460	1,375,460	935,472	935,472
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 1,375,460	\$ 1,293,316	\$ 880,634	\$ 962,777

Reserve Study Expenditures Replacement	
FY 2018	
CDD Public Structures (Building) - Painting	\$ 12,166

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For The Period From October 1, 2018 Through October 31, 2018

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	294
TOTAL REVENUE	294
 EXPENDITURES	
MISCELLANEOUS EXPENSES	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 294
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
TRANSFERS-OUT TO CAPITAL PROJ	-
TOTAL OTHER FINANCING SOURCES (USES)	-
 NET CHANGE IN FUND BALANCE	 294
 FUND BALANCE - BEGINNING	 288,183
 FUND BALANCE - ENDING	 \$ 288,477

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2005
For The Period From October 1, 2018 Through October 31, 2018

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
ASSESSMENTS-ON-ROLL (GROSS)	\$ 744,624	\$ -	\$ -	\$ -
ASSESSMENTS DISCOUNT	(29,785)	-	-	-
ASSESSMENTS ON ROLL - EXCESS FEES (FY 2017)	-	-	-	-
PREPAYMENT	-	-	-	-
ASSESSMENT OFF ROLL	-	-	-	-
INTEREST--INVESTMENT	-	-	818	818
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	714,839	-	818	818
EXPENDITURES				
COUNTY ASSESSMENTS COLLECTIONS FEE	14,892	-	-	-
INTEREST EXPENSE - Nov 1, 2017	-	-	-	-
INTEREST EXPENSE - May 1, 2018	206,456	-	-	-
INTEREST EXPENSE - Nov 1, 2018	198,713	-	-	-
PRINCIPAL - May 1, 2018	295,000	-	-	-
PREPAYMENT	-	-	-	-
TOTAL EXPENDITURES	715,061	-	-	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(222)	-	818	818
OTHER FINANCING SOURCES (USES)				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	(480)	(480)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(480)	(480)
NET CHANGE IN FUND BALANCE	(222)	-	338	338
FUND BALANCE - BEGINNING	-	-	539,720	539,720
FUND BALANCE - ENDING	\$ (222)	\$ -	\$ 540,058	\$ 540,058

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Capital Projects
For The Period From October 1, 2018 Through October 31, 2018

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	458
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	458
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 458
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	480
TRANSFERS-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	480
 NET CHANGE IN FUND BALANCE	 938
 FUND BALANCE - BEGINNING	 299,514
FUND BALANCE - ENDING	\$ 300,452

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
October 31, 2018

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 78,778.72
Plus: Deposits In Transit	-
Less: Outstanding Checks	(33,030.14)
	<hr/>
<i>Adjusted Bank Balance</i>	<u><u>\$ 45,748.58</u></u>
<i>Beginning Balance Per Books</i>	\$ 48,762.06
Cash deposits & Credits	100,583.51
Cash Disbursements & Transfers	(103,596.99)
	<hr/>
<i>Balance Per Books</i>	<u><u>\$ 45,748.58</u></u>

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2019

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
						48,762.06
10/5/2018		Bank United	Funds Transfer		900.00	47,862.06
10/9/2018	1991	ADT Security Services	9/29-12/28 - Security		239.97	47,622.09
10/9/2018	1992	Air Hawk Heating and Cooling	5 Ton A/C - Clubhouse		6,577.00	41,045.09
10/9/2018	1993	Alamo Guard Patrol	9/17-9/30 - Security Guard and Rover		6,718.00	34,327.09
10/9/2018	1994	Awesome Party Inflatables	Event Supplies - Cinema Screen, Projector		400.00	33,927.09
10/9/2018	1995	Clean Sweep Supply Co	Supplies		524.23	33,402.86
10/9/2018	1996	DC Purchases	VOID		-	33,402.86
10/9/2018	1997	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		4,875.00	28,527.86
10/9/2018	1998	Frontier Communications	9/7-9/30 - Internet		72.97	28,454.89
10/9/2018	1999	R & R Decorative Landscape	Holiday Lighting Deposit		2,750.00	25,704.89
10/9/2018	2000	Reed Electric, LLC	Troubleshoot Well Pump		190.34	25,514.55
10/9/2018	2001	Southern Automated Access Services	Barcode Stickers		469.00	25,045.55
10/9/2018	2002	Staar Entertainment	Event Music		395.00	24,650.55
10/9/2018	2003	Suncoast Rust Control, Inc	Rust Prevention - September		890.00	23,760.55
10/9/2018	2004	Venturesin.com, Inc.	Web Site Hosting - October		80.00	23,680.55
10/9/2018	2005	Vesta Property Services, Inc.	Amenity Mgmt - October		12,835.00	10,845.55
10/9/2018	2006	Yellowstone Landscape	Irrigation Repairs		84.64	10,760.91
10/10/2018		Bank United	Funds Transfer	576.40		11,337.31
10/11/2018	10112018	Lakeshore Ranch CDD.	Transfer to Operating	50,000.00		61,337.31
10/15/2018	2007	Aquatic Systems, Inc	Lake & Pond Maint - October		2,250.00	59,087.31
10/15/2018	2009	HOME REPAIR SOLUTIONS	Downspouts at Guardhouse		438.90	58,648.41
10/15/2018	2010	Tampa Bay Times	Legal Ad		114.40	58,534.01
10/15/2018	2011	Waste Connections of Florida	10/1-10/31 - Solid Waste		52.00	58,482.01
10/15/2018	2012	Yellowstone Landscape	Landscape Maint - October		11,730.50	46,751.51
10/16/2018	2013	Frontier Communications	10/1-11/6 - Internet/Phone		1,152.06	45,599.45
10/16/2018	2014	Alamo Guard Patrol	10/1-10/10 Rover & Gatehouse		4,320.00	41,279.45
10/16/2018	2015	Business Observer	VOID		-	41,279.45
10/16/2018	2016	Withlacoochee River Electric	9/4-10/1- Electricity		7,819.79	33,459.66
10/16/2018	2017	Pasco County Utilities Services Branch	8/27-9/25 - Water		458.60	33,001.06
10/16/2018	2018	Aramark Refreshment Services	Supplies		201.34	32,799.72
10/16/2018	2019	Business Observer	Legal Ad		72.19	32,727.53
10/16/2018	2030	Aquatic Systems, Inc	Lake & Pond Maint		5,030.00	27,697.53
10/16/2018	2039	City of Clearwater	9/12-10/11/2018 - Gas		20.00	27,677.53
10/16/2018	2041	Pasco County Utilities Services Branch	9/11-10/10/18 - 19707 Sundance Lk Blvd		53.51	27,624.02
10/16/2018	2043	Southern Automated Access Services	Clamshell Proximity Cards		370.00	27,254.02
10/16/2018	2045	The Pampering Plumber	Hot water repair		101.00	27,153.02
10/16/2018	2046	Yellowstone Landscape	2018 fall annual rotation		772.88	26,380.14
10/18/2018	2020	ADT Security Services	10/1-12/28 - Burgler Alarm Monitoring		239.97	26,140.17
10/18/2018	2021	DC Purchases	VOID		-	26,140.17
10/18/2018	2022	Frontier Communications	10/7-11/6 - Internet/Phone Ampitheatre		145.94	25,994.23
10/18/2018	10139DD	Christine Lagnese	BOS Mtg - 10/10/18		184.70	25,809.53
10/18/2018	10138DD	James Hollingsworth	BOS Mtg - 10/10/18		184.70	25,624.83
10/18/2018	10142DD	Janice A. Tremblay	BOS Mtg - 10/10/18		184.70	25,440.13
10/18/2018	10141DD	John H Rose	BOS Mtg - 10/10/18		184.70	25,255.43
10/18/2018	ACH20181016	Paychex	P/R Fee & Qtr Fee		68.20	25,187.23
10/18/2018	10140	Shawn McCaig	BOS Mtg - 10/10/18		184.70	25,002.53
10/18/2018	ACH10102018	Paychex	BOS Mtg - 10/10/18		153.00	24,849.53
10/22/2018		Bank United	Funds Transfer	50,000.00		74,849.53
10/22/2018	2023	Alamo Guard Patrol	10/11-10/21 Rover & Gatehouse		4,752.00	70,097.53
10/22/2018	2024	Cornerstone Solutions Group	Stormwater Svcs - June		350.00	69,747.53
10/22/2018	2025	Egis Insurance Advisors LLC	Insurance FY 2019 Renewal		23,775.00	45,972.53
10/22/2018	2026	Florida Dept if Economic Opportunity	Annual Filing - FY 2019		175.00	45,797.53
10/22/2018	2027	Frontier Communications	10/10-11/9 - Phone		56.06	45,741.47
10/31/2018		Bank United	Interest	7.11		45,748.58
				100,583.51	103,596.99	45,748.58

EXHIBIT 7

SUMMARY OF PREVENTIVE TERMITE TREATMENT QUOTES PRESENTED TO THE LAKESHORE RANCH CDD

Wednesday, November 14, 2018

Prepared by Lisa Kagan, Clubhouse and Amenities Manager

COMPANY	LENGTH OF AGREEMENT (in years)	UP-FRONT COST	ANNUAL RENEWAL AFTER FIRST YEAR	TOTAL	AVERAGE COST PER YEAR
Central*	7	\$1,660.00	\$275.00	\$3,310.00	\$472.86
	10	\$2,290.00	\$275.00	\$4,765.00	\$476.50
Family Pest Services	10	\$3,296.00	\$225.00	\$5,321.00	\$532.10
Insect IQ**	10	\$4,500.00	\$825.00	\$11,925.00	\$1,192.50
	20	\$4,500.00	\$825.00	\$20,175.00	\$1,008.75
Orkin***	7	\$4,400.00	\$660.00	\$8,360.00	\$1,194.29
Tropicare	10	\$3,418.00	\$320.00	\$6,298.00	\$629.80

NOTES:

*Central is the company the CDD used from 2011 - 2018

**The quote from Insect IQ is indefinite. Provided above are two examples for 10 year and 20 year renewals

***The Orkin agreement has verbiage about the possibility of the annual renewal rate increasing by up to ten percent or the consumer price index, whichever is greater, each year. *The calculations above do not account for any increases. Therefore, total and average cost per year could be higher than stated.*



Central

TERMITE & PEST CONTROL

Serving Florida Since 1974

2422 Destiny Way • Odessa, Florida 33556

Office: (727) 841-6616 • Fax (727) 849-7015

September 13, 2018

DPFG Patricia Cummings-Thibault
1060 Maitland Center Commons
Suite 340
Maitland, FL 32751-7273

Account #5719- Lakeshore Ranch CDD 19730 Sundance Lakes Blvd
Land O Lakes, FL

Dear Patricia:

The preventative termite treatment we applied 7 years ago has come to an end and it is time to renew the contract and reinforce the barrier around the perimeter of your home with new product. We would like to take this opportunity to offer you complete termite protection.

Subterranean termites are active in the state of Florida 365 days a year tunneling through Florida's sandy soil looking for wood to eat in order to feed the queen who lives in the colony laying eggs up to thirty years! By applying a preventative barrier treatment around the perimeter of your property we can stop these silent invaders from seriously damaging your commercial space.

We at Central Termite & Pest Control would like to keep your property safe by offering an extended 7 or 10 year Million Dollar Repair Gaurantee with every treatment.

We offer two protections plans, a 7 year plan with Dominion in the amount of \$1,660.00 and our 10 year plan with Termidor at \$2,290.00. Both plans offer a yearly warranty of \$275.00 for either 6 or 9 years respectively.

If you have any questions of concern, please do not hesitate to contact me. Ask about our payment plan!

Sincerely,

Diana Acevedo

PASCO
HILLSBOROUGH

TOLL FREE
(800) 531-5911

HERNANDO
PINELLAS



Family Pest Services

"We treat you like family"

☒ THIS AGREEMENT PROVIDES FOR THE RETREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIRS OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.

☒ THIS CONTRACT PROVIDES FOR RETREATMENT OF A STRUCTURE AND THE REPAIRS OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS WITHIN THE LIMITS STATED IN THIS CONTRACT.

Wood-Destroying Insect Agreement

Customer Name: LAKE SHORE RANCH
Service Address: 19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638
Billing Address: _____

Account #: _____
Repair Deductible: \$500.00 on any structural
Guarantee does not cover contents of the structure.
Email Address: LAKANOVESTA PROPERTY
Phone #: SERVICES.COM 813-38-6839

This Agreement between **Family Pest Services** (herein referred to as The Company) and Customer of conditional damage replacement is expressly limited to subterranean termite damage to the primary structure listed above, and recovery there under shall not exceed face amount of coverage the Customer selects from available coverage. This Contract does not provide for protection from or treatment of any other wood-destroying organism, insect, mold, or pest unless specified optional coverage is selected in this contract and paid in full. The Company does not guarantee nor represent that termites will not infest the property or structure at some future date.

Termite Contract Treatment, Coverage & Inspection: The Company will treat the above-designated structure for subterranean termite, drywood or wood insects, as specified. The Company further agrees to inspect the property at least once annually and report in writing to the owner or his agent, and any further treatment adjudged by The Company necessary to protect the identified structure, as provided under this contract, shall be performed at no additional cost to the Customer as long as this contract remains in force. New subterranean termite damage shall be repaired at the expense of The Company in an amount not to exceed face amount, provided the damaged area can be shown to be infested with live subterranean termites at the time it is brought to the attention of The Company. Subterranean termite damage in conjunction with the presence of excessive moisture or fungus (i.e. wood rot) is specifically not covered by this contract. Repairs of covered subterranean termite damage, as specified above, shall be done by The Company personnel, carpenters, etc. or by other persons or entities as specifically designated, approved and authorized in writing by The Company. Unauthorized repairs are disclaimed herewith. This contract specifically disclaims damage repair for drywood termites and beetles, borers, and all wood-destroying organisms except Subterranean as selected herein; unless specified optional coverage is selected in this contract and paid in full.

TYPE OF TREATMENT:

WARRANTY:

SEE REVERSE SIDE FOR A DESCRIPTION OF THE WARRANTIES.

- | | |
|--|--|
| <input type="checkbox"/> Post Construction Corrective Treatment | <input type="checkbox"/> Repair and Retreatment Warranty |
| <input checked="" type="checkbox"/> Post Construction Preventative Treatment | <input type="checkbox"/> Pretreatment Limited Warranty Renewal |
| <input type="checkbox"/> Pre-Construction Treatment | <input checked="" type="checkbox"/> Retreatment Only |
| <input type="checkbox"/> Drywood Termites | <input type="checkbox"/> Wood Boring Beetles |
| <input checked="" type="checkbox"/> Subterranean Termites | <input type="checkbox"/> Specific Structure(s) treated _____ |
| <input type="checkbox"/> Bait System | Location of Treatment/Inspection Sticker: _____ |
| <input type="checkbox"/> Other _____ | _____ |

PAYMENT INFORMATION:

Initial Cost \$ 3,296.00
Other Fee \$ —
TOTAL INITIAL COST \$ 3,296.00
Down Payment \$ _____
Balance of \$ _____
METHOD OF PAYMENT _____
Maintenance Fee \$ 225 x 9 YRS

CONDUCTIVE CONDITIONS LOCATED: The following conducive conditions were found existing in the structure and should any damage result from the following condition(s), The Company will have no liability for such damage: _____

You have 60 days to notify company of repairs. _____

This Agreement contains certain limitations, conditions and exclusions on The Company's obligations.

Please read the entire Agreement before signing.

In consideration for The Company performing the services specified above and subject to the general terms and conditions on the reverse side of this Agreement, Customer agrees to make the payments indicated above. Customer acknowledges receipt of a signed copy of this Agreement. This Agreement is not binding on The Company until signed by an authorized manager or executive of The Company.

CUSTOMER:

FAMILY PEST SERVICES:

Signature: _____

Signature: Robert Perez

Printed Name: _____

Printed Name: ROBERT PEREZ - OWNER

Effective Date: _____ Branch Address: 2719 LETAP CT LAND O LAKES FL 34638

RIGHT TO CANCEL: YOU, THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

CLUB HOUSE
AMPHI THEATER
GUARD SHACK } 824 x 4.00 = MATERIAL TO BE USED. TAURUS
ACTIVE INGREDIENT FIPRONIL
FOAM ALL PLUMBING LINES!!



Invoice #	: 13893
Service Date	: Nov 1, 2018
Account #	: 15919
Poison Control #	: (800) 222-1222
Tech & License #	: Conner Keller #JF228992
Company License #	: JB131270
Appt Window	: Anytime
Time In/Out	:
Service Address	: 19730 Sundance Lakes Blvd Land O Lakes, FL 34638

Invoice to:
Lakeshore Ranch CDD c/o Vesta Property Services
 19730 Sundance Lakes Blvd
 Land O Lakes, FL 34638

Today's Total Charge Due On Nov 2, 2018:

\$0.00

NOTES

I inspected the Clubhouse, Rec. Center, and Gatehouse for termite activity. No Visible activity was found. I found evidence of a incomplete Subterranean Termite Treatment at all locations. I recommend converting the termite protection on all structures to the Sentricon Termite Colony Elimination System. Please refer to the following scope of work and pricing for details. Scope of work: Sentricon Termite Colony Elimination Bait Stations are installed outside the drip edge of the exterior perimeter of each structure. The stations are check Monthly for the first 3-4 months. The stations are checked and serviced a minimum of twice per year after the initial termite colony elimination period. Warranty Statement: The system comes with a one year renewable warranty. The warranty may be renewed on or before the anniversary date if the installation of the system for \$825.00. The warranty comes with an annual termite inspection and report for each structure. Pricing: Initial Install - \$4,500.00 (Clubhouse, Rec. Center, and Guardhouse) Annual Renewal \$825..00 (Warranty Included) Please call me to discuss the pricing and services. Thank you, Conner Keller

"Rec. Center" =
amphitheater restroom
building

1st yr cost \$4,500
Every year after \$825 (indefinitely)
PRODUCTS USED * we receive a notification & have 60 days to schedule service

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
No products used.						

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Your account does not have an amount due, do not send payment.

Lakeshore Ranch CDD c/o Vesta Property Services

Account #15919

Invoice #13893

Today's Total Charge: \$0.00

Due Date: Nov 2, 2018

Amount Enclosed \$ _____

Send Payments To **Insect IQ, Inc.** 5002 West Linebaugh Ave Unit F, Tampa, FL, 33624

Pay Online insectiq.briostack.com/customer

Pay by Phone 855-930-2847

Thank you for your business!

THIS AGREEMENT PROVIDES FOR RETREATMENT OF THE INFESTED AREA OF THE COVERED STRUCTURE(S) IN THE EVENT THAT SUBTERRANEAN TERMITES REINFEST THE COVERED STRUCTURE(S), BUT THIS AGREEMENT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGE CAUSED BY SUBTERRANEAN TERMITES.



Orkin Pest Control
Residential Single Family Dwelling
**FLORIDA SUBTERRANEAN TERMITE PROGRAM
RETREAT SERVICE AGREEMENT**
(Does Not Cover Formosan Termites)

GRID #

THIS AGREEMENT IS CONTINGENT UPON THE APPROVAL AND SIGNATURE OF THE ORKIN BRANCH MANAGER, WHO HAS SOLE AUTHORITY TO EXECUTE IT ON BEHALF OF ORKIN.

1. **ORKIN LIMITED RETREATMENT SERVICE ("Service") (PP):**
 - A. Orkin shall treat Customer's structure for Subterranean termites using the treatment specified in the Treatment Report for ☐ prevention ☐ presumptive evidence ☐ control of Subterranean termites. Orkin does not guarantee that termites will never return to the treated structure ("Treated Premises"). If termites do return as indicated by evidence of a live Subterranean termite infestation, Orkin will retreat that area. This Service does not cover any damage to the structure or its contents.
 - B. This Service shall expire one (1) year from the date of initial treatment; however, for the first seven (7) years, the Customer has the exclusive right to renew the Service by timely payment of the annual renewal. At the end of that seven-year period, the Service may be renewed annually with the mutual consent of both parties, and, thereafter, either party may terminate the Service only at the end of a service year.
 - C. Customer is required to make the Treated Premises accessible to Orkin for any inspections and treatments as Orkin deems necessary. This may include removing floor coverings, wall coverings and fixtures, for which the responsibility and costs rest exclusively with the Customer. If the Customer fails to comply with these obligations, Orkin may, at its option, terminate the Agreement.
 - D. The Customer agrees to be solely responsible for maintaining the Treated Premises free from any condition conducive to termite infestation ("Conducive Conditions," see paragraph 9 for explanation). The Customer agrees to be solely responsible for identifying and correcting Conducive Conditions. This responsibility rests exclusively with the Customer, not with Orkin. In addition, the existence of any Conducive Condition, that was not timely corrected, including any Conducive Condition existing, but not visible at the time of the execution of this Agreement, will permit Orkin, at its sole discretion, to terminate the Agreement or to require Customer to purchase any additional treatment required as a result of the Conducive Condition.
 - E. Prior to making any structural modification or alteration or disturbing the soil in, around or under the Treated Premises, Customer must notify Orkin in writing and purchase any additional treatment required by the changes. The failure of Orkin to notice any such change does not release Customer from this obligation. If Customer fails to do so, Orkin, at its option, may terminate the Agreement.
 - F. Orkin is performing a service and expressly disclaims any guarantee of any kind, whether expressed or implied, for any injury or damage related to the service performed. Customer expressly releases Orkin from any claim for termite damage or repair.
2. **OTHER INFESTATIONS:** Customer waives and releases Orkin from any liability for any claim or damages to the structure or its contents caused by an infestation of Wood Destroying Fungi, Formosan Termites, Drywood Termites, Boring Beetles or any other Wood Destroying Insects. Customer also waives and releases Orkin from liability for any claim or injuries, damages, or losses of whatever nature or type related to mold or fungal growth.
3. **RENEWAL:** To maintain the Service, Customer shall timely pay an annual renewal fee. The first annual renewal fee will be \$ **660.00**. Thereafter, Orkin shall have the right to increase the annual renewal fee by an amount not to exceed the consumer price index or by an amount not to exceed ten percent (10%), whichever is greater. If Orkin does not increase the Annual Renewal Payment in any one or more years, at any subsequent increase Orkin may cumulatively include any amount it would have been permitted to increase in that prior year or period of years.
4. **MEDIATION/ARBITRATION:** ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE SERVICES PERFORMED BY ORKIN UNDER THIS AGREEMENT OR ANY OTHER AGREEMENT, REGARDLESS OF WHETHER THE CONTROVERSY OR CLAIM AROSE BEFORE OR AFTER THE EXECUTION, TRANSFER OR ACCEPTANCE OF THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO ANY TORT AND STATUTORY CLAIMS, AND ANY CLAIMS FOR PERSONAL OR BODILY INJURY OR DAMAGE TO REAL OR PERSONAL PROPERTY, SHALL BE SETTLED BY BINDING ARBITRATION. UNLESS THE PARTIES AGREE OTHERWISE, THE ARBITRATION SHALL BE ADMINISTERED UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA") AND SHALL BE CONDUCTED BY AAA. IF ADMINISTERED UNDER THE AAA RULES, A CLAIM SHALL BE DETERMINED UNDER THE AAA SUPPLEMENTARY PROCEDURES FOR CONSUMER-RELATED DISPUTES IN CASES WHERE SUCH PROCEDURES ARE APPLICABLE. ANY OTHER CONTROVERSY OR CLAIM SHALL BE DETERMINED UNDER THE AAA COMMERCIAL ARBITRATION RULES. THE CUSTOMER AND ORKIN AGREE THAT THE ARBITRATOR SHALL FOLLOW THE SUBSTANTIVE LAW, INCLUDING THE TERMS AND CONDITIONS OF THIS AGREEMENT. THE ARBITRATOR'S POWERS TO CONDUCT ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT SHALL BE LIMITED AS FOLLOWS: ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT WILL NOT BE CONSOLIDATED OR JOINED WITH ANY ACTION OR LEGAL PROCEEDING UNDER ANY OTHER AGREEMENT OR INVOLVING ANY OTHER PREMISES, AND WILL NOT PROCEED AS A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR SIMILAR REPRESENTATIVE ACTION. EITHER PARTY HAS THE RIGHT TO REQUIRE A PANEL OF THREE (3) ARBITRATORS, BUT IN THE ABSENCE OF THE PARTIES' AGREEMENT, THE REQUESTING PARTY SHALL BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL ARBITRATORS. EITHER PARTY MAY REQUEST AT ANY TIME PRIOR TO THE HEARING THAT THE AWARD BE ACCOMPANIED BY A REASONED OPINION. THE REQUEST AN ARBITRAL APPEAL TO AN APPEAL TRIBUNAL, CONSTITUTED IN THE SAME NUMBER AND BY THE SAME PROCESS AS THE INITIAL ARBITRATOR(S). THE APPEALING PARTY SHALL BE RESPONSIBLE FOR THE FILING FEE AND OTHER ARBITRATION FEES AND COSTS SUBJECT TO AWARD BY THE APPEAL TRIBUNAL UNDER APPLICABLE LAW. THE APPEAL TRIBUNAL SHALL REVIEW ALL QUESTIONS OF LAW AND FACT UNDER A CLEARLY ERRONEOUS STANDARD. THE AWARD OF THE APPEAL TRIBUNAL SHALL BE FINAL AND BINDING. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT HAVING JURISDICTION THEREOF. CUSTOMER AND ORKIN ACKNOWLEDGE AND AGREE THAT THIS ARBITRATION PROVISION IS MADE PURSUANT TO A TRANSACTION INVOLVING INTERSTATE COMMERCE AND SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT. BEFORE HAVING RECOURSE TO ARBITRATION, CUSTOMER AND ORKIN EACH AGREES TO TRY IN GOOD FAITH TO SETTLE ANY CONTROVERSY OR CLAIM BY AT LEAST FOUR (4) HOURS OF MEDIATION ADMINISTERED UNDER THE AAA COMMERCIAL MEDIATION RULES WITH ORKIN AGREEING TO PAY THE COSTS OF THE MEDIATION. THE AAA MAY BE CONTACTED AT THE TOLL-FREE NUMBER 800.778.7879, OR THROUGH THE FOLLOWING WEBSITE: <http://www.adr.org>.
5. **LIMITATION OF LIABILITY:** Customer expressly waives any claim for economic, compensatory, or consequential damages relating to the existence of Subterranean termites or Subterranean termite damage, or for increased costs, loss of use, business interruption, diminution of value, or any "stigma" damage due to the presence of Subterranean termites or services, Customer waives any claims for property damage. Customer agrees that under no circumstances shall Orkin be held liable for any amount greater than the amount paid by the Customer to Orkin for the termite service to be performed. **Nothing in this Agreement shall be construed as depriving the Customer of remedies available under applicable state consumer protection laws.**
6. **LIMITED ASSIGNABILITY:** This Agreement is assignable as a **retreat only** Agreement to the new owner of the property under the following conditions: (a) the new owner presents the Orkin branch office written notice requesting that the Agreement be assigned; (b) Orkin conducts an inspection of the property, the results of which are satisfactory to Orkin; (c) Orkin consents in writing to the assignment of the Agreement; and (d) the new owner pays a transfer fee.
7. **REINSPECTION:** Orkin shall reinspect the treated structure as deemed necessary by Orkin or once a year, if requested by Customer. An annual inspection will be made by Orkin if required by applicable State law or regulations. Any reinspection is separate from and independent of Customer's obligation to pay the annual renewal.
8. **CHEMICAL INFORMATION WARNING:** Virtually all pesticides have some odor which may be present for a period of time after application. If you or any member of your household believes you have a sensitivity to chemical odor or chemicals, Orkin recommends that you not have an initial or a subsequent service performed at your premises until you have consulted with your family physician. At your request, Orkin will provide information about the chemicals to be used in treating the premises.
9. **CONDUCTIVE CONDITIONS:** Conducive Conditions include, but are not limited to: roof leaks, improper ventilation, faulty plumbing, and water leaks or intrusions in or around the structure; inherent structural problems, including, but not limited to, wood to ground contact, masonry failures, and settlement of the foundation; foam insulation, stucco construction, expanded polystyrene or styrofoam molded foundation systems, siding (including vinyl, wood and metal) in contact with the ground, mulch, or other protective ground covering; and firewood, trash, lumber, wood, mulch, shrubs, vines, and other protective ground covering in contact with structure.
10. **ENTIRE AGREEMENT:** This Agreement and the attached Treatment Report shall be the entire Agreement between Customer and Orkin. No other agreements, understandings or representations, whether written or oral, with respect to the Agreement shall be binding as they shall be merged into and superseded by this Agreement. Customer warrants and acknowledges that Customer has not relied on or been induced by any other agreements, understandings or representations, whether written or oral, in signing this Agreement. The terms of the Agreement stated herein may not be amended or altered unless a written change is approved and signed by a Corporate Officer of Orkin. No other employees or agents of Orkin have authority to amend or alter any part of this Agreement. If any provision or portion thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement. Provided, however, that as to paragraph 4, MEDIATION/ARBITRATION, if the sentence precluding the arbitrator from conducting an arbitration proceeding as a class, representative or private attorney general action is found to be invalid or unenforceable then the entirety of paragraph 4 shall be deemed to be deleted from this Agreement.
11. **APPLICABLE LAW:** This Agreement shall be governed by and construed under the laws of the State of Georgia, without regard to its conflicts of laws principles.
12. **FORCE MAJEURE (Circumstances beyond Orkin's control):** Orkin's obligations under this Agreement shall be cancelled if Orkin cannot perform its responsibilities due to Acts of God, including, earthquakes, storms, fires, floods, or because of a material change in circumstances including but not limited to acts of war, inaccessibility of the property, strikes, unavailability of termiticide, baits or other supplies from ordinary sources.
13. **TERMINATION BY ORKIN:** Orkin may terminate this Agreement, without notice, if the obligations set forth in this Agreement are not met by Customer, or in the event of a change in state or federal law or regulation that materially affects Orkin's obligations under this Agreement.
14. **MONEY BACK GUARANTEE: ORKIN GUARANTEES THAT IF CUSTOMER IS NOT COMPLETELY SATISFIED WITH ORKIN'S TREATMENT, ORKIN WILL REFUND CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID RENEWAL FEES IF CUSTOMER CONTACTS ORKIN IN WRITING AT THE BRANCH ADDRESS BELOW WITHIN 30 DAYS AFTER CUSTOMER'S INITIAL TREATMENT, AND ORKIN FAILS TO RESOLVE CUSTOMER'S PROBLEM WITHIN 30 DAYS AFTER RECEIVING IT. A REFUND BY ORKIN OF CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID RENEWAL FEES WILL RESULT IN CANCELLATION OF THIS AGREEMENT.**

CANCELLATION: CUSTOMER MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

LakeShore Ranch CDD **11/6/18**
Customer Date
19730 Sundance Lake Blvd
Street Address (Treated Premises)
Land O Lakes **FL** **34638**
City State Zip Code
(813) 388-6839 **(813) 388-6839**
Home Phone Work Phone
County Name **Pasco** Is this within the City Limits? ☐ Yes ☒ No

Billing Name (if different)

Billing Address (if different)

City State Zip Code

Type of structure to be treated **Office / Clubhouse / Guard Shack**

Glenn Griffin **1469388**
Inspector Name (PRINT) Employee ID # or Certification #

(727) 459-9401

Branch Telephone Number

THIS AGREEMENT IS NOT VALID UNTIL APPROVED BY THE BRANCH MANAGER

Branch Manager's Signature **11/6/18**
Date

AG1186POD REV. 2/2018 Florida

1. Service Purchased:	
a. Initial Treatment Cost.	\$ 4400.00
b. Minus Adjustments	(\$)
c. Additional Renewal for _____ Years	\$
Subtotal (sum a - b + c)	\$ 4400.00
2. Other Items:	
a. Sales Taxes	\$
b. Other Fees	\$
Subtotal (sum a + b)	\$ 0
3. TOTAL: Price (sum 1 + 2)	\$ 4400.00
4. LESS: Down Payment	(\$)
5. Unpaid Balance (3 minus 4)	\$ 4400.00

METHOD OF PAYMENT: ☐ FINANCED - See Separate Finance Agreement

☐ CASH

☐ CHECK # _____

☐ COMPLETE EASY PAYMENT FORM -
Unpaid Balance Must Be Financed or Due Upon Completion

10050 State Road 52
Branch Street Address

Hudson **FL** **34669**
City State Zip Code

Customer's Signature **11/6/18**
Date

LOCATION Customer Email: lkagan@vestapropertyservices.com



PEST CONTROL
World's Best

NOTICE OF CANCELLATION

Customer Name LakeShore Ranch CDD
(SAME AS ON AGREEMENT)

11/6/18
(ENTER DATE OF TRANSACTION)

Customer Address 19730 Sundance Lake Blvd Land O Lakes FL 34638

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE AGREEMENT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS AGREEMENT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE AGREEMENT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ORKIN, LLC.

AT 10050 State Road 52 Hudson FL 34669 NOT LATER
Address of Seller's place of business — Orkin Branch Office

THAN MIDNIGHT OF _____
Date — Three Business Days After Date of Transaction

I HEREBY CANCEL THIS TRANSACTION

Buyer's Signature _____

Lakeshore Ranch CDD
Buyer's Name (Print) _____ Date _____



PEST CONTROL
World's Best

NOTICE OF CANCELLATION

Customer Name LakeShore Ranch CDD
(SAME AS ON AGREEMENT)

11/6/18
(ENTER DATE OF TRANSACTION)

Customer Address 19730 Sundance Lake Blvd Land O Lakes FL 34638

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE AGREEMENT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS AGREEMENT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE AGREEMENT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ORKIN, LLC.

AT 10050 State Road 52 Hudson FL 34669 NOT LATER
Address of Seller's place of business — Orkin Branch Office

THAN MIDNIGHT OF _____
Date — Three Business Days After Date of Transaction

I HEREBY CANCEL THIS TRANSACTION

Buyer's Signature _____

Lakeshore Ranch CDD
Buyer's Name (Print) _____ Date _____

(DETACH HERE)

ORKIN CAN BEGIN WORK AS SOON AS POSSIBLE. PERMISSION, HOWEVER, SHALL NOT BE CONSTRUED AS A WAIVER OF ANY OF MY RIGHTS UNDER THIS NOTICE OF CANCELLATION.

YES ☐ NO ☐

BUYER'S SIGNATURE _____

11/6/18
DATE

(THE BOTTOM PORTION OF THIS FORM MUST BE ATTACHED TO THE LOCATION COPY OF THIS AGREEMENT.)

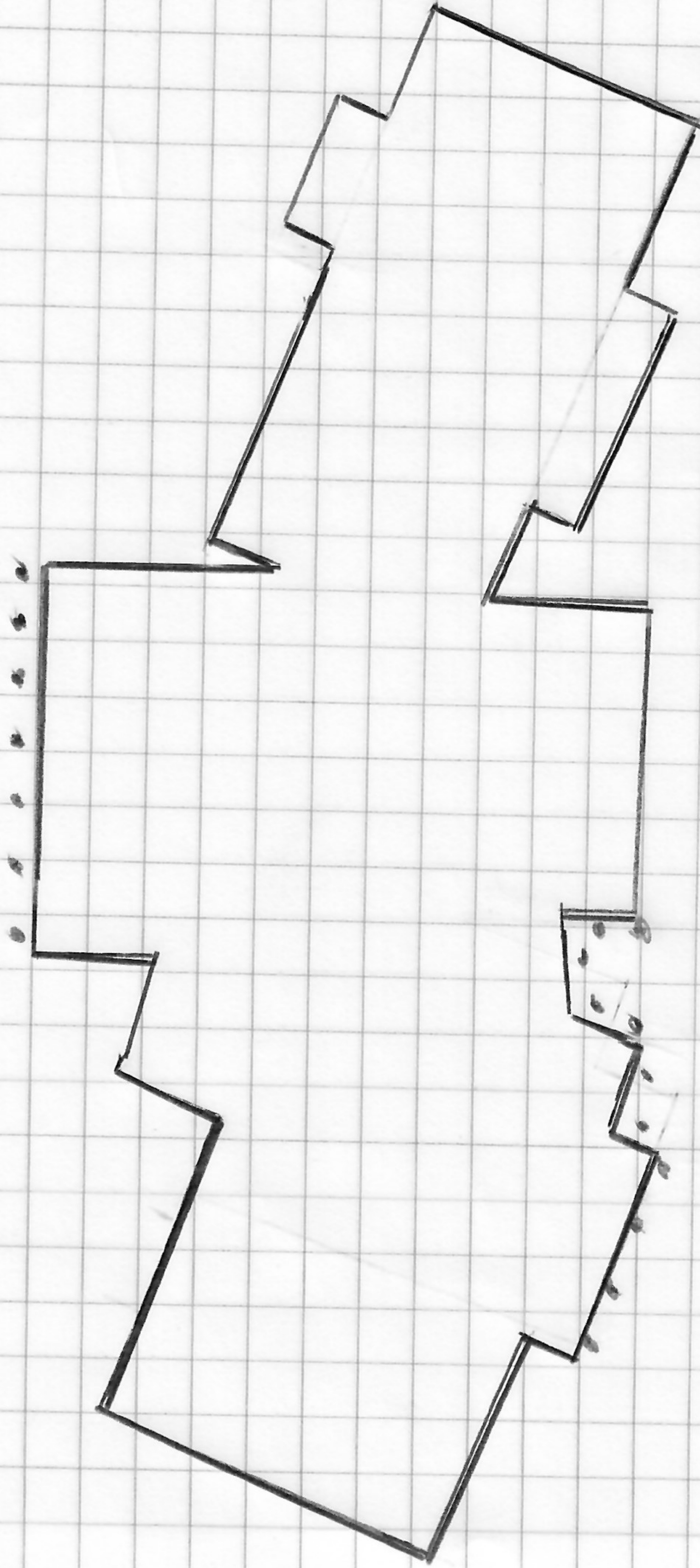
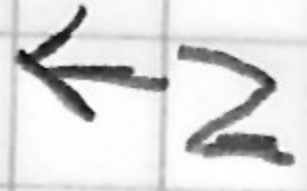


7905 LAND O LAKES BLVD. • LAND O LAKES, FLORIDA 34639

EAST PASCO (813) 995-9711
TOLL FREE 1-866-KILABUG
545-2284

Sign: _____

Not To Scale



~ ~
Pool
~ ~



Tropicare Termite and Pest Control, Inc.

TERMITE • HOUSEHOLD • PLUGGING

7905 LAND O LAKES BLVD. • LAND O LAKES, FLORIDA 34639

EAST PASCO (813) 995-9711

TOLL FREE 1-866-KILABUG

545-2284

Purchaser LAKESHORE RANCH AMPHITHEATER ^{BATHROOMS} Phone (813) 388-6839
Address 19707
City LAND O LAKES State FL Zip 34638
Property Address SAME
City _____ State _____ Zip _____
Residence _____ Business _____ Other AMPHITHEATER BATHROOMS
☐ Control Treatment ☒ Preventative Treatment

TROPICARE, INC. hereby contracts with the purchaser (named above) to provide all materials, labor and equipment necessary to treat and protect the above described property against the infestation of:

- SUBTERRANEAN TERMITES - * 10 YR AGREEMENT *

TROPICARE, INC. is hereby authorized to treat the premise for the control of the following: SUB-TERMITES

TOTAL DUE UPON COMPLETION \$ 295-

TROPICARE, INC. will warranty this structure for a period of one year for the control of the above named pests. Should an infestation occur during this period, re-treatment will be performed at no cost.

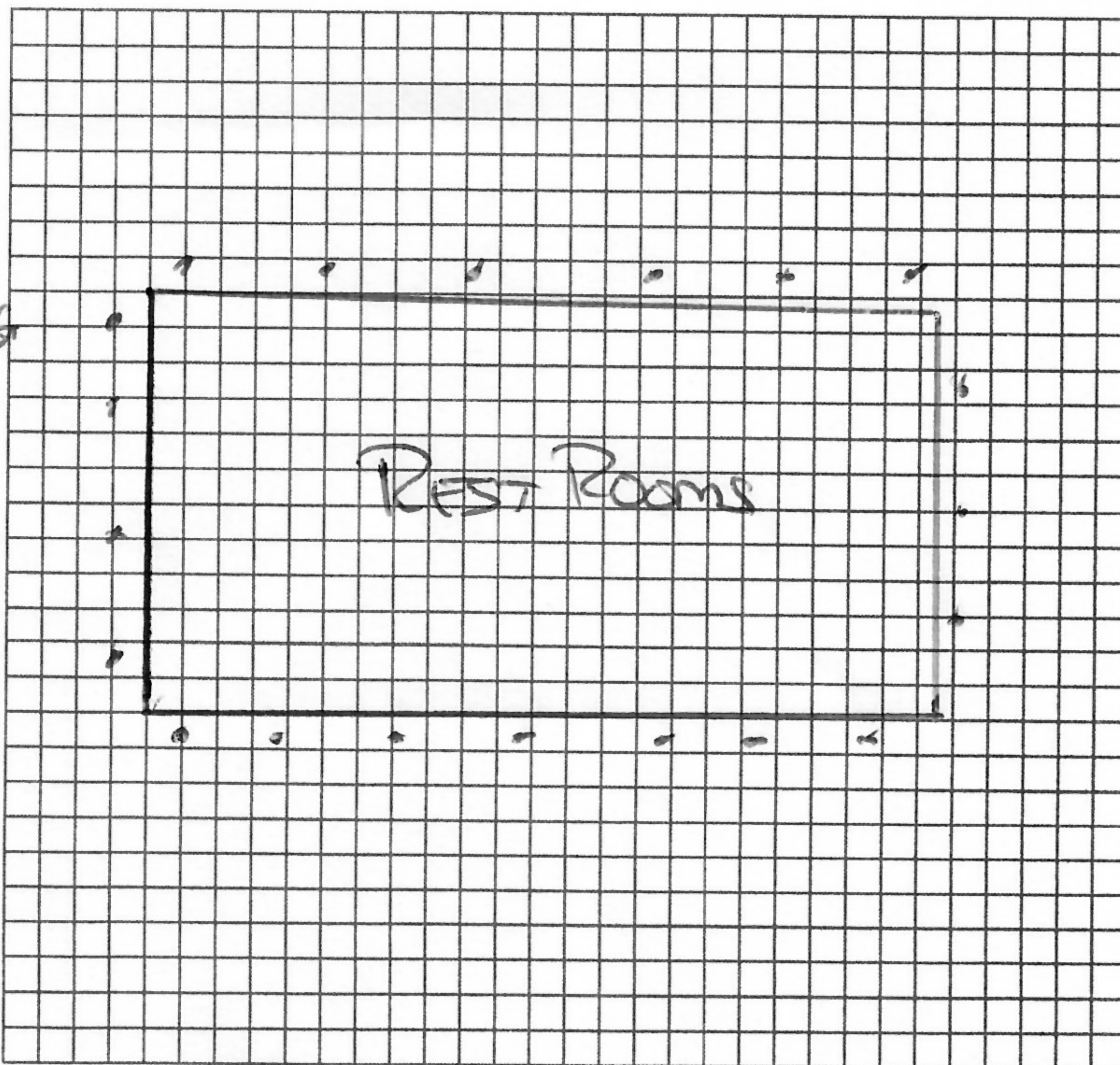
This RE-TREATMENT POLICY may be extended on an annual basis for \$ 40⁰⁰ per year. For 4 years, annual inspections must be performed on or before the anniversary date. The warranty is transferable at the discretion of the company. The renewal fee is subject to change after the 4th year.

The PURCHASER further understands that TROPICARE, INC. is limited to re-treatment only and in no way, expressed or implied, will be responsible for damages or repairs to the structure or contents that result from previous or future pest infestation.

I hereby accept the terms and conditions set forth in this contract:

PURCHASER: _____

TROPICARE: Mh G - 11-2-18



Chemical: TERMITOR

WARRANTY TRANSFER

New Owner: _____

Date Transferred: _____

Phone: _____

Sign: _____

Key Symbols		
	X	Infested Area
	R	Repairs Recommended
	ST	Subterranean Termites
X	BD	Badly Damaged
	PHD	Possible Hidden Damage
	E/W	Earth/Wood Contact

Treatment Sticker Location: _____



Tropicare Termite and Pest Control, Inc.

TERMITE • HOUSEHOLD • PLUGGING

7905 LAND O LAKES BLVD. • LAND O LAKES, FLORIDA 34639

EAST PASCO (813) 995-9711

TOLL FREE 1-866-KILABUG

545-2284

Purchaser LAKE SHORE RANCH GUARD HOUSE Phone (813) 388-6839

Address 19825

City LAND O LAKES State FL Zip 34638

Property Address SAME

City _____ State _____ Zip _____

Residence _____ Business _____ Other GUARD HOUSE

☐ Control Treatment

☒ Preventative Treatment

TROPICARE, INC. hereby contracts with the purchaser (named above) to provide all materials, labor and equipment necessary to treat and protect the above described property against the infestation of:

- SUBTERRANEAN TERMITE - * 10 Yr AGREEMENT *

TROPICARE, INC. is hereby authorized to treat the premise for the control of the following: SUB-TERMITES

TOTAL DUE UPON COMPLETION \$ 198-

TROPICARE, INC. will warranty this structure for a period of one year for the control of the above named pests. Should an infestation occur during this period, re-treatment will be performed at no cost.

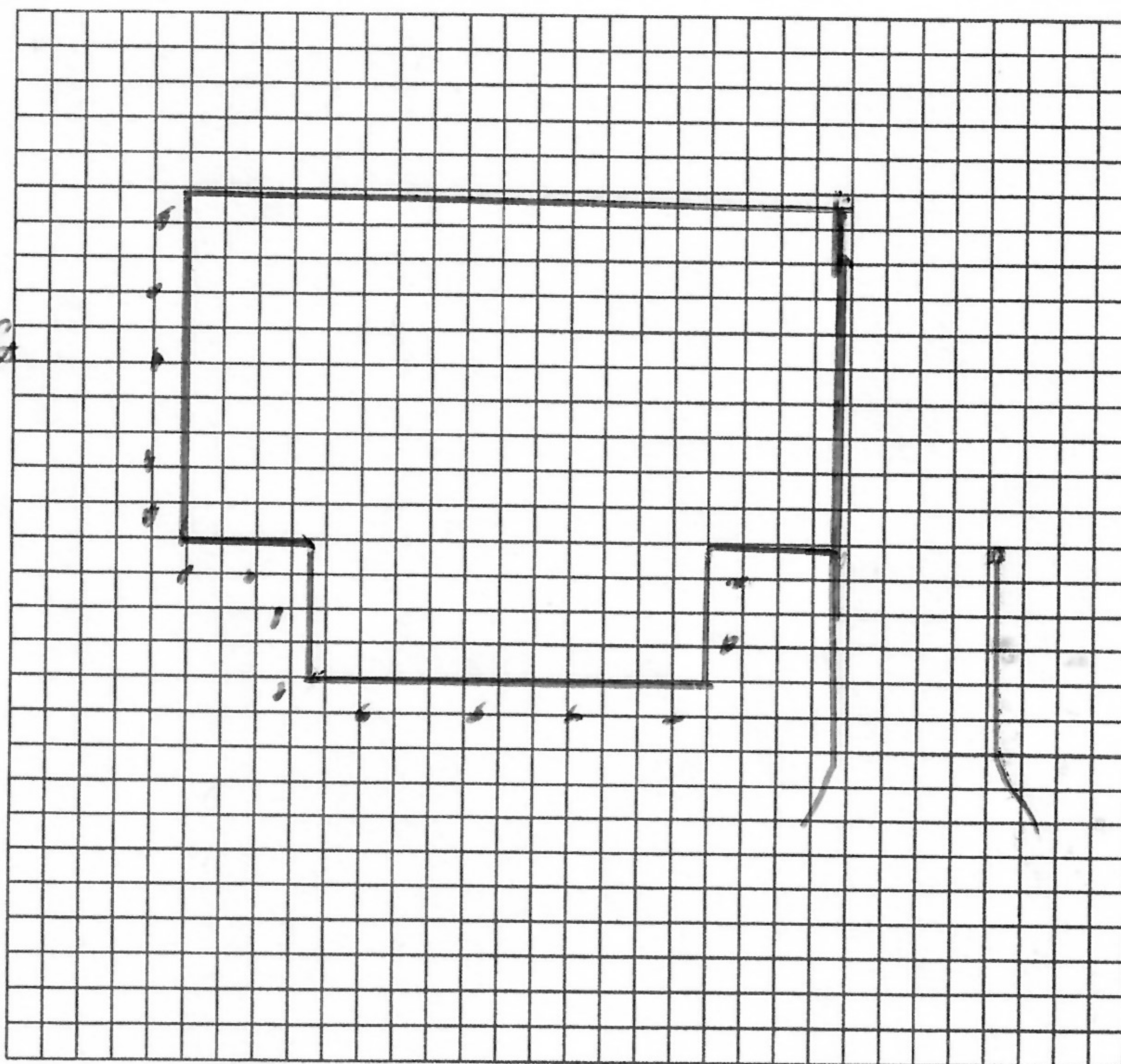
This RE-TREATMENT POLICY may be extended on an annual basis for \$ 30⁰⁰ per year. For 4 years PHD annual inspections must be performed on or before the anniversary date. The warranty is transferable at the discretion of the company. The renewal fee is subject to change after the 4th year.

The PURCHASER further understands that TROPICARE, INC. is **limited to re-treatment only** and in no way, expressed or implied, will be responsible for damages or repairs to the structure or contents that result from previous or future pest infestation.

I hereby accept the terms and conditions set forth in this contract:

PURCHASER: _____

TROPICARE: PHG - 11-2-18



Chemical: TERMINATOR

Key Symbols	X	Infested Area
	R	Repairs Recommended
	ST	Subterranean Termites
X	BD	Badly Damaged
	PHD	Possible Hidden Damage
	E/W	Earth/Wood Contact

Treatment Sticker Location:

WARRANTY TRANSFER

New Owner: _____

Date Transferred: _____

Phone: _____

Sign: _____

EXHIBIT 8



Green Thumb Unlimited

Green Thumb Unlimited

P.O. Box 424
Elfers, FL 34680
727-457-3460

Proposal

Monday, October 29, 2018

Lake Shore Ranch CDD. C/o Dpfg Inc 20181029160

Lake Shore Ranch CDD. C/o Dpfg Inc

Common Area
Land o lakes, FL 34637
Phone: 813-220-6089

Worksite:

19409 Autumn Chase Ct
Land O' Lakes, FL 34638

Salesperson: Eric Kopp
service@greenthumbunlimited.com

#	Item	Description	Qty	Cost
		Remove Trees	1	\$3,240.00
		Remove dead Oak tree behind 8919 Crystal creek Ct. 2500.00		
		Haul away debris 300.00		
		County permit 75.00 48 inch trunk		
		Small bobcat 1 day 365.00		
		Grind Stump	1	\$600.00
		Grind stump		

Subtotal: \$3,840.00
Tax: \$0.00
Total: **\$3,840.00**

Signature

Date

Acceptance of this proposal represents a signed contract.
Credit card processing fee of 3% will be added if applicable.
Proposal is good for 30 days.

A 30% deposit may be required.

Page 1 of 1

www.greenthumbunlimited.com



Enhancement Proposal

Job Name:	Laurel Oak Tree Removal	Proposal #	
Property Name:	Lakeshore Ranch	Date:	October 18, 2018
Client:	Lakeshore Ranch		
Address:	DPFG 1060 Maitland Center commons Blvd, Suite 240		
City/State/Zip:	Maitland, FL 32751		
Phone:	322-263-0132		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Removal of the Laurel Oak Tree behind the houses 8911 and 8919 Crystal Creek Court in Lakeshore Ranch. A skid steer will be used to carry out the debris. Price also includes the grinding of the stump.

Materials & Services	Quantity	Unit Price	Total
Laurel Oak Tree Removal	1	\$ 5,600.00	\$ 5,600.00
Laurel Oak Tree Stump Grinding	1	\$ 600.00	\$ 600.00
TOTAL PRICE			\$ 6,200.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. Prices above are valid for 90 days from date of proposal.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Matthew Matos

Date:

Date: October 18, 2018

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

Eddie P Jenkins

SURVEYING AND MAPPING, INC.

RESIDENTIAL & COMMERCIAL

November 2, 2018

To: Lake Shore Ranch CDD

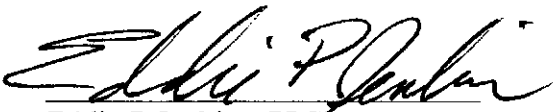
Attn: Raymond J Lotito

Re: 8919 Crystal Creek Court

Thank you for contacting our office for a proposal for surveying services. The cost for the boundary survey and locating said dead oak tree will be \$375.00. We will need 2 weeks for completion.

Please let us know if you would like to order the survey.

We look forward to hearing from you.



Eddie P Jenkins, PLS

EXHIBIT 9



Green Thumb Unlimited

Green Thumb Unlimited

P.O. Box 424
Elfers, FL 34680
727-457-3460

Proposal

Monday, October 29, 2018

Lake Shore Ranch CDD. C/o Dpfg Inc 20181029410

Lake Shore Ranch CDD. C/o Dpfg Inc

Common Area
Land o lakes, FL 34637
Phone: 813-220-6089

Worksite:

19409 Autumn Chase Ct
Land O' Lakes, FL 34638

Salesperson: Eric Kopp
service@greenthumbunlimited.com

#	Item	Description	Qty	Cost
		Remove Trees	2	\$350.00
		Remove 2 pine trees around round about. Sunlake blvd/ Watercolor dr. Haul away debris.		
		Grind Stump	2	\$175.00
		Grind stump		

Subtotal:	\$525.00
Tax:	\$0.00
Total:	\$525.00

Signature _____

Date _____

Acceptance of this proposal represents a signed contract.
Credit card processing fee of 3% will be added if applicable.
Proposal is good for 30 days.

A 30% deposit may be required.

Page 1 of 1

www.greenthumbunlimited.com



Enhancement Proposal

Job Name:	Slash Pine Tree Removal	Proposal #	
Property Name:	Lakeshore Ranch	Date:	October 18, 2018
Client:	Lakeshore Ranch		
Address:	DPFG 1060 Maitland Center commons Blvd, Suite 240		
City/State/Zip:	Maitland, FL 32751		
Phone:	322-263-0132		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

The removal of 2 dead Slash Pine Trees located in the main Boulevard Roundabout. Price also includes the stump grinding of both trees.

Materials & Services	Quantity	Unit Price	Total
Tree Removal (2 dead Slash Pine Trees)	2	\$ 583.33	\$ 1,166.66
Stump Grinding (both trees)	2	\$ 66.67	\$ 133.34
TOTAL PRICE			\$ 1,300.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. Prices above are valid for 90 days from date of proposal.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Matthew Matos

Date:

Date: October 18, 2018

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

EXHIBIT 10



Enhancement Proposal

Job Name: Lakeshore Ranch conservation cutback
Property Name: Lakeshore Ranch
Client: Lakeshore Ranch CDD
Address: 1060 Maitland Center Commons Blvd., Suite 340
City/State/Zip: Maitland, FL. 32751
Phone: #N/A

Proposal #
Date: September 17, 2018

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to cut and push back the overgrowth along all of the common area conservation areas, we will be pushing back the vegetation roughly 2' - 3' and then vertically cutting it up about 10', creating a wall like effect of vegetation. Majority of the material will be picked up and hauled off to the dump, smaller leafy material will be mulched up with our mowers.

Materials & Services	Quantity	Unit Price	Total
Price Includes Labor and Off Site Removal	30	\$ 43.08	\$ 1,292.36
Dump Fees	2	\$ 228.57	\$ 457.14
TOTAL PRICE			\$ 1,749.50

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Brian Mahar

Date:

Date: September 17, 2018

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:



YELLOWSTONE

LANDSCAPE

IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 8/29/2018

IRR TECH: James Freed

District	Tampa	Project	Lakeshore Ranch
Project Name	SERVICE CALL	Bill To	DPFG 1060 Maitland Center Commons Blvd Suite 340 Maitland, FL 32751
Project #	10141216.201.99999	Contact Ph#	321-263-0132

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Decoder	1 STA DECODER USE W/ACC CONTROLLER	8,83	2	\$156.00	\$312.00
WireSplice	3M DBR/Y-6 BULK, 600V DIRECT BURY SPLICE KIT		12	\$3.40	\$40.80
Labor	Technician Labor Charge per Hour		4	\$55.00	\$220.00
Labor	Assistant Technician Charge per Hour			\$35.00	
				Parts Total	\$352.80
				Proposal Total	\$572.80

Comments
Traced out and replaced 2 bad single station decoders hit by lightning.
Thank you

Deposit/Credit	
----------------	--

Balance Due	\$572.80
-------------	----------

Company Authorizations	
Prepared By:	Date:
Richard Whitcomb	8/29/2018
Branch Manager:	Date:

Work Completed Date
8/28/2018
Billing Fiscal



YELLOWSTONE LANDSCAPE

IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 10/19/2018

IRR TECH: James Freed

District	Tampa	Project	Lakeshore Ranch
Project Name	SERVICE CALL	Bill To	DPFG 1060 Maitland Center Commons Blvd Suite 340 Maitland, FL 32751
Project #	10141216.201.99999	Contact Ph#	321-263-0132

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Decoder	1 STA DECODER USE W/ACC CONTROLLER	25	1	\$156.00	\$156.00
Decoder	2 STA DECODER USE W/ACC CONTROLLER	58,59	1	\$260.00	\$260.00
Labor	Technician Labor Charge per Hour		2	\$55.00	\$110.00
Labor	Assistant Technician Charge per Hour			\$35.00	

Parts Total \$416.00

Comments
Replaced 1 -1 station decoder and 1-2 station decoder.
Thank you

Proposal Total	\$526.00
----------------	----------

Deposit/Credit	
----------------	--

Balance Due	\$526.00
-------------	----------

Company Authorizations	
Prepared By:	Date:
Richard Whitcomb	10/19/2018
Branch Manager:	Date

Work Completed Date
10/18/2018
Billing Fiscal



YELLOWSTONE LANDSCAPE

IRRIGATION WORK PROPOSAL AUTHORIZATION


DATE: 11/7/2018

IRR TECH: James Freed

District	Tampa	Project	Lakeshore Ranch
Project Name	SERVICE CALL	Bill To	DPFG 1060 Maitland Center Commons Blvd Suite 340 Maitland, FL 32751
Project #	10141216.201.99999	Contact Ph#	321-263-0132

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
Drip	TECHLINE INSERT COUPLING	10,57,58	4	\$0.38	\$1.52
Rotor	5004 PLUS F/C SS SAM NP ROTOR RAINBIRD	38	1	\$24.00	\$24.00
SprayHead	1806 6 SPRAY HEADS W/PRS RAINBIRD	41	1	\$12.95	\$12.95
Nozzle	15H NOZ W/SCREEN	41	1	\$1.87	\$1.87
Fitting	1/2 PVC EXPANSION REPAIR COUPLING	40	1	\$5.28	\$5.28
Fitting	1/2 COUPLING SOC PVC FITTING	40	1	\$0.40	\$0.40
Labor	Technician Labor Charge per Hour		2	\$55.00	\$110.00
Labor	Assistant Technician Charge per Hour			\$35.00	
				Parts Total	\$46.02

Comments	Proposal Total	\$156.02
Wet check system replaced 1 rotor head 1 spray head 1 nozzle repaired 1 zone line and 4 rip lines.	Deposit/Credit	
Thank you	Balance Due	\$156.02

Company Authorizations		Work Completed Date
Prepared By:	Date:	11/6/2018
Richard Whitcomb	11/7/2018	
Branch Manager:	Date	Billing Fiscal
	11-7-18	



Enhancement Proposal

Job Name:	Round-about #2	Proposal #	
Property Name:	Lakeshore Ranch CDD	Date:	November 5, 2018
Client:	Lakeshore Ranch		
Address:	DPFG 1060 Maitland Center commons Blvd, Suite 240		
City/State/Zip:	Maitland, FL 32751		
Phone:	322-263-0132		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the mulch and existing plant material around the oak tree and the yellow lantana, the yellow lantana will be the only plant staying. New sod will be installed around the lantana beds, new irrigation will be installed to supply water to the new sod. New 1 gallon yellow lantana will be installed around the center oak tree to match the existing lantana around the outer part of the circle.

Materials & Services	Quantity	Unit Price	Total
<i>Yellow Lantana. 1 Gallon</i>	585	\$ 8.03	\$ 4,697.55
<i>. Irrigation parts, adjustments, installation and labor.</i>	1	\$ 510.26	\$ 510.26
<i>Existing plant and mulch removal, Installation of new plant material</i>	1	\$ 1,507.75	\$ 1,507.75
<i>St Augustine Sod, Installation and Labor</i>	2,645	\$ 0.85	\$ 2,248.25
TOTAL PRICE		\$	8,963.81

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Brian Mahar

Date:

Date: November 5, 2018

Internal Use Only

Project Number:	District: San Antonio
PO Reference:	Date Work Completed:



Enhancement Proposal

Job Name:	Sod Install at Sundance Blvd	Proposal #	
Property Name:	Lakeshore Ranch CDD	Date:	November 5, 2018
Client:	Lakeshore Ranch		
Address:	DPFG 1060 Maitland Center commons Blvd, Suite 240		
City/State/Zip:	Maitland, FL 32751		
Phone:	322-263-0132		

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the declined turf at the corner of Sundance and Preston Woods, the entry fountain circle and the front island at the clubhouse. New sod will be installed back in these areas, irrigation adjustments will be made to insure water is supplied to the new sod.

Materials & Services	Quantity	Unit Price	Total
St Augustine Sod, Installation and Labor	1,565	\$ 0.85	\$ 1,330.25
TOTAL PRICE			\$ 1,330.25

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Brian Mahar

Date:

Date: November 5, 2018

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:

EXHIBIT 11

LAKESHORE RANCH SECURITY PROPOSAL COMPARISON
 Yearly Total Hours Based on 365 Days at 24 Hours: 8,760
 Budgeted Amount: \$168,288

FINANCIAL SUMMARY BY VENDOR

FIORE INDUSTRIES	\$ 175,838.96
ALLIED UNIVERSAL	\$ 196,898.56
DYNAMIC SECURITY	\$ 182,432.00

GATE SECURITY

	RATE	HOURS	TOTAL
FIORE INDUSTRIES			
Hourly Regular Rate	\$ 14.25	8616	\$ 122,778.00
Hourly Holiday Rate - 6 Holidays	\$ 21.38	144	\$ 3,078.72
		<u>8760</u>	<u>\$ 125,856.72</u>

ALLIED UNIVERSAL			
Hourly Regular Rate	\$ 15.68	8592	\$ 134,722.56
Hourly Holiday Rate - 7 Holidays	\$ 23.52	168	\$ 3,951.36
		<u>8760</u>	<u>\$ 138,673.92</u>

Note: Page 12 of the Proposal: Man Hours Reflects Holiday Hours and Not Regular Hours
 Trued Up Holiday Rate Based on Page 14 of the Proposal

DYNAMIC SECURITY			
Hourly Regular Rate - Security Officer	\$ 14.90	6656	\$ 99,174.40
Hourly Regular Rate - Supervisor	\$ 14.90	2080	\$ 30,992.00
True Up to 8,760 Hours	\$ 14.90	24	\$ 357.60
		<u>8760</u>	<u>\$ 130,524.00</u>

Note: The hours on the proposal reflects weeks and not days, included a true up of 24 hours
 There is no additional charge for Holiday Rates

ROVER & VEHICLE

	RATE	HOURS	TOTAL
FIORE INDUSTRIES			
Rover Regular Rate	\$ 14.25	2872	\$ 40,926.00
Rover Holiday Rate - 6 Holidays	\$ 21.38	48	\$ 1,026.24
Rover Vehicle	\$ 2.75	2920	\$ 8,030.00
		<u>5840</u>	<u>\$ 49,982.24</u>

ALLIED UNIVERSAL			
Rover Regular Rate	\$ 15.68	2864	\$ 44,907.52
Rover Holiday Rate - 7 Holidays	\$ 23.52	56	\$ 1,317.12
Rover Vehicle - Flat Fee	\$ -	0	\$ 12,000.00
		<u>2920</u>	<u>\$ 58,224.64</u>

Note: Page 12 of the Proposal: Man Hours Reflects Holiday Hours and Not Regular Hours
 Trued Up Holiday Rate Based on Page 14 of the Proposal

DYNAMIC SECURITY			
Rover Regular Rate	\$ 14.90	2912	\$ 43,388.80
True Up to 2,920 Hours	\$ 14.90	8	\$ 119.20
Rover Vehicle - Flat Fee	\$ -	0	\$ 8,400.00
		<u>2920</u>	<u>\$ 51,908.00</u>

Note: The hours on the proposal reflects weeks and not days, included a true up of 8 hours
 There is no additional charge for Holiday Rates

Proposal in Response to:
Florida
Lakeshore Ranch Community Development District
Security Services

Submitted to:
Patricia Coming-Thibault
District Manager
Office of the District Manager
DPFG Management & Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

Prepared by:
Fiore Industries Inc.
8601 Washington NE., Suite B
Albuquerque, New Mexico 87113

November 5, 2018



8601 Washington Street NE Suite B
Albuquerque, NM 87113
Tel (505) 255-9797 Fax (505) 255-8886
www.fiore-ind.com

November 5, 2018

Patricia Coming-Thibault, District Manager
Office of the District Manager
DPFG Management & Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

Subject: Lakeshore Ranch Community Development District Request for Proposal (RFP) for
Security Services

Dear Ms. Coming-Thibault,

Fiore Industries Inc. (Fiore) is pleased to submit our proposal in response to subject Request for Proposal to provide Security Services for the Lakeshore Ranch Community Development District. Our proposal submission, consisting of one (1) electronic copy and seven (7) hard copies, is fully compliant with the RFP requirements.

Fiore is fully qualified and capable of delivering the requisite security services described in this RFP. We welcome the opportunity to present our proposal to the Community Board and introduce our proposed Program Manager, Mr. John Morissette.

Our proposal will remain valid for one-hundred twenty (120) calendar days starting the day following the proposal delivery date. All provisions of our proposal, including prices, will remain in effect during this period.

I am the person legally authorized to bind the organization to a Service Agreement. If you have any questions about our submittal or need any additional information, please contact me at 505-255-9797; or via email at eharlan@fiore-ind.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Elaine G. Harlan".

Elaine G. Harlan
Chief Administrative Officer

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1. Executive Summary

The Lakeshore Ranch Community Development District requires a contractor firm capable and qualified in all respects to perform fully the contract requirements, and with the integrity, reliability and responsiveness to assure good faith performance. Fiore Industries Inc. offers the District a well-established firm with a long history of exceptional performance in support of state, federal, and commercial customers, fully qualified to meet the requirements of this procurement.

Fiore Industries Inc. is classified as a small, minority-owned business. Founded in 1989, we provide high-technology services and products in innovative research, development, test and evaluation (RDT&E), engineering, directed energy, information technology, cyber security, facility and infrastructure protection, and protective and emergency services. Our core competencies are focused on 1) Armed and unarmed security professionals; 2) Facility Protection: airport rescue and fire-fighting (ARFF), operational and emergency support; 3) Engineering & Testing: the design, prototyping and operations of state-of-the-art systems, including: directed energy systems, controls systems, test systems, data acquisition systems, fuselage simulators, for research and military, federal and commercial applications; and 4) IT & Cyber Security: advanced monitoring and analytics, infrastructure design and system administration. For almost thirty years, Fiore has provided innovative, best value support to the Department of Defense (DoD), National Laboratories, other Federal Government and state agencies, and commercial vendors.

Our proposal is organized to ensure both compliance against and to fully address the Request for Proposal (RFP) requirements. Our value proposition to the District includes a well-established, financially secure, Florida credentialed security firm, with a proven history of exceeding customer expectations; successful past performance on similar security services contracts, a planned approach to assume requirements on this effort; and a hands-on, customer focused program manager, with exceptional credentials and experience on numerous security support efforts including many in community development districts.

2. Approach to Meet Scope of Services Requirements (RFP Section 1.5 and Section Titled Scope of Services)

Operations

Overseeing this contract will be Mr. John Morissette, our current Program Manager on our contract in support of the U.S. Navy Supply Fleet Logistics Center, in Jacksonville, Florida. Mr. Morissette brings decades of experience and protective services credentials, including managing other gated community and commercial accounts to the District and this effort. Please see his full resume at **Attachment A**. Our approach to meet the requirements listed in the RFP is to staff six full time, uniformed employees and maintain a fully qualified bench of back up staff. This staffing approach will meet the hours of security services required in the RFP including both the guardhouse and roving patrol requirements. Additionally, we will provide and maintain a marked rover vehicle to meet the roving patrol requirements

Fiore has years of experience across the security objectives and tasks listed in the RFP (**See Section 7.0**), including established policies and procedures to ensure consistent, reliable and responsive

support to the customers we serve. As a Florida licensed security firm with current work in the state, we are well versed on federal, state and local rules and regulations pertaining to security support services.

We know that support to the customers we serve is only as good as our employees and leader/managers, our greatest discriminator. We take great pride in identifying and selecting employees that not only meet the requirements of the position, but who reflect our company values and culture of making a difference. For our security staff that selection includes deliberate screening for the attributes outlined in the RFP. For this effort we will work with the District and outgoing contractor and contractor staff to seamlessly transition all fully qualified, available staff. We also are preparing now to meet the full staffing requirements of any incumbent staff that does not transition to the new contract.



**Fiore – Gatehouse Operations,
NAVSUP Jacksonville Project**

Insurance


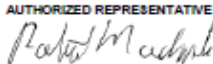
Please see **Section 4.0** below for Fiore's evidence of insurability. As required in the RFP and prior to commencing work, Fiore will add the District as an additional insured to our insurance policies and meet the minimum insurance levels outlined in the RFP. In addition, we will furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

3. Site Examination (RFP Section 1.9)

Fiore's proposed Program Manager for the proposed effort, Mr. John Morissette, conducted a site visit on Tuesday October 16, 2018. His visit included an examination of the entire Lakeshore Ranch Community where the work is to be performed under this agreement.

4. Insurability (RFP Section 1.10)

Fiore's evidence of insurability is provided below.

		CERTIFICATE OF LIABILITY INSURANCE		FIORIND-02	JMALY	
				DATE (MM/DD/YYYY) 10/29/2018		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER License # 0757776 HUB International Insurance Services (NMX) 7770 Jefferson Street NE, Suite 101 Albuquerque, NM 87109			CONTACT NAME: Jan Maly PHONE (A/C, No, Ext): (505) 828-4124 FAX (A/C, No): (866) 487-3972 EMAIL: jan.maly@hubinternational.com ADDRESS:			
INSURED Fiore Industries, Inc. PO Box 57057 Albuquerque, NM 87187-7057			INSURER(S) AFFORDING COVERAGE		NAIC #	
			INSURER A: Maxum Indemnity Company		26743	
			INSURER B: Nationwide Mutual Insurance Company		23787	
			INSURER C: Everest National Insurance Company		10120	
			INSURER D: Lloyd's of London		15792	
			INSURER E:			
INSURER F:						
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> SUBJECT <input type="checkbox"/> LOC OTHER:	X	GLP601554108	06/10/2018	06/10/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 HNOA \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		ACP3027730328	06/10/2018	06/10/2019	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		EXC602770804	06/10/2018	06/10/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	5300003275181	06/10/2018	06/10/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Errors & Omissions		10143L170404	06/10/2018	06/10/2019	Deductible-\$5,000 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER Lakeshore Ranch Community Development District District Manager 250 International Parkway, Suite 280 Lake Mary, FL 32746				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		

ACORD 25 (2016/03)

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5. Licenses (RFP Section 1.11)

A copy of Fiore's Florida State Security Guard Agency License is provided below.



THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE AT THE LICENSED PHYSICAL LOCATION WHERE THE BUSINESS IS CONDUCTED. THIS LICENSE IS VALID ONLY FOR LOCATION NAMED THEREON AND IS NOT TRANSFERABLE. YOU MUST REPORT ANY CHANGES OF NAME OR ADDRESS TO THE ADDRESS LISTED BELOW (\$10 FEE REQUIRED). AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE SHOWN ON THIS LICENSE, A RENEWAL NOTICE WILL BE SENT TO YOU. IF FOR ANY REASON YOU HAVE NOT RECEIVED YOUR RENEWAL NOTICE, FORWARD A COPY OF THIS LICENSE WITH THE PROPER FEE TO THE ADDRESS BELOW. LICENSES MUST BE RENEWED ON OR BEFORE THE DATE OF EXPIRATION OR A LATE FEE EQUAL TO THE AMOUNT OF THE LICENSE FEE WILL BE IMPOSED.

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
DIVISION OF LICENSING
POST OFFICE BOX 5767
TALLAHASSEE, FL 32314-5767

COPY

6. Price Guarantee (RFP Section 1.14)

Fiore agrees that our pricing to the District shall not increase throughout the term of the one-year term Service Agreement.

7. Contractor Resume (RFP Section 1.15)**7.1 Years in Business**

Fiore Industries Inc. was founded in 1989 by its current owner, Mr. Bill Miera. Fiore has been in business continuously for over 29 years.

7.2 Experience with Providing Security Services at Other Community Development Districts

As provided in **Section 7.5**, Fiore holds two active and substantial security/protective services contracts. Our contract in support of the U.S. Navy Supply Fleet Logistics Center, in Jacksonville, Florida is led by Fiore Program Manager (PM) Mr. John Morissette. Mr. Morissette will also serve as the contract PM for this contract upon award, at no direct cost to the District. John brings to the Lakeshore Ranch Community decades of direct experience managing other gated community and commercial accounts to include Saw Grass, Marshlanding, Jacksonville Golf and Country Club, Pablo Creek Reserve, and The Players Club. Duties included Community Patrols, Events and Gate house operations and staffing. Please see Mr. Morissette's full resume at **Attachment A**. John is supported by a hands-on Executive Management Team and Corporate Staff, available 24/7 in support of each and every employee, project and customer we serve.

7.3 Customer References

Fiore is proud of the exceptional support provided to the customers we serve, and as evidenced by customer feedback. Please see customer references and contact information on Fiore's two active security/protective services contracts as well as an example of customer performance feedback.

Customer References

- Contract: Security Guard Services, U.S. Naval Supply (NAVSUP) Fleet Logistics Center, Jacksonville, Florida (Period of Performance January 1, 2015 – December 31, 2019)

Contracting Point of Contact

Betty H. Davis

Contracting Officer NAVFAC SE, Acquisition

PWD Jacksonville

Bldg. 27, P.O. Box 5

Jacksonville, FL 32212-0005

904-542-5468

Betty.h.davis@navy.mil

- Contract: Comprehensive and Professional Protective Services to the New Mexico Spaceport Authority (Period of Performance October 6, 2015 – October 5, 2019)

Technical Point of Contact

Christopher Lopez, CCIM
VP of Site Operations
901 E. University Ave, Ste 965L
Las Cruces, NM 88001
(575) 267-8861
Chris.lopez@spaceportamerica.com

Contracting Point of Contact

Zach De Gregorio, CPA
Chief Financial Officer
901 E. University Ave, Ste 965L
Las Cruces, NM 88001
(575) 267-8510
Zach.degregorio@spaceportamerica.com

Customer Performance Feedback

In Fiore, Lakeshore Ranch Community District will gain a contractor focused on exceeding customer delivery expectations. As evidenced by high customer evaluation reporting, please see excerpts from the latest Government evaluation report (Contractor Performance Assessment Report - CPAR) on our Security Guard Services, U.S. Naval Supply (NAVSUP) Fleet Logistics Center, Jacksonville, Florida contract.

Evaluation Area	Through 2016
Quality	Exceptional
Schedule	Exceptional
Regulatory Compliance	Exceptional
Management	Exceptional
Safety	Exceptional

- “Fiore Industries performance meets contractual requirements and exceeds many to the Government’s benefit. Throughout this period no weaknesses have been identified. Security officers have reported to their post in proper uniform and properly equipped. Security officers have been professional, attentive and carried out their duties in accordance with post orders.”
- “Fiore Industries utilizes an employee appreciation program to recognize their employees for excellent performance. These employees receive a letter from the corporate office and a gift card. Overall, Fiore Industries has done an exceptional job providing security services at a high level in support of both the Defense Logistics Agency Jacksonville and NAVSUP Fleet Logistics Center Jacksonville’s mission.”
- “Fiore Industries, Inc. has ensured that all post was staffed by qualified security officers in proper uniform, properly equipped, as well as being properly groomed in accordance with contract specifications.”
- “Fiore Industries, Inc.'s performance meets contractual requirements and exceeds many to the Government's benefit. Fiore Industries, Inc.'s Project Manager has been effective with contract

matters and ensures the success of this effort by knowing and understanding the requirements. The Project Manager demonstrates a hands-on approach and is always easily accessible.

7.4 Financials

Fiore maintains an accounting system on the accrual basis in accordance with generally accepted accounting principles. Our cost accounting structure is compliant with the contract cost principles and procedures of the Federal Acquisition Regulations (FAR) Part 31. Our cost accounting system is structured to be compliant with Title 48 of the Code of Federal Regulations (CFR) part 9904, Cost Accounting Standard, which are the rules promulgated by the United States Government for determining costs on negotiated procurements. Our annual incurred costs, both direct and indirect, are audited by the Defense Contract Audit Agency (DCAA) for allowability and allocability under flexibly-priced contracts; Fiore is current with all of its incurred cost submissions and has been audited through 2017, our most recently completed fiscal year.

7.5 Experience with Security Services, Comparable Security Services, Security Services Provided in the Last Five (5) Years

Fiore is currently performing similar contracts in support of the U.S. Naval Supply (NAVSUP) Fleet Logistics Center, in Jacksonville, Florida and the Spaceport America site in southern New Mexico; evidence of comparable security services provided in the last five years.

NAVFAC/NAVSUP: Fiore has been providing 24/7 armed and unarmed guards and patrols at the NAVFAC/NAVSUP DLA Distribution and Fleet Logistics Centers located in Jacksonville, Florida. Fiore ensures security and safety for personnel, property, facilities and assets since January 2015 when the company was awarded a five-year contract, with a total value of \$6.8 million dollars.

Our on-site team provides mobile patrols (auto/foot); monitors electronic security systems, alarm panels/monitors, intrusion detections systems, video motion detection systems and respond to all calls for assistance; dispatch personnel to respond to these and other emergency calls; and notify appropriate base and emergency responders. Fiore has responded to all incidents within the required timeframes. Our dispatch and alarm monitors operate in a command and dispatch center which includes access control alarms, fire alarms and camera systems. Our personnel at NAVSUP are State Licensed Security Officers, have full arrest authority, are trained in the use of force escalation criteria, provide traffic and parking enforcement, and abide by the Federal Rules of Evidence. Fiore has an excellent working relationship with the local Sheriff's Office in the event dual response is required. We are also responsible for investigating incidents onsite including automobile accidents, near misses, and any site injuries.



**24/7 Fuel Depot
Monitoring**

Spaceport America: Since August 2011 Fiore has been providing 24/7, 365 days a year protective services support to Spaceport America. Our support includes armed Security Officers, Fire Protection, Emergency Medical and Hazardous Material Response. Fiore won a competitive procurement for the follow-on contract that extends our work through October 2019 (Fiore was awarded the contract in September 2015, earning a proposal score of 931 points out of 1,000). Fiore personnel are currently providing the following services in support of the Spaceport site:



***Fiore Patrol Vehicle at
Spaceport America***

- Armed Security Officers on a 24/7, 365 days a year basis to protect personnel and resources who patrol over 27 square miles, man the gates and control access to the site, conduct facility checks and provide security for special events
- Provide security escorts for site visitors
- Develop, implement and maintain a QC Program
- Develop, implement and document a Security Training Program
- Implement a Program Management system that maintains cost and schedule control
- Implement security measures while maintaining a safe operational environment
- Interact in a positive, effective manner with Authority personnel, contractors and government agencies working at the Spaceport as well as all site visitors
- Develop, implement and maintain working relationships with other security organizations active in southern New Mexico

8. Security Exhibit Bid Sheet (RFP Section 1.4/Exhibit 1)

Please see **Attachment B:** Completed Security Exhibit Bid Sheet, RFP Exhibit 1

9. Conclusion.

Fiore Industries has been successfully performing similar services since 2011 and we offer the Lakeshore Ranch Community District over 29 years of exceptional operations and achievements to this security services opportunity. We welcome the opportunity to present our proposal to the Community Board and introduce our proposed Program Manager, Mr. John Morissette. If given the opportunity to provide the services under this agreement, our commitment is assured good faith performance in meeting and exceeding the contract requirements.

**Attachment A: John Morissette Resume - Fiore Designated Program Manager for
Lakeshore Ranch Community Development District Security Services Contract****John N. Morissette**

Summary. Senior leader with over twenty years operational experience in protective services, including armed and unarmed security, safety and security training and instruction, and emergency medical response support. Consistently placed in key leader/management positions requiring exceptional technical, decision-making, interpersonal skills. Team player that is unmatched in selflessness towards mission accomplishment. Proven ability to lead and motivate others to excel.

Project Manager / Director of Training
Fiore Industries Inc.
Orange Park, FL

Jan 2015 – present

- Manage 24 personnel for current Navy Contract
- 24/7, shifts, two sites
- Provide all security training to include firearms
- Maintain all equipment and vehicles assigned to account
- Responsible for all New Hire and staffing
- Manage and complete monthly reports

Project Manager / Director of Training
First Coast Security
Jacksonville, FL

Dec 2010 – 2015

- Manage 24 personnel for current Navy Contract
- Provide all security training to include firearms
- Maintain all equipment and vehicles assigned to account
- Responsible for all New Hire and staffing
- Manage and complete monthly reports
- *Manage all operations for gated communities and commercial accounts to include Saw Grass, Marshlanding, Jacksonville Golf and Country Club, Pablo Creek Reserve, The Players Club. Duties included Community Patrols, Events and Gate house operations and staffing.*

Owner
J&K Safety & Security Training
Middleburg, FL

2010 – Present

- Conduct all types of Security Training from Basic Security Officer, Law Enforcement Re-Certifications and Personal Safety

Senior Field Supervisor and Training Director
First Coast Security
Jacksonville, FL

Jan 2009 – Dec 2010

- Responsible for development of training for contract specific requirements
- Initial Training of staff as well as continuing education
- Overseeing all training / compliance records
- Supervise quality assurance team for all site locations

Safety and Security Consultant (Self Employed)**2004 – 2009****JNM Safety & Security Consulting****Auburn, ME**

- Conduct all types of Security Training from Basic Security Officer, Law Enforcement Re-Certifications and Personal Safety
- Site Evaluations and Develop Plans to eliminate safety issues and hazards

Senior Instructor**1995 – 2006****Maine Criminal Justice Academy****Vassaboro, ME**

- Instruct All Law Enforcement and Corrections Curriculum
- Assist in developing the training curriculum and updating of laws

Security Officer**1993 – 2006****St. Mary's Regional Medical Center / Central Maine Medical Center****Lewiston, ME****Deputy/Corrections/Supervisor and Trainer****1993 – 2004****Androscoggin County Sheriff's Department****Auburn, ME**

- Conducted all Law Enforcement / Correction Duties
- Supervision over 16 Patrolmen and over 62 Correction Officers
- Provide Training Agency wide for Corrections and Law Enforcement

EMT**1995 – 1998****Act Ambulance Service, Lewiston, ME****Education**

1998-2002 University of Maine – Completed Criminal Justice Degree

1993-1995 Central Maine Technical College – EMT

1994-2006 Maine Criminal Justice Academy – Student and Instructor

Certifications

Certified Florida "DI" Security school instructor

Florida certified unarmed "D" Security Officer

Florida "K" and NRA Law Enforcement certified Firearms Instructor

Red Cross certified CPR/AED/First Aid Instructor

Certified Unarmed and armed Defensive tactics Instructor

Certified Chemical Agent Instructor

Certified Collapsible Baton Instructor

Certification EMT

Certification XRAY and Baggage Scan

Certified Security IAHS (International Association of Hospital Security)

EVOC Emergency Vehicle Operations

HAZMAT Certification

Advanced Instructor Criminal Justice Academy

Prior Corrections Certification

Prior Military U.S. Army

NERC CIP Certified

Attachment B: Security Exhibit Bid Sheet (RFP Exhibit 1)

Exhibit 1

**Lake Shore Ranch CDD
Security Services Bid Sheet**

Cost Component	Rate per Hour	Proposed Man-hours	Extension
Hourly Regular Rate	\$14.25	8616	\$122,778.00
Hourly Holiday Rate ⁽¹⁾	\$21.38	144	\$3,078.72
Rover Regular Rate	\$14.25	2872	\$40,926.00
Rover Holiday Rate ⁽¹⁾	\$21.38	48	\$1,026.24
Rover Vehicle	\$2.75	2920	\$8,030.00
Other Proposed Services or Enhancements (Define)	N/A	N/A	N/A
Total			\$175,838.96

⁽¹⁾ Holiday hourly rate is billed at the time-and-a-half for New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

The above billing rates will remain firm throughout the one-year term of the Service Agreement.



November 5, 2018

Henry Russell
Associate
Lakeshore Ranch CDD
250 International Parkway #250
Lake Mary, FL 32746

Dear Mr. Russell,

Thank you for inviting Allied Universal Security Services to participate in your search for a new security provider. As your trusted partner, Allied Universal will deliver a tailored, customer service and safety focused program to Lakeshore Ranch CDD, your residents, employees and visitors.

Our unique advantage is based upon an ability to deliver responsive security services at the local level with the benefit of a national support network. There are over 160,000 Allied Universal Security Professionals currently serving their communities and the Allied Universal management team includes some of the industry's most experienced, accomplished security executives.

With Allied Universal on your team, you'll benefit from expertise developed from the security programs of hundreds of residential communities across North America. Our experience with homeowners associations, country clubs, gated communities, condominiums and apartment complexes has produced best practices and the seamless delivery of customized security programs with a scope of work similar to yours. Allied Universal's proven track record in the following areas will enhance your security strategy:

- Emergency preparedness
- Access control/visitor management
- Security technology solutions
- Alarm response
- Vacant house checks
- Security escorts
- Interior and exterior patrols
- Customer service
- Strong management and supervision

With Allied Universal, you will have the advantage of focusing on your core business, knowing that your customer service needs and any emerging threats are being addressed. Together, Allied Universal and Lakeshore Ranch CDD can develop a safety and security culture that provides peace of mind and supports your brand!

Sincerely,

A handwritten signature in cursive script that reads "Carrie L. Buck".

Carrie Buck
Business Development Manager



Enhanced Security with a Focus on Safety

A Security Program for Lakeshore Ranch CDD

November 5, 2018



Presented to:
Henry Russell
Associate
Lakeshore Ranch CDD

Presented by:
Carrie Buck
Business Development Manager
Allied Universal Security Services

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This security services data, furnished in connection with a request for information, shall not be disclosed in whole or in part to any third party. This restriction does not limit the right of Lakeshore Ranch CDD to use information contained in the data if it is obtained from another source without restriction.

Executive Summary

A comprehensive security program is critical to ensuring a safe and secure environment. Allied Universal's security teams are well trained, reliable, supported by national resources and focused on helping you reach your security goals.

We know that in order to provide outstanding, consistent service we must meet or exceed our client's expectations. Allied Universal's focus on a customized solution in support of the specific needs of Lakeshore Ranch CDD allows us to attain that goal. Among the information that you will find throughout our proposal, none is more important than our solutions to your needs.



We can tailor your security program in response to the following:

- Recruiting and Retaining Top Talent to Foster a Reliable, Consistent Security Program
- Partnering with a Stable Security Provider

Through the following recommended solutions:

- Allied Universal's Strength, Capabilities and Expertise
- Innovative Recruiting, Stringent Screening & Strong Retention
- World-class, Award-winning Training

In the following proposal, we further discuss our approach to delivering the highest quality security services for Lakeshore Ranch CDD including:

Value	Security Team	Training	Experience
 <p>We work with you to develop a security program customized to your needs, and always strive to find the most efficient ways to give you high quality service.</p>	<p>Security personnel assigned to manage your program are carefully recruited, screened and trained to your specifications.</p> 	 <p>Every Allied Universal security program is based on our award-winning training. The effect of our training is apparent every day in the actions of our responsible, prepared security professionals.</p>	<p>For over 60 years, Allied Universal has led the industry and developed best practices that are standard components of our high quality security.</p> 

We believe in partnering with our clients and because of that, we quickly become immersed in your culture and as dedicated to your program as you are. Allied Universal has positioned itself as the security provider of choice in your area. The investment we have made in our local management teams is extensive and represents the key differentiator between Allied Universal and our competitors. We do our job, so you can do yours.

Allied Universal's Strength, Capabilities and Expertise

Allied Universal at a Glance

As the leading security company in North America, Allied Universal provides unparalleled service, systems and solutions to serve, secure and care for the people and businesses of our communities. The blending of highly-skilled people and leading technology creates unlimited potential for customized solutions designed to help you meet your goals. Allied Universal is a true partner who is **there for you** each and every day.

Allied Universal Mission - Allied Universal provides unparalleled service, systems and solutions to serve, secure and care for the people and businesses of our communities. We put our relationships with our employees and clients at the heart of everything we do each and every day.

Fast Facts		
 <p>Professional Personnel</p> <p>Over 160,000 employees with industry-leading retention, are supported by innovative training and recruiting</p>	 <p>Award Winning Training</p> <p>Industry-leading training and development includes our learning and management system, EDGE, for on-demand eLearning</p>	 <p>Experience</p> <p>More than 60 years leading the industry</p>
 <p>Stability & Growth</p> <p>Financial stability and industry leading growth support long-term relations</p>	 <p>National Resources</p> <p>Experienced managers located across the country – over 180 offices nationwide</p>	 <p>Technology Solutions</p> <p>Best security technology in the industry - everything from physical security systems to monitoring to autonomous robots</p>
 <p>Service Lines</p> <p>Allied Universal Security Systems Allied Universal Staffing Services Allied Universal Janitorial Services</p>	 <p>Fortune 500 Clients</p> <p>We serve over 200 Fortune 500 Companies</p>	<p>Specialized Services</p> <ul style="list-style-type: none"> • Commercial Real Estate • Corporate Complexes • Manufacturing & Distribution • Healthcare Facilities • Residential Communities • Higher Education & Cultural Institutions • Shopping Malls & Retail Centers • Financial Institutions • Chemical/Petrochemical & Utilities • Government Facilities, Courthouses, Airports, Transit & Seaports

Our Promise

The Allied Universal promise is our unrelenting focus on your success. To be there for you where and when you need us so that you can: **1) achieve your important goals, 2) seize tomorrow's opportunities, and 3) exceed your stakeholders' expectations.** Allied Universal's clients feel confident that they have a partner who truly understands their needs and aspirations. Through our leading services, systems and solutions...**Allied Universal is there for you.**

Innovative Recruiting, Stringent Screening & Strong Retention

Recruiting

Security professional quality begins even before we identify a candidate for a position with Lakeshore Ranch CDD. Our dedicated recruiters identify only top quality candidates. In today's employment climate, it becomes even more important that we utilize our talents and resources to find individuals that represent the highest standards of both Allied Universal and our clients. Better recruiting translates into:

- "Best-fit" personnel for your environment
- Higher employee satisfaction
- Higher quality of performance
- High-quality, screened candidates
- Higher employee retention

Allied Universal Recruiting Resources

The first step is having a thorough understanding of your site-specific needs. This allows us to recruit by position and post. Some of the recruitment resources we use:

- aus.com/careers
- Promotions, employee referrals and bonuses
- Career websites (eg., Indeed, Career Builder, Employer Partnership for the Armed Forces, H2H, LinkedIn, Facebook)
- Colleges, universities and schools
- Former military and reservists
- Job fairs and open houses
- Police and fire departments, and rescue squads
- Professional organizations (eg., ASIS, BOMA, ICSC)
- Civic/community organizations
- Senior associations
- Veterans administration and organizations
- Strategic partnerships with: AARP, International Association of Jewish Vocational Services, National Indian Council on the Aging and National Asian Pacific Center on Aging.

1 million+ candidates in our hiring pipeline.
Hire only 5% of applicants.

Hire our HeroesSM

Allied Universal is committed to hiring veterans, reservists, their families and caregivers. Our company-wide military hiring program, Hire Our Heroes, is an essential part of our recruiting strategy. Since 2013, more than 25,000 heroes have been hired as part of this initiative. We have partnered with these military assistance groups to ensure our service men and women have opportunities as they transition back to civilian life:



Recruiting Process: The vast number of recruiting resources we utilize along with our reputation for being a great place to work directly contributes to the more than one million candidates in our hiring pipeline. A large number of applicants means that we can select the right candidates for your security program. And, we have the resources to identify the most well-suited individuals quickly and efficiently.





To ensure high quality employees that are the right fit and have the right skills for your community, Allied Universal uses an automated, highly customized Applicant Tracking System, Allied Universal|GatewaySM.

Our easy-to-use, digital platform features:

- **Advanced Filtering:** Utilizing a smart search feature, managers and recruiters are able to search for candidates by shift preferences, ranking, location and other requirements such as a driver's license. This feature gives our recruiters an edge in identifying a qualified candidate quicker and allows us to meet your needs faster.
- **Paperless Processes:** Pre-employment forms and acknowledgements can be completed electronically and stored within Allied Universal|Gateway, making the many parts of the process paperless and shortening the time from application to hire.
- **Transparency:** Candidates, recruiters and hiring managers can view the status of a position or application at any time during the process. This means that any questions you have about your open positions can be immediately addressed.
- **Integration:** Integration with other systems such as background screening and drug testing vendors promotes efficiency and consistency in ensuring that every step of our extensive screening process is complete and that only the best candidates are selected for your location.

One of the true differentiators in our recruiting process is the extra step that we take during the application stage. **In addition to completing our standard application information, candidates also answer questions related to their preferences for type of work environment.** These preferences correspond with profiles developed by an industrial psychologist, which allow for successful personnel to position matching.

The Guardian, Protector, Community and Concierge profiles are based on the level of people interaction, physical asset protection and safety awareness that each position requires. At Allied Universal, we are not looking to fill a position with just any candidate. We go the extra mile to dig deeper to find the right person for you. When our employees are well matched to the position requirements, they stay longer in their position, will be better engaged in their day-to-day responsibilities, and provide better service for you. Our ultimate recruiting goal is to find the best qualified candidate for every post. This translates into improved security professional quality and better results for Lakeshore Ranch CDD.

Security Professional Profiles			
PROFILES		SECURITY SAFETY	EXAMPLES
GUARDIAN 	Primary task is to protect physical assets. Generally indoors and minimal interaction with general public. Required to be vigilant, protective, professional and self-directed. Keen sense of awareness about potential security issues or threats.	MINIMAL PHYSICAL ASSETS/ PEOPLE SAFETY	<ul style="list-style-type: none"> Control Panel Operators Night Shift Patrols Warehouse and Parking Lot Security
PROTECTOR 	Intermittent interaction with general public while protecting a geographical area. Involves making rounds or conducting patrols indoors and out. Requires professional demeanor, keen sense of awareness of potential security and safety threats.	INCIDENTAL PHYSICAL ASSETS/ SAFETY	<ul style="list-style-type: none"> Patrols in Commercial Real Estate Financial Institutions Malls EMTs Firefighters
COMMUNITY 	Works in close-knit community and serves to ensure the safety of those in the community. Protects property, ensures safety by escorting members, providing direction/instructions indoors and out.	ENCOURAGED PHYSICAL ASSETS/ SAFETY	<ul style="list-style-type: none"> Hospital University Residential Security Bike Patrol Supervisor
CONCIERGE 	Provides highest level of customer service involving a great deal of constant and varied interaction with the public while being on-point for ensuring safety of visitors. Mostly indoors, requiring a friendly disposition and enthusiasm for working with the public.	CONSTANT MINIMAL	<ul style="list-style-type: none"> Lobby Security Receptionist Positions
		PEOPLE INTERACTION	

Allied Universal only hires 5% of all applicants. Our proven recruitment process allows us to identify the security professionals you need, when you need them.

Screening

The number one objective of the Allied Universal's screening process is to identify quality. We consider background, experience, communication and interpersonal skills, and fit for the position. Qualified candidates are invited to formally interview with our branch recruiting team.

Allied Universal's Screening Process



Application Review & Assessment

Careful analysis focuses on employment history and stability, and on experience/qualifications specific to the job opening.



Interviews

Initial interview assesses punctuality and appearance and clarifies points of the candidate's application. Multiple interviews may be conducted. Candidate progressing beyond this level attend our orientation program.



Electronic I-9 and E-Verify

Employment verification is completed to present proof of eligibility to work in the U.S. All potential employees are processed through E-Verify, the government's employment eligibility system.



Management Testing

May involve the use of one or more behavioral assessment tools to help assess candidates' management abilities, drive, maturity and people skills, and evaluate whether they are a good fit for the specific position.



Social Security Trace

Social Security checks run on each candidate to verify identify and history of addresses. The latter is used to assure all associated addresses are considered when determining states and countries to be included in the criminal background check process.



Criminal Background Checks

Prior to being assigned to a post, each employee undergoes a criminal records background check (except where such is conducted as part of the state guard licensing agency). Where required, fingerprints are taken and submitted to the appropriate law enforcement agency for a detailed background investigation. Statewide criminal checks are also conducted when required.



National Sex Offender Registry (except CA and NV where such checks can only be done in accordance with state law)

This step searches the Federal Department of Justice database, which includes real time listings of registered sex offenders. By searching the DOJ, the most complete and current report is available.



Pre-employment Drug Testing

Oral ten-panel drug tests are completed prior to assignment for all applicants. Lab urinalysis testing is available at an additional charge.



Motor Vehicle Report

Security Professionals designated to drive a vehicle are subject to Motor Vehicle Report checks to verify driving eligibility and must complete on-site training before they can operate a vehicle.



Security Professional Integrity/Honesty Assessment

Behavioral Assessments are available on a pre-placement basis to help evaluate attitudes and behaviors linked to integrity, honesty, trustworthiness and customer service aptitude. Assessments are predictive but not guarantees of performance or behaviors, and are available for an additional charge.



Education & Employment Verification

In the event that the contact requires education and/or employment verifications, these services can be completed for a nominal fee.

World-class, Award-winning Training

Allied Universal Comprehensive Training

Experience shows that virtually every measure of security professional quality can ultimately be tied back to learning and development. Your security program can only succeed if the security teams that support you are trained, knowledgeable and prepared. As the industry's training leader, Allied Universal also believes that security professionals should not just be prepared for a job, but for a career. **We are committed to providing Lakeshore Ranch CDD with the security industry's most highly trained and prepared security professionals and managers.**

Our award-winning learning and development program goes beyond traditional training and provides enhanced course offerings, compliance functionality and opportunities for employee growth. Our comprehensive training program is the starting point for security professionals' growth and development. A range of mandatory and voluntary training modules are offered pre-assignment, on-the-job and as continuing education as security professionals strive to stay current with industry trends and your evolving needs. Our dedicated training department consists of an experienced and creative team of professionals committed to keeping training innovative and informative. They support more than 50 professional and certified trainers across North America.

Allied Universal Institute is the umbrella under which all formal training and development opportunities exist. Training is tailored for specific roles:

- **Allied Universal Security Professional Training:**

There are Five Phases of security professional onboarding and development.

1. New Employee Orientation
2. On-the-Job-Training Post Certification
3. Core Training
4. Quarterly Site Training
5. Vertical Market Training

There are specific timeframes for completing each Phase, as well as testing guidelines to ensure comprehension.



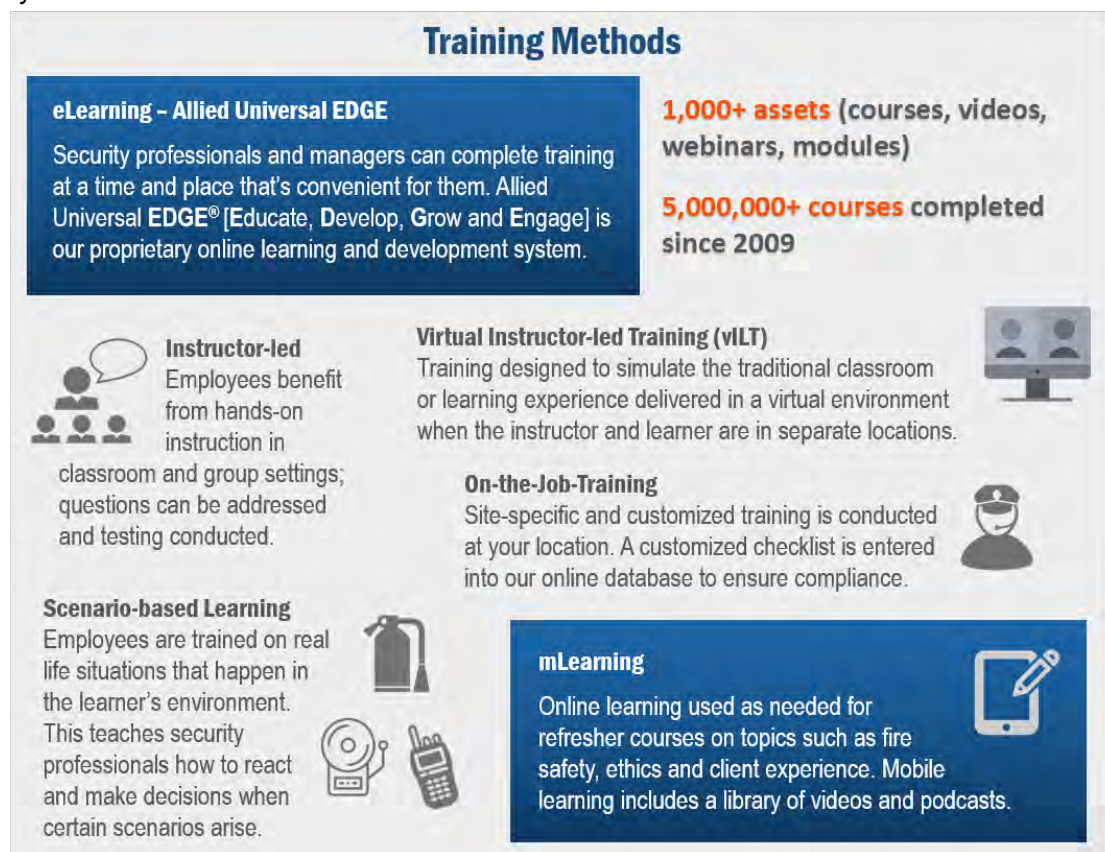
2016 ASIS Outstanding Security Performance Awards – Outstanding Security Training Initiative Winner
From left: Ric McCullough, Vice President of Sales and Customer Service for PSA Security and honoree Brent O'Bryan, Allied Universal Vice President Corporate Training and Development



- **Allied Universal Supervisor Training:** This is the next step for a supervisor and includes trainings such as Principles of Leadership, Time Management and Supervisor Essentials.
- **Allied Universal Management Training:** This includes courses on Security Management Essentials and must be completed when an employee moves into a managerial position.
- **Allied Universal Leadership Training:** This is for senior operational and business development leaders and includes Leadership Essentials, Coaching, Delegating, Process Improvement and Crisis Management courses.

Methods of Training

Better-trained security professionals and managers not only help minimize risk and maximize safety, but ultimately provide a higher return on your investment. Allied Universal offers a variety of training options to ensure your security team has access to the information they need, when and how they need it.



After each training program is delivered, knowledge is tested to ensure security professional comprehension. You have peace of mind knowing that security professionals are well-trained and prepared to exceed your expectations.

Compliance Tracking

Compliance tracking through the Allied Universal EDGE allows training to be accurately recorded and reported. Trainers and managers can track security professional progress through initial, specialty and refresher training, and verify compliance.

Security Services Bid Sheet

Cost Component	Bill Rate per hour	Proposed Man Hours	Extension
Hourly Rate	\$15.68 *	168	\$136,980
Rover Hourly Rate	\$15.68 *	56	\$45,660
Rover Vehicle	\$1,000/month		\$12,000/year
Other Proposed Services or Enhancements (Define):			
Optional CyCop Patrol System (including tablet)	\$150/month		\$1,800/year



Carrie L. Buck

***Wages included are \$13.00 for the site supervisor and \$11.50 for security professionals.**

Value-added and Affordable Security Officer Benefits (included in your rate)

By providing a benefits program designed to be of real value to our employees, we attract and retain employees interested in a career in security. Our retention rates mean our officers are not just committed to security, but to your site. We offer the following benefits:

- Medical Insurance (full-time/benefit eligible)
- Dental insurance (full-time/benefit eligible)
- Vision Insurance (full-time, benefit eligible)
- 401(k) plan with 10% company match
- Life and disability insurance
- Paid Vacation
- Background check, sex offender check and 10 panel drug screen on all officers
- Uniforms at no cost to you **or the officer**
- Training, including OJT and refresher training
- Direct Deposit

Items that will be direct billed as incurred:

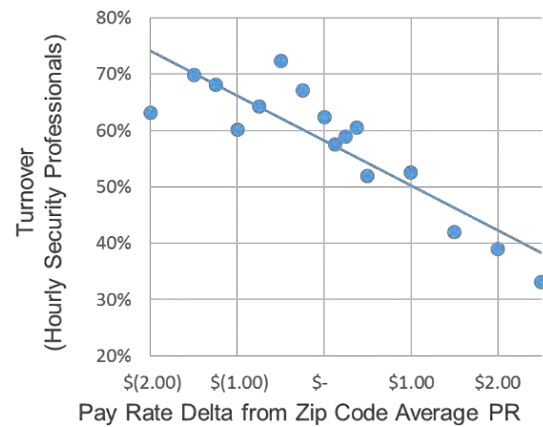
- Allied Universal recognizes seven (7) holidays: New Year's Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Christmas Day (if applicable).
- Overtime rate is 1.5 times the bill rate with less than 5 days' notice of additional coverage. Client must approve via email any overtime charges.
- CyCop Patrol/GPS System (including tablet)
- Vehicle will be billed direct at \$1,000 per month, which includes fuel, maintenance, repairs and insurance.

Wages

In today's labor market, the wage of the security professional is a significant variable in the quality of your program. It is essential that the right wage is offered in order to ensure a safe and secure environment, build stakeholder confidence and protect Lakeshore Ranch CDD's brand.



As pay rates increase, turnover drops¹



1. Analysis based on all Allied Universal security jobs and all Allied Universal hourly Security Professionals (each data point on the chart represents the average turnover at approximately 1,200 jobs that have the corresponding PR delta to the zip code average)
2. NOTE: Pay rates are compared to zip code averages because a nominal \$ pay rate (e.g. \$15.00) is substantially different in different geographic areas based on cost of living, average market-wide pay rates in the zip code, minimum wages, unionization, population density, and similar factors.

Security Officer Wage Analysis



SALARY ASSESSOR® Individual Position Profile

Page 1 of 3

Security Guard

Specifications

Prepared For: tampa
Area: Tampa, Florida
Industry: All Industries - Diversified

Industry Codes: eSIC: 0000, NAICS: 000000, usSEC: 0000
Organization Size: 5,000,000
Annualized Salary Trend: 2.4% (Adjustment: 0%)
Planning Date: 10/9/2018
Database as of: 10/1/2018
eDot: 372667011
SOC: 339032
Printout Date: 10/9/2018

Hourly Base Salaries Graph



Estimated Survey Mean Hourly Base Salaries

All Incumbent Average: \$16.10

Years of Experience	10th Percentile	25th Percentile	Mean	75th Percentile	90th Percentile
5	13.25	14.19	15.58	16.71	17.92
3	12.34	13.17	14.43	15.49	16.68
1	11.44	12.14	13.24	14.18	15.26

Medical Insurance

Allied Universal offers medical plans to all benefit-eligible employees through payroll deduction and/or client contribution. Benefits will be offered pursuant to our eligibility requirements/policy. Detailed information regarding coverage and premium costs is available. The estimates provided in this proposal are based upon proposed and evolving regulations, plan structure and estimated participation.

Dental Insurance

Allied Universal offers quality dental insurance to all benefit-eligible employees through payroll deduction and/or client contribution. Detailed information regarding coverage and premium costs for all plans is available.

Life Insurance

Allied Universal offers Basic Life insurance in the amount of \$10,000 to benefit-eligible employees at no charge. Additional supplemental life insurance and AD&D is available to employees at competitive rates.

401(k) Retirement Plan

Allied Universal employees are eligible to enroll in our 401(k) retirement savings program anytime following six months of employment.

Proposed Holidays

Allied Universal recognizes the following holidays:

- New Year's Day
- President's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

All employees who work on a designated holiday will receive 1.5 times their wage rate for hours worked. Allied Universal will invoice 1.5 times the hourly billing rate for hours worked on the designated holidays. Holiday revenue may or may not be included in our annual budget estimate or standard billing rates.

Vacation

Regular full-time hourly employees (security professionals) will generally be eligible for paid vacation time based on their length of service (must average 35 hours per week to qualify). The standard vacation plan is accrued on a calendar year basis after reaching the first anniversary. Upon reaching the first anniversary, security professionals begin to accrue time and will be eligible for a pro-rated amount of vacation from their first anniversary date through the end of that calendar year. The following January, employees will be eligible for their full tier amount from 1/1 - 12/31. Tier Schedule: Paid vacation after one year of service (pro-rated); two weeks after three years and three weeks after eight years.

Overtime

Overtime of 1.5 times the hourly billing rate is only billed in the following circumstances and not for scheduling issues or vacation coverage.

Billing Frequency and Payment Terms

Allied Universal will invoice the client on a weekly basis for all scheduled services for the preceding weekly period (starting on Friday and ending the following Thursday) based upon the rates listed above. All invoices are due net 30 days.

NOTE: Allied Universal reserves the right to change, amend or terminate the benefits programs and its options at any time.

References

Our clients can best speak to Allied Universal's commitment to quality security services. We have a reputation for becoming an integral part of our clients' security programs and building long-term relationships. Because they value the importance of a strong partnership with a contract security company, and because they appreciate all of our efforts, our clients are willing to speak with you about their experiences with us.

River Hills Community Master Association

Greenacre Properties, Inc.
Brenda Annett, LCAM
4350 New River Hills Parkway
Valrico, FL 33596
(813) 662-0837



East Lake Woodlands

Management & Associates
Jaime Soderland
720 Brooker Creek Blvd.
Oldsmar, FL 34677
(813) 433-2011



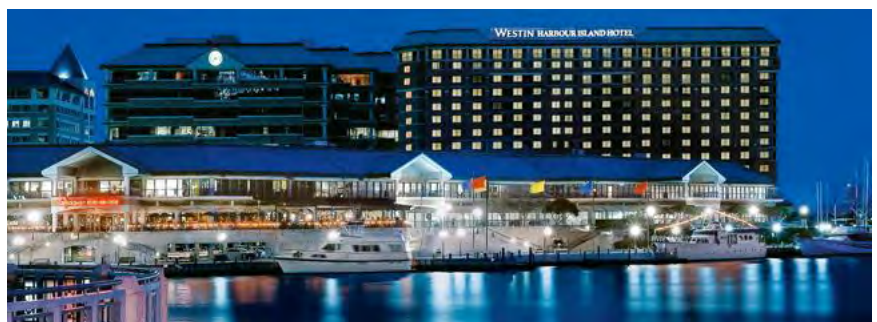
Walden Lake Community Association, Inc.

Greenacre Properties, Inc.
Thomas Sholl, CAM, CMCA, AMS
3035 Griffin Boulevard
Plant City, FL 33566
(813) 754-8999



South Neighborhood Association Harbour Island

Richard Sloggett
Security Manager
777 S. Harbour Island Blvd.
Tampa, Florida 33602
(813) 221-3300



Hunter's Green

Community Association, Inc.

Tracy T. Lang, LCAM, AMS®, CMCA®

Community Association Manager

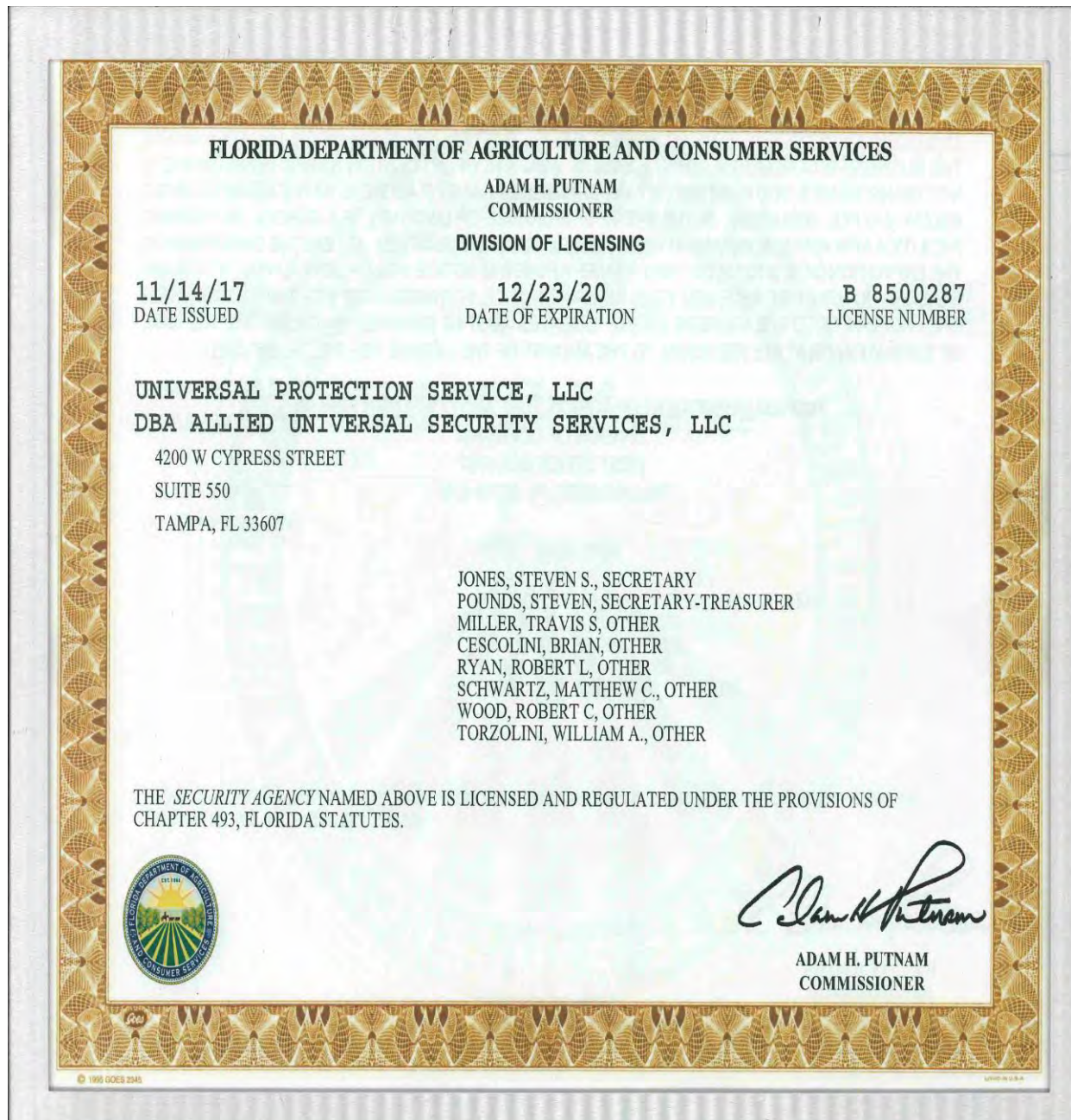
9456 Highland Oak Dr.

Tampa, FL 33647-2513

813-991-4818



Business License



Certificate of Insurance (Sample)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA INC 1717 Arch Street Philadelphia, PA 19103 Attn: Philadelphia.certs@marsh.com / Fax: (212) 948-0360 022721-ALL-GAWU-17-18	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Lexington Insurance Company</td> <td>19437</td> </tr> <tr> <td>INSURER B : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER C : XL Insurance America</td> <td>24554</td> </tr> <tr> <td>INSURER D : Lloyds - Apollo Consortium - AAIN# AA-1122000</td> <td></td> </tr> <tr> <td>INSURER E : XL Specialty Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Lexington Insurance Company	19437	INSURER B : Greenwich Insurance Company	22322	INSURER C : XL Insurance America	24554	INSURER D : Lloyds - Apollo Consortium - AAIN# AA-1122000		INSURER E : XL Specialty Insurance Company	37885	INSURER F :	
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INSURER E : XL Specialty Insurance Company	37885														
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** CLE-005947312-16 **REVISION NUMBER:** 12

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY <input checked="" type="checkbox"/> SIR \$1,750,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			023058098	11/01/2017	11/01/2018	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			RAD9437618-01	11/01/2017	11/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$			BOWCN170763	11/01/2017	11/01/2018	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			RWD3001203-01 (AOS)	11/01/2017	11/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
E	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	RWR3001204-01 (AK & WJ)	11/01/2017	11/01/2018	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of insurance.

CERTIFICATE HOLDER Allied Universal Topco, LLC 161 Washington Street, Suite 600 Conshohocken, PA 19428	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE of Marsh USA Inc. Manashi Mukherjee <i>Manashi Mukherjee</i>
--	---

ACORD 25 (2016/03)

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AGENCY CUSTOMER ID: 022721

LOC #: Philadelphia



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA INC		NAMED INSURED Allied Universal Topco, LLC (See Attached for Additional Named Insureds) 161 Washington Street, Suite 600 Conshohocken, PA 19428
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Named Insureds

- Universal Services of America, LP
- Universal Protection Service, LP
- Universal Protection Service, LLC
- Universal Protection Service of Seattle LLC
- Universal Protection Security Systems, LP
- SFI Electronics, LLC, dba Universal Protection Security Systems
- Universal Thrive Technologies, LLC
- Universal Building Maintenance, LLC
- Peoplesmark, LLC
- Universal Protection Service of Canada Co., dba Allied Universal Security Services of Canada
- Universal Protection Service of Canada Co., dba Allied Universal Security Services of Canada Co.
- Guardsmark (Puerto Rico), LLC, dba Universal Protection Service, LLC
- Guardsmark (Puerto Rico), LLC, dba Allied Universal Security Services, LLC
- AB Capital Holdings, LLC, dba Allied Universal Security Services
- Allied Security Holdings LLC, dba Allied Universal Security Services
- AlliedBarton Security Services LP, dba Allied Universal Security Services
- AlliedBarton Security Services LLC, dba Allied Universal Security Services
- Spectaguard Acquisition LLC, dba Allied Universal Security Services
- AB Intermediate Holdings, Inc., dba Allied Universal Security Services
- C&D Enterprises, Inc.
- AlliedBarton (NC) LLC, dba Allied Universal Security Services
- Universal Protection Service, LLC, dba Allied Universal Security Services, LLC
- Universal Protection Service, LLC, dba Allied Universal Security Services
- Universal Protection Service, LP, dba Allied Universal Security Services, LP
- Universal Protection Service, LP, dba Allied Universal Security Services
- Variously dba Allied Universal Thrive Technologies and Allied Universal Building Maintenance
- Apollo Security International, Inc.
- Universal Building Maintenance, LLC dba Allied Universal Janitorial Services
- SFI Electronics, LLC DBA Allied Universal Security Systems
- Universal Protection Security Systems, LP DBA Allied Universal Security Systems
- Universal Thrive Technologies, LLC DBA Thrive Intelligence
- Universal Thrive Technologies, LLC DBA Allied Universal Monitoring and Response Center
- Allied Universal Holdco, LLC

Technology Solutions that Support Your Security Program

CyCop - The Next Generation Intelligence Tool for Security Operations Professionals



This web and GPS-based technology is an advanced patrol and reporting program that transforms the traditional reporting process into a paperless, real-time solution. It gives clients the latest accurate data about their property and security professionals.



Key Features

Information Management

- **Compatible with multiple** smartphones, tablets, laptops or desktop computers
- SaaS model program stores records for instant access through customer portal

Security Guard Tour Tracking and Supervision

- Offers real-time information on personnel locations
- Includes color-coded checkpoint history of time, place and tour activity
- Alerts security professionals of required tasks and escalates problems in real time to supervisors

Automated Incident and Daily Activity Reporting

- Delivers reports securely to management
- Accommodates digital photos
- Archive reports for later use

Interactive Post Orders and Online Training

- Access course materials for each property
- Tailor test criteria as needed

Incident Heat Mapping and Security Asset Allocation

- Display incident location data graphically
- Overlay visual depictions of assets and security equipment for forecasting

Key Benefits

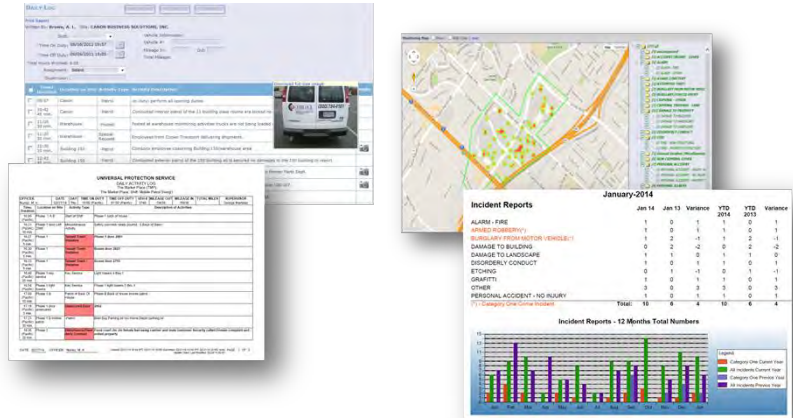
- Specifically tailored to your site
- Web-based monitoring of security professionals 24/7
- Critical incident notification and escalated alerts for immediate resolution

- Environment friendly-uses green technology
- Cost efficient and easy to deploy

Reporting

When it comes time for reporting, CyCop saves you time and money. The information you need is easily accessed through your tailored web portal and available when you need it.

Flexible reports allow CyCop to be a part of nearly all reporting needs within your security program. Standard activity reports are delivered before 9:00 a.m. on a daily basis, and incident reports are delivered immediately to all specified managers.



Allied Universal becomes an extension of your team, allowing you to perform and feel secure even when your back is turned.

Security Professionals Alert on Post

Through CyCop, Allied Universal is able to require a security professional to respond to an alert via a CyCop enabled device. If the security professional does not respond immediately, or a rover security professional becomes inactive (no movement by GPS/barcode), or the security professional's cell phone is turned off, a supervisor or manager will immediately be notified of the missed alert and call to resolve the inactivity. If the security professional does not respond or cannot be found, a roving field supervisor will be immediately dispatched to the property site.



CyCop Daily Log

DAILY LOG

[Save as Backup](#)
[Save](#)
[Delete](#)

Print Report

Written By:
Site:
INC.

Shift:

Time On Duty: 06/06/2011 09:57

Time Off Duty: 06/06/2011 18:00

Total Hours Worked: 8.05

Assignment: Select

Supervisor:


Vehicle Information

Vehicle #:

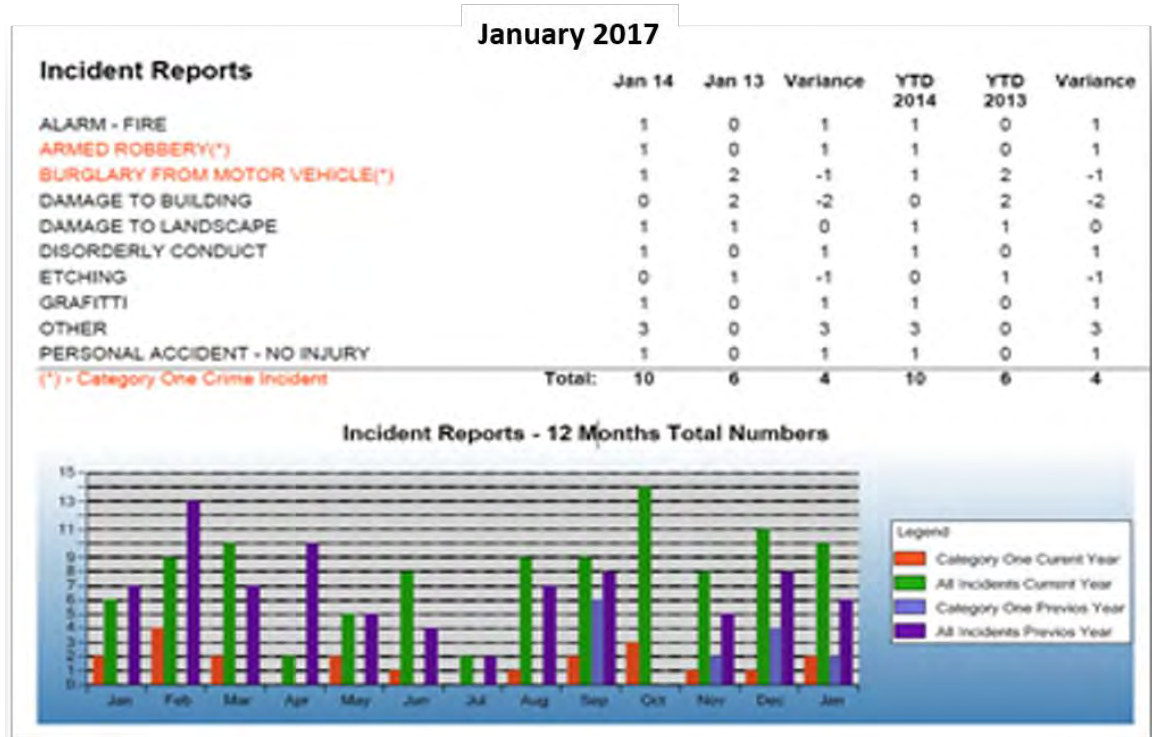
Mileage In: Out:

Total Mileage:

Time/Duration	Location on Site	Activity Type	Activity Description	Media
09:57	Canon	-Patrol	on duty; perform all opening duties.	
10:42 45 min.	Canon	-Patrol	Conducted interior patrol of the 11 building class rooms are locked no	
11:05 30 min.	Warehouse	-Posted	Posted at warehouse monitoring activities trucks are not being loaded	
11:30 30 min.	Warehouse	Special Request	Employees from Copier Transport delivering shipments.	
12:30 10 min.	Building 150	-Patrol	ComLock employee observing Building 150/warehouse area	
12:43 45 min.	Building 150	-Patrol	Conducted exterior patrol of the 150 building all is secured no damages to the 150 building to report.	
13:44 10 min.	Interior Parking Lot	-Patrol	Genius Signs disposing wires and cables into trash enclosure next to former Parts Dept.	
14:04 30 min.	Building 110	Alarm Response	Kastle called in regards to glass break alarm for the 110 building zone 100-107.	
14:32 30 min.	Building 110	-Posted	Posted in front of the 110 building monitoring activities all is secured.	

[Download full-size image](#)


CyCop Incident Report Sample



THREE QUARTERS OF A CENTURY OF
QUALITY SECURITY SERVICES



DYNAMICTM
SECURITY INC.

DYNAMIC SECURITY, INC.

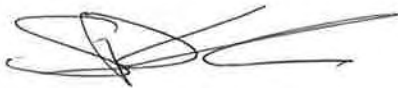
Over 75 Years of Quality Protective Services

Thank you for the opportunity to present a formal proposal to Lakeshore Ranch Community Development District. Upon review, you will see Dynamic Security provides the best value to Lakeshore Ranch Community Development District with our competitive officer wages, selection criteria, detailed training programs and our local experienced Professional Management Team. Dynamic Security has been providing Security Guard Services for more than 75 years, with significant experience servicing Community Development District clients, which are referenced within our proposal.

You identified the need for a more cost effective and higher caliber officer to secure the Lakeshore Ranch Community Development District. Dynamic Security listened and agrees to provide a high caliber and quality Security Officer for assignment to the Lakeshore Ranch Community Development District. Our screening processes that include a detailed criminal background, employment history and drug screening allow us to identify the best applicants for consideration to Lakeshore Ranch Community Development District. All assigned officers will complete the required State of Florida training curriculum and additional training courses to benefit both Lakeshore Ranch Community Development District and Dynamic Security.

Dynamic Security is confident that we can provide the Quality Professional Security Service expected by Lakeshore Ranch Community Development District. Our experience with Community Development Districts, resources and commitment to excellence is unmatched by our competitors. We are eager to establish a Professional Partnership with Lakeshore Ranch Community Development District.

Sincerely,



Steve Lerandean
Business Development Manager
Dynamic Security, Inc.
(C) 727.424.8247
slerandean@dynamicsecurity.org



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MCGRIFF, SEIBELS & WILLIAMS OF GEORGIA, INC. 5605 Glenridge Drive - Suite 300 Atlanta, GA 30342	CONTACT NAME: Janice P. Rembert PHONE (A/C, No, Ext): 404 497-7500 FAX (A/C, No): E-MAIL ADDRESS: jrembert2@mcgriff.com														
INSURED Dynamic Security, Inc. P.O. Box 451 Tuscumbia, AL 35674	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A :Arch Insurance Company</td><td>11150</td></tr><tr><td>INSURER B :Liberty Insurance Corporation</td><td>42404</td></tr><tr><td>INSURER C :The Hanover Insurance Company</td><td>22292</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Arch Insurance Company	11150	INSURER B :Liberty Insurance Corporation	42404	INSURER C :The Hanover Insurance Company	22292	INSURER D :		INSURER E :		INSURER F :	
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INSURER C :The Hanover Insurance Company	22292														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:DHZTF3C7

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> includes Professional Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			BSPKG0284801	04/16/2018	04/16/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$			BSFXS0043301	04/16/2018	04/16/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC7-651-292039-017	08/23/2017	08/23/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E L EACH ACCIDENT \$ 1,000,000 E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000
C	CRIME			BDA-1040856-01	04/16/2018	04/16/2021	Employee Theft \$ 1,000,000 Clients' Property \$ 1,000,000 Retention \$ 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

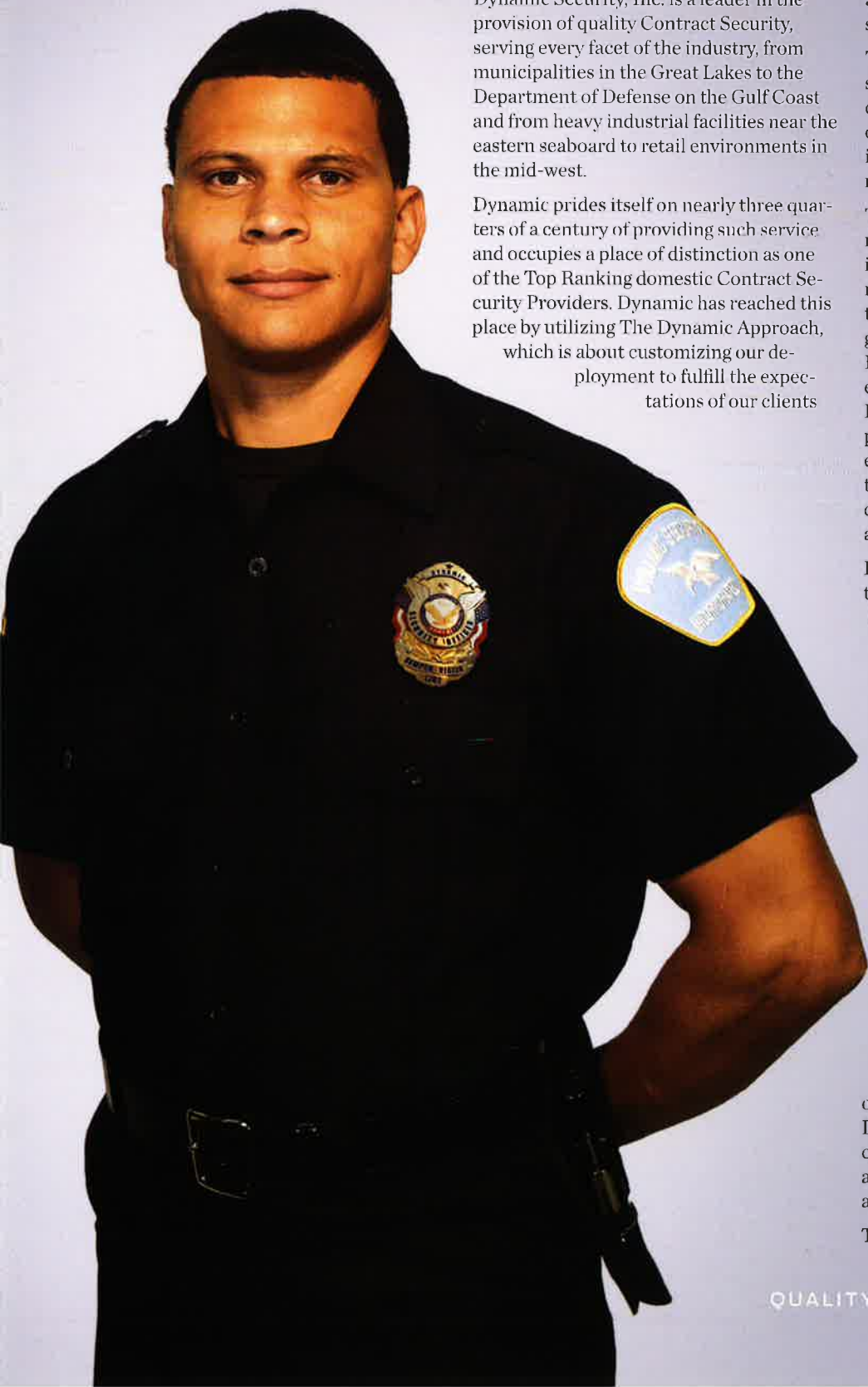
Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THE DYNAMIC APPROACH



Dynamic Security, Inc. is a leader in the provision of quality Contract Security, serving every facet of the industry, from municipalities in the Great Lakes to the Department of Defense on the Gulf Coast and from heavy industrial facilities near the eastern seaboard to retail environments in the mid-west.

Dynamic prides itself on nearly three quarters of a century of providing such service and occupies a place of distinction as one of the Top Ranking domestic Contract Security Providers. Dynamic has reached this place by utilizing The Dynamic Approach, which is about customizing our deployment to fulfill the expectations of our clients

and focusing our entire team on shaping our service to that goal.

The Dynamic Approach begins by forming strong lines of communication with our client contact, ensuring an understanding of objectives, turning those goals into a regimen of recruitment, training and ongoing multi-layered support.

The talent represented in Dynamic Security's management spans a broad spectrum including career Contract Security Leaders, representatives from every division of military service, the Federal Bureau of Investigation and law enforcement. Each of these Industry Leaders consult with our customers in order to formulate a deployment of Professional Security Officers, customize procedures to fit each client's needs and establish firm lines of communication. We take tremendous pride in our ability to recruit, to train, and to retain quality officers and provide unrivaled service.

Dynamic also provides services which further ensure superb client support. Our Elite Services Division focuses on clients who need officers with law enforcement or military experience and require a premium level of training. Other areas of service include investigations, consulting, and disaster relief.

Additionally, Dynamic Staffing provides the highest quality staffing services for industrial, clerical, medical, Aerospace Engineering and other professional positions along with human resource services.

It is Dynamic's charter to protect the employees, property, and information in and on each clients' facilities by delivering the highest level of quality service available in the industry. With a workforce comprised of thousands of employees and numerous offices throughout the United States, Dynamic Security tailors our services to our clients' unique requirements, conquering any security or personnel issues to cultivate a satisfied customer.

This is The Dynamic Approach.



JOHN C. RIDDLE, *President & CEO* (100% shareholder) – Mr. Riddle has guided the collective efforts of Dynamic Security, Inc. and Dynamic Staffing, Inc. since early in his business career. Following a short hiatus during which he left to earn his degree in business administration from Southern Methodist University, he worked in various accounting management positions in Dallas, Texas. He then assumed control of Dynamic upon his father's death in 1976. Since then, he has devoted his full efforts towards building Dynamic into the strong competitor that it is today by developing an unrivaled organizational team of experienced security business professionals. In the year 2000, the Chamber of Commerce named Mr. Riddle "Businessman of the Year," the highest honor given by the Chamber, for his continued business success and contribution to the community.

SCOTT A. RIDDLE (MCP),*Executive Vice President*

Now responsible for every facet of Dynamic Security, Inc., and Dynamic Staffing, Inc., Mr. Riddle brings over 30 years of experience, having worked in every operational and sales position. Beginning his career as a Security Officer, Mr. Riddle later worked as a Field Supervisor, District Manager, Quality Assurance Manager and Business Development Representative before assuming the position of Vice President for Dynamic Security in 1999 and finally Executive Vice President in 2004. Mr. Riddle has negotiated federal contracts and maintained relationships with multiple federal agencies. And he has fostered contractual alliances with numerous Fortune 500 companies. Serving as an industry vanguard, Scott has also pushed forward the quality of operational reporting by inventing the Dynamic Officer Reporting System (a.k.a. DORS), a cloud-based, multi-platform, client focused reporting solution.

**TRACY PEOPLES***Vice President of Operations*

Mr. Peoples brings more than 26 years of security experience to Dynamic Security. Tracy came to Dynamic in 2010 as a Security Officer and has worked his way up in the Company, holding every operational position within Dynamic including but not limited to Field Supervisor, Operations Manager, District Manager and Regional Manager before being appointed to his current position of Vice President. Prior to joining the Dynamic team Mr. Peoples proudly served in United States Air Force as a Weapons System Specialist for 20 years. He is also instrumental in Dynamic's training program as a State Board licensed instructor in in multiple states across Dynamic Security's service footprint in addition to holding many other industry specific training class certifications.

**GAIL ARRINGTON** (CPA)*Chief Financial Officer*

Ms. Arrington is the company's primary Accountant and Corporate Office Manager and provides insight into all facets of financial administration for Dynamic Security. She holds both a Bachelor's and Master's degree in Accountancy from the University of Mississippi and is a Certified Public Accountant. Ms. Arrington is an accomplished Financial Analyst with experience in the service industry and medical fields. Additionally, Gail possesses a technical background, making her instrumental in the implementation and rollout of accounting software systems. She is also responsible for the company's commercial insurance program and works to mitigate risks to both Dynamic and our clients. Gail is active in the Shoals community, serving on the Executive Leadership Team of the American Heart Association and is an avid supporter of the local University of North Alabama.

**CHRIS HARGROVE***Vice President of Sales*

Mr. Hargrove is a recent recipient of the Dynamic President's Award, highlighting over 20 years of experience in contract security operations and support. This former Assistant Director of the Marine Corps NCO School also augments Dynamic Security's capabilities by being a licensed instructor in multiple disciplines across multiple states. Chris is a national self-defense instructor and active shooter preparedness instructor. He is also a member of the Georgia Association of Professional Private Investigators and Security Managers in addition to maintaining certifications with IAHS, FDA & ASIS. Mr. Hargrove also competes in his personal time as a Professional Marksman and is a GSSF Member.

**KRISTAL L. COLLUM***DOD Facility Security Officer**& Director of Legal Affairs*

Ms. Collum's distinguished educational background includes a Bachelor's Degree in Accounting & Business Administration from the University of North Alabama and numerous professional certifications in both Government and Private sectors of business. This is augmented by decades of experience as a Director of Human Resources, an Accountant and an Operations Manager. In her role as an F.S.O., Kristal ensures Dynamic Security's compliance with NISP requirements and Department of Defense mandates by establishing policies and standards appropriate to this unique field and overseeing its implementation. She oversees the establishment of eQUIP sessions for those needing a PCL, monitoring the results via the JPAS system. Tracking initial and annual briefings as well as debriefings allows her to continually monitor cleared employees to keep each updated and fully trained to the high standards of the DoD. Kristal maintains her certification studies through online and classroom situations using ENROL, and also actively attends NCMS conferences and programs.





Section 2: Screening and Placement

Dynamic is committed to hiring, training, and retaining only the best security officers. The first step in this commitment involves the screening of applicants for employment. Dynamic uses the following pre-employment selection tools for hiring security officers:

- ▶ Standard Employment Application
- ▶ Security Officer Questionnaire
- ▶ Prior Employment Verification
- ▶ Background Investigations

Dynamic follows the steps listed below in selecting and placing employees:

STEP 1 The Application

Dynamic utilizes a standard employment application heavy in written aptitude and reasoning testing as the first step in the screening process. Applicants are also asked to complete a Security Officer Questionnaire in order to gain more knowledge into a person's experience in the security industry. Prior work experience along with educational background information is also gathered during the application process.

The Operations Manager reviews all materials completed during the application process to determine if an interview should be scheduled with an applicant.

STEP 2 The Interview

After careful review of applications, a Dynamic Operations Manager selects applicants for face-to-face interviews. During this process, applicants are asked a series of questions regarding their ability to perform the required job duties along with various situational questions to determine their capabilities and aptitude.

STEP 3 Background Investigations

Dynamic requires extensive background investigations of potential employees. These checks verify past employment, education, driving records, and felony records. All of these investigations follow state and federal guidelines.

Drug Screening & Fingerprinting – Concurrent with background investigations, applicants are asked to submit to drug screening, and in those states in which it is required by law, they are fingerprinted.

STEP 4 Client Follow-Up/ Acceptance

The final step in the screening and placement process is to follow-up with the Client once a Dynamic employee has been placed to ensure that the assignment is successful in meeting or exceeding the Client's needs. If for some reason, the Dynamic employee or employees do not meet the Client's expectations, Dynamic will see to it that the situation is remedied in an efficient and timely manner.

Dynamic is committed to providing training to all security officers which exceeds any government stipulated requirements in all states where Dynamic operates. The following programs and training are designed to ensure job knowledge and to ensure that all Dynamic security officers are properly trained in how to handle a variety of job situations.

PHASE 1 Initial Classroom Training

Dynamic classroom training provides officers with an excellent primer for beginning a career in the security industry. A variety of classroom subjects ranging from access control procedures to an effective patrol round will be taught by a Dynamic Corporate Trainer.

This training consists of 12 topics, presented during a total of eight to ten hours (strike PSTN reference). These interactive training sessions with in-person instruction also include videos, question and answer sessions, and a comprehensive examination at the conclusion. Each security officer must pass this test prior to placement with Dynamic.

The 12 training modules include the following topics:

- ▶ Introduction to private security
- ▶ Role of the security officer
- ▶ Public relations
- ▶ Safety
- ▶ General duties
- ▶ Report writing
- ▶ Emergency situations
- ▶ Patrol methods
- ▶ Legal aspects
- ▶ Fire prevention
- ▶ Communications
- ▶ Code of ethics

Officers that complete the course with a successful test score receive printed certification.

PHASE 2 Onsite Training

Dynamic also provides basic onsite training to its security officers, which is critical to providing excellent service. The length of this onsite training is customized for each Client's needs, however one eight-hour shift is usually the minimum.

Post orders are vitally important to Dynamic's onsite training program. Post orders are developed by combining the Client's desires and expectations with Dynamic's management consultation. All clients approve the Post Orders and then they are reviewed periodically, based on client desire.

Work Sites or Duty Posts which do not elect to utilize the Dynamic Officer Reporting System is supplied with a Post Notebook, which contains Post Orders, Daily Report Forms, Post Log Book, Incident Reports, Schedules, Rules and Regulations, and any other information regarding the Client and/or security operations.

Training on site operations occurs on a continuous basis. In addition, each and every visit by a Field Supervisor or Training Supervisor ensures proper appearance as well as thorough understanding and compliance with Post Order procedures.

PHASE 3 Ongoing Training

Dynamic believes that ongoing continuous training is the key to successful security operations. Therefore, Dynamic maintains a large library of security study materials for ongoing training purposes.

Classes are scheduled on a regular basis and can be tailored for specific Client needs. These training courses are held at Dynamic offices, but can be scheduled at a Client site as well.

Training covered includes courses on such topics as, but not limited to, the following:

- ▶ Diversity awareness
- ▶ Coping with stress
- ▶ Crowd control
- ▶ Motivation
- ▶ Loss prevention
- ▶ Disaster management
- ▶ Workplace violence
- ▶ Harassment
- ▶ Special event security
- ▶ Blood borne pathogens
- ▶ Public relations

Specialized training for Red Cross, NRA, MARSEC, OPSEC and disciplines can be provided with In House Trainers.

Field Supervision

Dynamic also provides specialized training for supervisors and specialty officers. This training ensures that individuals in supervisory positions have the proper personal and administrative skill sets needed for these positions.

Training topics include courses on such topics as, but not limited to, the following:

- ▶ Service Quality
- ▶ Employee counseling
- ▶ Behavior and motivation
- ▶ Employee performance
- ▶ Effective communication
- ▶ Employee discipline
- ▶ Leadership
- ▶ Time management
- ▶ Discrimination



DYNAMICTM
SECURITY INC.

Elite Services Division (OFFICER TRAINING CONTINUED)

Recognizing changes in the industry after September 11th, Dynamic Security established its Elite Services Division. This program is populated with thoroughly screened, highly trained security professionals recruited from various Federal and State law enforcement and military agencies. In addition to the high standards in place for our unarmed officers, candidates desiring entry to our elite program must have a minimum of four years experience as:

- ▶ Former State Law Enforcement or Federal Agent
- ▶ Former Military (Military Police or Special Forces, etc)
- ▶ Former Corrections Officer
- ▶ Criminal Justice/Law Enforcement Degree

Our Elite Services are employed in a multitude of client scenarios from armed response to natural disasters such as Ivan, Dennis, Katrina, and Rita, to armed personnel and law enforcement assigned at Department of Defense installations. Our approach to providing armed security remains:

1. Hire exceptionally qualified applicants for our Elite Services Division with skill sets and experience that exceed the requirements of our clients.
2. Train, certify, and re-qualify our Elite

officers to the highest standards with our comprehensive in house training program.

3. Match the Elite Officer to the specific job location and the post duty requirements, parallel to their individual skill sets and abilities.
4. Follow-up on the officers placement, training, and job performance

Recognizing the risks of improperly screened and poorly trained armed security officers, Dynamic has established a successful and professional in-house armed security officer training program. For quality control, we never rely on a third party trainer to administer armed security training to our employees. Dynamic Security employs full-time management level employees who are certified armed trainers to instruct a comprehensive security and firearms curriculum. Our philosophy of the team approach of instruction allows students to gain knowledge from a much broader spectrum of expertise than they would gain from a single teacher. Our management level instructors have years of experience in security, law enforcement, military, executive protection and firearms and all are State Certified Trainers in security officer training as well as Certified NRA Handgun Instructors.

Classroom Training – Dynamic's classroom firearms training provides officers with "hands-on" professional training to perform the duties as an armed security officer. Course presentation consists of lecture, short videos, practical exercises, and written evaluations. (Forty hours firearms Training)

The 18 training modules include the following topics:

- ▶ Introduction to Firearms
- ▶ Handgun/Shotgun Nomenclature
- ▶ Handgun/Shotgun Function and Operation
- ▶ Firearms Safety
- ▶ Firearms Storage
- ▶ Firearms Cleaning
- ▶ Legal Issues
- ▶ Use of Force
- ▶ Ammunition/Ammunition Malfunctions
- ▶ Handgun/Shotgun Malfunctions
- ▶ Range Procedures
- ▶ Range Safety
- ▶ Loading and unloading Handguns/Shotgun
- ▶ Holsters and presentation from a holster
- ▶ Weapons Retention
- ▶ Non Lethal Weapons (Spray and Baton)
- ▶ Self Defense
- ▶ Handcuffs

Range Training – additional practical instruction at the range includes:

- ▶ Review of Range Rules and Safety
- ▶ Loading and Unloading Handguns/Shotguns, Review
- ▶ Presentation from a Holster, Review
- ▶ Ammunition/Handgun/Shotgun Malfunctions on the Range
- ▶ Range Qualification in compliance with Peace Officer standards and training

Continuing Firearms Training – As part of our endeavor to further enhance the training and experience of our security personnel, Dynamic has also initiated a secondary block of firearms instruction. This training, which occurs after completion of the basic course of firearms instruction, allows Officers who have proven proficient in the handling and use of firearms to further augment their abilities. The training also prevents accidental shootings caused by adverse conditions.

The following practical exercises are included in this course of instruction:

- ▶ Shooting and Reloading Under Stress
- ▶ Engaging targets in "Shoot...Don't Shoot Scenarios"
- ▶ Multiple Threats
- ▶ Moving Targets
- ▶ Low Light Shooting

Administration Training

- ▶ Schedule Training and report
- ▶ Administer and Score Student Written examination
- ▶ Student range qualification and score targets
- ▶ Process and record serial Number of weapon used for qualification on Certification Form
- ▶ Training Completion Reporting
- ▶ Schedule and review ongoing training program
- ▶ Monitor employee training/cross training progress reports

40 Hours OJT

The initial 40 hours of Installation Specific Orientation/Training (OJT) will be conducted during the phase-in period. Dynamic will conduct all follow-up annual Sustainment, and post phase-in training as needed to maintain guard proficiency. The Installation specific training will consist of but is not limited to:

- ▶ Installation Orientation
- ▶ Installation organization and chain of command
- ▶ Location of key areas/facilities
- ▶ Installation unique access control point equipment
- ▶ Unique/Special Safety Procedures
- ▶ Rules for the use of force to prevent unauthorized access through the ACP to the Installation
- ▶ Installation access control procedures IAW local SOP
- ▶ Installation unique inspections requirements and techniques
- ▶ Proper implementation of Random Anti-terrorism Measures and Procedures (RAMP)



Section 4: Transition Plan

Phase-In /Phase Out Plan

The team will begin the phase-in period immediately after contract award. We anticipate conducting individual site visits at each installation to gain familiarization with the posts, the personnel and staffing requirements, procedures, and the individual task orders. These important site visits enable us to gain first hand knowledge of our client's expectations, post locations and procedures, training fulfillment and staffing shortages to begin the staffing phase requirements. Upon full completion of the tours, hiring, equipping, placing and training of our personnel, we will be at full performance at the completion of the phase-in period.

It is imperative that we become thoroughly familiar with installation specific work requirements and procedures (task orders) to finalize the development of necessary post orders and work instructions. Doing so is vitally important to match our employees skill sets to the demands of the job assignment. Schedules are prepared, with all the individual assignments and work hours detailed therein.

Incumbent Personnel Transition

It is commonplace in the industry, with the selection of a new provider to retain a number of employees from the existing contractor when their skills, dedication, and performance have proven invaluable to the customer's operation. We have extensive experience in assuming security responsibility from other organizations, while maintaining the integrity of the client's security program as well as minimizing any disruption to

the client's core business operation. Most clients describe our contractual transitions as "seamless" and we take great pride in providing a "turn-key" management role in relieving the worries and concerns of change. Our team will provide personnel for training in key operations, obtaining licenses and permits and certifications, all prior to posting our first officer.

We recognize how integral and important the incumbent security officers assigned to our client are to mission readiness and facility security. To that end, we desire to transition all qualified individuals that our client recommends if the individual is interested in seeks continued employment with our team. After consultation with our client and prior to the commencement of services, we carefully screen potential employees that we feel will be most beneficial for our client and us to retain. We hold ourselves to the highest ethical business practices and at no time will we actively solicit a competitor's employee. However, where we jointly discuss retaining a "key employee" and the employee elects to stay at the client's location, the following is the normal course of action. In the event a potential incumbent applicant does not meet either our or our client's requirements, we will notify our client that the individual is not suitable for continued employment.

The process of hiring incumbent employees follows:

- Incumbent employees must apply with us at appropriate meeting locations, on-site, or through our web site

- ▶ Candidates must be subjected to our interview, hiring practices, background investigation, and all pre-employment criteria
- ▶ We must verify incumbent's licenses, credentials and documentation
- ▶ Verify compliance with the suitability requirements, medical, psychological, Physical Fitness and the Individual reliability program
- ▶ We will place the incumbent employee on the tentative work schedule at preferred shifts and times (when possible)
- ▶ Arrange for off site hiring, benefit coordination, and orientation
- ▶ Measure for Uniforms and Equipment
- ▶ Await contract commencement while performing duties with existing vendor.

New Hire Personnel/Recruiting

The primary focus in retaining incumbents is to fill the work schedule with as many trained and qualified employees possible. Should there remain voids in the work schedule, then we seek to hire new personnel

meeting or exceeding the selection requirements outlined by our client. Traditional classified ads will run in the local and various outlying newspapers, as well as specialized websites, online applications, and non-traditional recruiting methods to attract highly skilled human resources. Our staffing agencies are expertly gifted in recruiting large numbers of people and subjecting them through the rigors of testing and background investigations. In our effort to recruit former State Law Enforcement officers, Federal Agents, and Former Military, we see these offices as an integral part of the success of an overall staffing strategy. It is our aspiration that only those candidates that pass all the pre-hire requirements, possess adequate credentials, and are qualified to work be allowed access to our client installation for further scrutiny, minimizing security issues.

Our orientation and training will be conducted in our local offices and/or on-site when permitted for all personnel assigned to our client account. All of the new hire security personnel selected for our client account will receive an extensive background investigation. Prior to fulfilling their duties we will use this time to conduct many of the training topics, not deemed as sensitive. Firearms training and qualification, CPR, First Aid and AED, and non-sensitive site specific training can be accomplished awaiting and pending approval from our client's background investigation.



DYNAMIC
SECURITY INC.

Section 5: Quality Control

Dynamic promotes strong lines of communication between the security team and clients. Standardized reports, which are periodically submitted to the Client representative, are among the tools utilized to accomplish this communication.

Security Officer Inspections *(Weekly)*

Unannounced random checks of Dynamic officers to ensure they are conforming to and are knowledgeable of Dynamic rules and regulations as well as knowledgeable of site-specific duties.

Client Visits *(Monthly Meetings)*

One of the keys to successfully providing superior service is constant communication between the Client and Dynamic. Therefore, Dynamic representatives typically meet on a monthly basis with Clients in addition to any Client requested meetings to review performance and the training

and staffing of the account. A review of the performance of the Dynamic staff compared to the last meeting occurs during each of these visits as well as discussion of any concerns either the Dynamic representative or Client contact may have.

Periodic Client Service Evaluations

Additionally, to ensure quality, customers are given Client Evaluation Forms on a periodic basis to voice their opinions on a wide variety of service elements and provide feedback on Dynamic's performance, which the senior staff reviews immediately, to act on any item of concern. Clients have the capability to visit Dynamic's website, www.dynamicsecurity.org, at any time to complete a Client service evaluation, which will be forwarded automatically and reviewed immediately by the Dynamic management team.

Dynamic offers one of the most comprehensive benefits programs in the security industry. The available benefits include the following:

- ▶ Vacation and holiday pay
- ▶ Life insurance
- ▶ Disability insurance
- ▶ Company provided uniforms
- ▶ Vision insurance
- ▶ Dental insurance
- ▶ Medical Insurance Plan
- ▶ Cancer insurance
- ▶ Retirement Investment Options

Details about these benefits are listed below. Coverage is provided for employees at reasonable premiums for both individual and family coverage.

▶ **Medical Insurance Plan**

Dynamic offers two medical insurance products to all qualifying employees:

- ▶ Major Medical Health Insurance which is ACA-compliant. This includes a broad range of in-network medical benefits.
- ▶ Limited Medical coverage which utilizes a cafeteria plan approach allowing officers to elect basic medical and accidental death coverage options.

▶ **Dental Coverage**

Dynamic has a comprehensive dental plan with no deductible for oral exams, regular cleanings, treatments, sealant, etc. Other basic care is covered 80% with a \$50.00 deductible. Major restorative care is covered 50% after the \$50.00 deductible.

▶ **Vision Care**

This plan includes a free annual eye exam, annual lenses, and biannual frames with family coverage available.

▶ **Life Insurance Program**

Dynamic provides a life insurance program to its officers who have been with the company for at least six months. This insurance is effective for as long as an officer is employed by Dynamic and is a level, benefit term life plan with a \$10,000 benefit with double indemnity in the event of an accidental death. Spouses and family can be added to the program for a nominal fee.

▶ **Cancer Insurance**

This policy pays all eligible expenses, not to exceed the calendar year maximum benefit amount the officer selects, for every calendar year throughout the life of the policy.

▶ **Disability Insurance**

This short-term disability plan pays bi-weekly in the event of total disability, which results from a non-occupational accident or sickness. Officers will receive the benefit level up to 70% of their basic weekly earnings.

▶ **Retirement Investment Options**

Retirement Savings plans are available to employees on a voluntary basis, provided the officers have completed at least one year of service with Dynamic and who work at least 1,000 hours during that service period. 401K plan options may be made available in certain areas or for certain projects where participation levels will be high enough. However, IRA investment options will be made available to all qualifying officers who express a desire in participation through the Vanguard Personal Investment Group.

▶ **Vacation & Holiday Pay**

Dynamic offers its fulltime security officers one week of paid vacation after one year of continuous service with the company. This paid vacation is at the officer's regular base pay for a regular workweek. Dynamic also provides its officers holiday pay according to the Client's holiday schedule.

▶ **Uniforms**

Dynamic provides all security officers complete uniforms at no cost. The standard uniform for full-time officers consists of three shirts, three trousers, one necktie, and security enforcement shield (badge). Dynamic also issues such items as: bomber jackets, windbreakers, rain gear, and blazers when necessary. Additional items can also be issued at the Client's request.

Employee Recognition

Dynamic has developed an employee recognition program to acknowledge employee performance, self-improvement, and personal development.

▶ **R G Riddle Service Award**

This type of recognition is given to employees for exhibiting professionalism, self-improvement, or meritorious service in the execution of their duties. Certificates and monetary compensation accompany the reception of this award.



Section 7: Additional Services

In addition to security officers, Dynamic offers the following services to its Clients:

- ▶ Confidential security studies and evaluations
- ▶ Security strike plan development
- ▶ Drug screening
 - Marijuana
 - Cocaine
 - Amphetamines
 - Opiates
 - Methamphetamines
- ▶ Background Screening
 - Felonies
 - Misdemeanors
 - Motor vehicle
 - Employment eligibility verification
 - Workers' compensation/ WC Fraud
 - Credit references/credit checks
 - Education verification
 - Employment reference checks
- ▶ Facility Staffing
 - Part-time
 - Temporary workers
 - Full-time
 - Industrial workers
 - Clerical workers
 - Professional placements
 - Additional human resource services

Dynamic Security Resume

In Business since February 1942.

Incorporated since April 1978.

Over 75 years experience with Security Services.

- **See enclosed Capability Statement.**
- **See enclosed Company References.**
- **See enclosed Community Development Clients.**
- **See enclosed clients serving over last 5 years.**



DYNAMIC SECURITY INC.

Duns #: 038257952
Size: Large
NAICS: 561612
SAM.gov (038257952)
GSA Contract #: GS-07F-0007V

CAPABILITY STATEMENT

The Dynamic Approach

Dynamic Security Inc. has developed a synergistic approach to customer service by focusing decades of individual and corporate experience on developing relationships with our clients. This approach is the primary driving force behind a client retention rate that sets the standard in our chosen industry and ultimately transforms clients into friends.

► ELITE SERVICES

DIVISION: Focuses on clients who have a need for officers who specifically have Law Enforcement or Military experience and require a premium level of training. Placed at all governmental agencies

► CUSTOMER FOCUS:

Understanding end user needs, goals, and milestones. We work diligently to exceed expectations, meet mission requirements, and maintain constant, up-to-date awareness of contemporary threats to commercial and governmental facilities and agencies.

► **TRAINING:** Conducted in-house by tenured, accredited instructors exceeding all state standards

► QUALITY

ASSURANCE: Comprehensive program conducted independently and separately from members involved in the program



A Dynamic Security Elite Services Guard on Duty

Protecting American Assets and Infrastructure Since 1940

Dynamic Security Inc., is a large regional security firm headquartered in the southeastern U.S. We deliver high-quality professional services in a cost effective and responsive manner to governmental agencies, DOD contractors, corporations, and commercial businesses large and small with a focus on user satisfaction. Dynamic has extensive governmental and industry based program management experience and expertise in all aspects of fielding high end armed and unarmed security professionals from the gulf coast to the Midwest.

Dynamic Government Services

ELITE SERVICES DIVISION:

Premium training and experience populated by security professionals with specific law enforcement or military backgrounds who's skills and expertise are better adapted to governmental programs.

DISASTER RECOVERY: Comprehensive support with experience from Hurricanes Katrina, Ivan, and Rita.

FLEXIBILITY: Tailored programs for each Governmental requirement

SBA PARTNERS: Established 8(a), HUBZone, Woman-Owned, Disabled Veteran owned, small business partners to meet all small business goals.

FACILITY CLEARANCE: Dynamic Security, Inc. currently holds the requisite secret clearance in order to serve our current federal DOD contractor and state Military Department clients. Existing agreements with partner organizations offer upgraded clearances and Small Business set aside compliance.

Clients and Customers

Dynamic Security Inc. provides service to more than 300 commercial, DOD contractors, and government customers. This client base includes multiple state military departments and all subordinate headquarters, training, and flight facilities; various DOD contractors throughout our service area ranging from aviation maintenance facilities to commercial and DOD ship builders, and non-governmental organizations.

In Their Words

"Dynamic Security has provided Alabama State Port Authority professional security services throughout much of the last decade. I continue to be impressed with Dynamic leadership and executive management as they have set the highest standards of professionalism, communication, and commitment to customer service."

Jimmie Flanagan
Chief of Police
Alabama Port Authority

"We are very impressed with the services provided by Dynamic Security. For several years, Dynamic has provided our site with high caliber 24/7 security services. In addition, they have provided specialized training to our management team on active shooter awareness, with a high level of expertise. I have always received prompt, courteous, and professional service from Dynamic Security."

Alisa Anthony
HR Manager
Baxter Healthcare



Dynamic Security Inc. provides services for every range of need, from restricted to public access.

Experienced Leadership

Dynamic Security Incorporated holds the credentials to meet virtually any security requirement in the Continental United States. The talent represented in Dynamic's management spans a broad spectrum including career Contract Security Leaders, representatives from every division of Military Service, the Federal Bureau of Investigation and Law Enforcement.

The far-reaching experience of Dynamic's Team also includes personnel from the intelligence community with experience in anti-terrorism initiatives, FSO's seasoned in fulfilling the requirements of NISP and complying with Department of Defense mandates, routinely interfacing with e-QIP and JPAS. Solidifying experienced leadership with instruction and training, many members of the team have also elected to pursue advanced degrees relevant to their field.

With the expertise described above, Dynamic has established in-house professional training schools which cover a wide variety of topics including, but not limited to; Red Cross training (CPR, First Aid, First Responder), NRA weapons training, Secondary Use of Force, DSS required training (where appropriate), MARSEC and specific state regulated training.



DYNAMIC SECURITY INC.

Contact and Ordering Information

CORPORATE HEADQUARTERS:

1102 Woodward Avenue, Muscle Shoals, AL 35661

Toll-Free: (800) 227-4964

Phone: (256) 383-5798

Fax: (256) 383-6307

ONLINE:

www.dynamicsecurity.org

E-MAIL:

gsa@dynamicsecurity.org

Contract Information

Contract number:

GS-07F-0007V

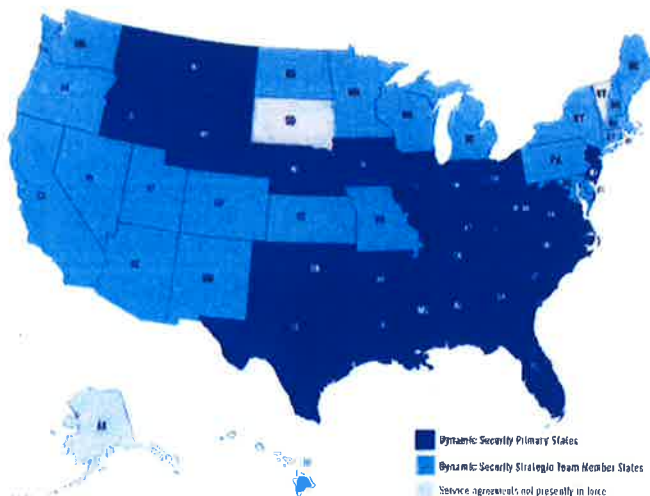
Contract Period:

10/01/2013 - 09/30/2018



Dynamic Security Service Region

Through direct service or strategic partnerships, Dynamic Security is able to provide security services across the United States.





Dynamic Security Local References

Dali Museum

Dave Portilia

727.623.4724

Pinellas Suncoast transit Authority (PSTA)

Theo Bakomihalis

727.540.1846

Pinellas County Real Estate Management

Holly Conner

727.453.3218

DYNAMIC SECURITY, INC.

Over 70 Years of Quality Protective Services

Community Development References

Holiday Isle

1601 Bienville Blvd

Dauphin Island, AL 36528

Genevieve Guoba - Assoc. Manager

Fax - 866-799-4209

251-445-7011

Started 2007

Indigo Condominiums

13621 Perdido Key Drive

Pensacola, FL 32507

Stephanie Bolling

850-454-2220

Started 2011

Watersound Community Association, Inc

Watersound Orgins

573 Pathways Drive

Watersound, FL 32461

Ricky Ayers

850-231-5094

Fax - 850-231-4526

Started 2017



Community Development References

Beach Colony Resort

1359 Perdido Key Drive

Pensacola, FL 32507

Diane Daigle - Property Manager

850-791-0382 - Security Officers

850-492-6044

Started 2006

Commodore

4715 Thomas Drive

Panama City Beach, FL 32408

Debbie Hyde

850-234-8699

Started 2011

Golden Eagle Homeowners Association

3700 Golden Eagle Dr. East

Tallahassee, FL 32312

Donna Biggens

850-668-6578

Started 2016

Dynamic Security has been providing professional security services for over 75 years and including the last 5 years, Dynamic Security is serving:

- **HOA Associations**
- **Condo Associations**
- **Office High Rises**
- **County Real Estate Organizations**
- **Automotive Manufacturing**
- **Medical Manufacturing**
- **Aerospace Manufacturing**
- **Warehousing**
- **Distribution Centers**
- **Food Processing**
- **Juice/Dairy Processing**
- **Transportation**

DYNAMIC SECURITY, INC.

Over 70 Years of Quality Protective Services

- **Military/DOD**
- **State Capitals**
- **City Halls/Courthouses**
- **Municipalities**
- **Colleges/Higher Learning Centers**
- **Hospitals**
- **Museums**
- **Malls**
- **Ports**
- **Ship Building Industries**
- **Department of Agriculture**
- **Department Transportation**
- **Department of Education**
- **Environmental Protection Agency**
- **Georgia Bureau of Investigation**
- **CDC**

In Business since February 1942.

Incorporated since April 1978.



Dynamic Security provides Professional Security Services to the following cities:

- **City of Birmingham**
- **City of Atlanta**
- **City of Knoxville**
- **City of Memphis**

Colonel Mark W. McDonough
Commissioner

Department of Public Safety

Capitol Police Division
180 Central Avenue, SW
Atlanta, Georgia 30303-3522
Phone: (404) 656-4830
Fax: (404) 657-8539

Lt. Colonel Russell D. Powell
Deputy Commissioner

Captain Lewis G. Young
Director, Capitol Police Division

To whom it may concern,

Dynamic Security currently has and has had a large million dollar security contract with the Georgia Department of Public Safety since September 1, 2014. Dynamic manages visitor management at access control points and provides mobile security for two buildings on Capitol Hill, which consist of approximately forty security personnel. As the Director of Capitol Police Division, I have been very well pleased with their professional security service and the responsiveness of Dynamic management, specifically Chris Hargrove, to effectively communicate with our management team about newly implemented policy changes or upgrades to existing security equipment. Dynamic Security's management team expects professionalism from their security personnel and quickly resolves any issues that arise. Based upon my two years of experience with Dynamic, I would recommend the professional security services of Dynamic Security.

Best Regards,



Captain Lewis G. Young
Director | Capitol Police Division

Georgia Department of Public Safety
180 Central Ave. SW
Atlanta, GA 30303

Office: 404-656-4830
Email: lyoung@ga.gov



December 16, 2016

To whom it may concern:

Dynamic Security has requested a letter of recommendation and I am happy to provide one. Golden Eagle is an upscale, community in Tallahassee, Florida with 947 properties that encompasses an 18 hole, Tom Fazio designed private golf course, clubhouse, tennis courts, and pool. Our residents and the Tallahassee community can become members of the club. This makes for many visitors entering the community. The guards must greet all guest with a friendly, customer service attitude.

Dynamic began providing security services to Golden Eagle July 2016. We have been pleased with their professionalism, supervision and executive management team and their focus on us, as a customer. In this short time, Dynamic has displayed an approach to our security needs that is customer service orientated. They are always available for comments and help. They worked with us to obtain post orders that were truly customary to our needs in Golden Eagle and were patient with us during the process of making sure the post orders were truly what we needed. Dynamic continues to work with us to develop the most practical security solutions and customize security functions that allow for gate procedures, resident and visitor processing, patrols and camera monitoring stations.

Dynamic's Executive Management Team including Chris Hargrove frequently visits us to make sure our needs are being met. Chris recently spoke at our annual meeting this past November. He discussed personal and home security procedures that residents can easily implement themselves. Chris also answered questions from our residents regarding the security procedures being performed at Golden Eagle. We clearly see that Golden Eagle is important to Dynamic Security and the actions of the executive team demonstrate this daily.

You are welcome to contact me via phone or email. My email address is manager@goldeneagle.org.

Sincerely,

Donna Biggins
Operations Manager

June 5, 2018

Re: Reference Letter for Dynamic Security Inc.

To Whom It May Concern:

Pinellas County government awarded the unarmed security guard contract to Dynamic Security Inc. in November, 2015 through an extremely competitive process where proposals were submitted by 13 security guard firms.

The contract was awarded in the amount of \$5,035,558.50, effective dates: January 1, 2016 through December 31, 2020.

This is a co-op contract for Pinellas County and the City of Saint Petersburg, as well as any other municipalities seeking to partner through the length of the contract. The current locations include the St. Petersburg/Clearwater Airport, 38 stand-alone buildings, 16 parking lots, 4 major complexes, several access points, and extensive grounds. These facilities range in functions from courthouses, city library, administration buildings, warehouses and construction sites.

The County and its staff have found a solid partner in Dynamic Security Inc. During the course of this partnership, Dynamic Security Inc. has continued to provide effective leadership support locally and through its corporate executives.

Dynamic Security Inc. has effectively established a presence in this somewhat challenging market through strategic recruitment, building positive relationships and responding to its customers' needs.

I fully endorse and recommend Dynamic Security Inc. as a capable and successful partner in not only providing security guard services, but assisting its customers in meeting their business goals.

Should you have any questions, do not hesitate to contact me.

Regards,



Holly Conner

Contract Administrator
Real Estate Management
Pinellas County Government
509 East Avenue S, Clearwater, FL 33756
E-mail: hconner@pinellascounty.org
Phone: (727) 453-3218

As a representative for the Pinellas Suncoast Transit Authority (PSTA) I am pleased to provide a letter of recommendation for our security service provider. Dynamic Security has provided our services since March 1, 2018. We have been pleased with their service level, selection of quality officers assigned to our account, management response including direct involvement with the local and corporate management team and their detailed training programs. Dynamic Security provides an added benefit with their internal reporting system, commonly referred to as DORS. This system allows for immediate notification for emergencies, supervisor visits and maintains adequate logs of security officer reports. This information is very helpful in tracking incidents types, locations and the immediate notification allows for a quick review and assessment by PSTA management.

Dynamic completed a detailed review of our security requirements, operational duties and logistical planning prior to providing a formal quote for service. They also provided specific attention to our yearly budget restrictions. They were able to provide the best quality service at an affordable price. They truly engaged themselves as our professional partner and not just our security company.

Dynamic Security has provided PSTA with an improved quality security service from previous providers. Their tenure has been short but we have identified an improved service in a short time period. We are excited about our continued future with Dynamic Security. We clearly see that Dynamic Security is a leader in this area and they are concerned about the security services in the local community. They have increased their footprint locally and we are proud to have Dynamic Security providing security services to PSTA.

Feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read "Theo Bakomihalis", is written over a horizontal line.

Theo Bakomihalis
Safety, Security & Training
Pinellas Suncoast Transit Authority
727-540-1846
tbakomihalis@psta.net



**Dynamic Security
Proposed Rates for Security Service
224 HPW UNARMED**

Cost Component	Bill Rate/Hour	Man-hours/Year	Extension/Year
Hourly Rate	Security Officer \$14.90	128 HPWx52=6,656	\$99,174.40
	Supervisor \$14.90	40 HPWx52=2,080	\$30,992.00
Rover Hour Rate	\$14.90	56 HPWx52=2,912	\$43,388.80
Rover Patrol Vehicle	\$700/Month		\$8,400.00

6 Holidays included in Bill Rate- No additional cost/charge for holiday coverage

YEARLY GRAND TOTAL **\$181,955.20**

Steve Lerandeanu

Dynamic Security INC

13830 58th St N. #401

Clearwater, FL. 33760

A handwritten signature in black ink, appearing to be "Steve Lerandeanu", written over a horizontal line.

DYNAMICTM
SECURITY INC.

HEADQUARTERS:

1102 Woodward Ave.
Muscle Shoals, AL 35661
(256) 383-5798

An Equal Opportunity Employer

www.dynamicsecurity.org

EXHIBIT 12



PROPOSAL

19-190369

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

10/25/2018

DPFG, Inc
15310 Amberly Dr. Suite 175
Tampa, FL 33647

LakeShore Ranch
US41 & Sundance Lake Blvd.
Tampa, FL 33647

(813)-418-7473

ALT #1

ATTENTION: Raymond J Lotito

As per directions to perform the following work:

WET-SET PAVERS IN CONCRETE:

1. Excavate a depressed area of pavers and crushed concrete totaling 28 square feet. Stockpile existing pavers for re-use.
2. Demo 2 areas of damaged ribbon curb totaling 6 linear feet.
3. Check and compact existing sub-base as necessary.
4. Form and pour 6 linear feet of ribbon curb using 3000 P.S.I. concrete reinforced with fiber mesh.
5. Apply rough broom finish.
6. Install 6" of concrete to an area totaling 28 square feet. Install stockpiled pavers in wet concrete.
7. Remove and haul away any related debris from site.

LABOR & MATERIALS - \$2,646.00

* PAGE ONE OF THREE *

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

WITH PAYMENTS TO BE MADE AS FOLLOWS:

- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

TITLE

X

Paul Anable

We Accept
Visa & Mastercard



All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.



PROPOSAL

19-190369

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

10/25/2018

DPFG, Inc
15310 Amberly Dr. Suite 175
Tampa, FL 33647

LakeShore Ranch
US41 & Sundance Lake Blvd.
Tampa, FL 33647

(813)-418-7473

ALT #2

ATTENTION: Raymond J Lotito

--- OR ---

PAVER REPLACEMENT IN ASPHALT:

1. Excavate and remove existing pavers from an area totaling 224 square feet to be paved as necessary.
2. Install 6" of crushed base material, roll and compact with a 3-5 ton roller.
3. Tack area with MS-1 primer tack.
4. Install 1.5" average of hot plant asphalt, Type S-1 heavy duty asphalt.
5. Roll and compact with 3-5 ton steel wheeled roller.
6. Finish roll and compact with 10 pneumatic roller.
7. Remove and haul away any related debris from site.

LABOR & MATERIALS - \$3,568.00

* PAGE TWO OF THREE *

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

WITH PAYMENTS TO BE MADE AS FOLLOWS:



- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

TITLE

X

DRIVEWAY MAINTENANCE INC.

Paul Anable



**ELITE
PAVERS**
OF TAMPA BAY

Elite Pavers of Tampa Bay

7337 Land O' Lakes Blvd

Land O' Lakes, FL 34638

813-996-7290

info@elitepavers.com

www.ElitePavers.com

Estimate #

6143

Address

Lakeshore Ranch CDD
15310 Amberly Dr.
Tampa, FL 33647
Suite 175

Ship To

Lakeshore Ranch CDD
Alan Wright
19730 Sundance Lake Blvd.
Land O'Lakes, FL 34638
407-491-7277

Sales Rep

EB

Date

10/29/2018

Terms

Due Upon Job Completion

Community/Gate Code

IMPORTANT MESSAGE

**Our new office is now OPEN, but our showroom
is still under construction. Pardon our appearance.
Thank you for your patience while we renovate our New Showroom.**

Item	Description	SF/LF/Unit	Amount
Options Below	There are two options below. Please pay no attention to the total at the bottom as it is automated. Once an option is chosen, please let us know and we will revise the estimate showing the updated total at the bottom. Thank you.		0.00
Installation Services	OPTION 1 - Installation of Pavers- Pavers Supplied by Lake Shore Ranch - Repair Front Paver Area Adjacent To Guard Shack: Remove & Relay Existing Pavers Near Ribbon Curb - Also Elite Will Have to Divert Traffic Around Guard House. - Using Existing Pavers		1,500.00
Installation Services	OPTION 2 - Installation of Pavers - Pavers Supplied by Lake Shore Ranch - Remove All Pavers in Option 1 & Relay and Level The Area, Elite Will Also Have to Excavate Farther Down & Install New Base - Also Elite Will Have to Divert Traffic Around Guard House - Using Existing Pavers		2,500.00
Sealer Not Included	***Sealer Not Included in This Estimate		0.00

STYLE _____ **COLOR** _____

All material is guaranteed to be as specified. All work is to be completed according to standard practices. Price includes square footage for materials contracted ONLY. Any left over materials such as pavers, crushed concrete, sand etc. is the property of Elite Pavers and will be picked up promptly after job completion. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BECOME AN EXTRA CHARGE, OVER AND ABOVE THE ORIGINAL ESTIMATE. Products and product colors naturally vary from plant to plant as well as from one production run to another. We are not responsible for variations in color dye-lots. We are not responsible for accidents, delays or weather conditions beyond our control. Elite Pavers and manufacturer are not responsible for efflorescence, a natural whitish residue that can Occur. Our workers are fully covered by workman's compensation insurance.

Total \$4,000.00

**50% Deposit Due For All Paver Jobs.
Final payment is Due Upon
Completion. - We do accept credit
cards, but we charge a 2.5%
convenience fee if done in person,
3% if done over phone.**

Accepted By: _____ **Accepted Date:** _____

Please make check payable to Elite Pavers of Tampa Bay - Price is good for 90 days from the date of this estimate. Thank You For Your Business!

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
9/17/2018	377

Name / Address
Lakeshore Ranch 19730 Sundance Lake Blvd. Land O Lakes, Fl. 34638

			Project
Description	Qty	Rate	Total
Remove about a 2 ft. area of pavers on the resident entrance located at the West side and fill with paver sand to level and replace pavers. Add a bit of Concrete mix to repair cracked areas on the concrete perimeter adjacent to the pavers.		350.00	350.00
Client Signature		Total	\$350.00

EXHIBIT 13

Home Repair Solutions

(352) 266-9776

WORK ESTIMATE

Date 10/24/2018
Estimate # 156

SERVICE PROVIDER	CUSTOMER
Mike White mwhite64@gmail.com	Lake Shore Ranch
Sundance Lake road	
21 places on side walk that needs the edges grind down	\$ 315.00
10 small Ares that need patching	\$ 100.00
Water Color Circle	
Replacing 5 sections of 4' X 4' concret side walk	\$ 800.00
I will have to cut tree roots in order to pour new side walk sections. There is a posibility that the trees will die	
Water Color road	
20 places on side walk that needs the edges grind down	\$ 300.00
Falcon crest	
10 places on side walk that needs the edges grind down	\$ 150.00
Crystal Creek	
6 places on side walk that needs the edges grind down	\$ 90.00
Eagle Brook DR	
4 places on side walk that needs the edges grind down	\$ 60.00
Sunset Bay DR	
4 places on side walk that needs the edges grind down	\$ 60.00
Red Sky	
7 places on side walk that needs the edges grind down	\$ 105.00
Autumn Chase CT	
3 places on side walk that needs the edges grind down	\$ 45.00
Concret and supplys	\$ 550.00
TOTAL	\$ 2,575.00

Signature _____



PROPOSAL

19-190369

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

10/25/2018

(813)-418-7473

DPFG, Inc
15310 Amberly Dr. Suite 175
Tampa, FL 33647

LakeShore Ranch
US41 & Sundance Lake Blvd.
Tampa, FL 33647

**Sidewalk
Repairs**

ATTENTION: Raymond J Lotito

SIDEWALK & TRIPPING HAZARD REPAIRS:

1. Grind 19 areas of raised areas in sidewalks totaling 96 linear feet.
2. Demo and remove 9 areas of damaged sidewalk totaling 336 square feet.
3. Place forms for new sidewalks.
4. Install 3000 P.S.I. concrete reinforced with fiber mesh.
5. Apply rough broom finish.
6. Strip and remove forms.
7. Remove and haul away any related debris from site.

LABOR & MATERIALS - \$3,399.00

- *DUE TO INCREASES IN THE COSTS OF MATERIALS, THIS PRICE CAN ONLY BE GUARANTEED FOR 30 DAYS.
- *THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGES CAUSED TO OR BY CARS OR PERSONS TRESPASSING IN AREAS OF CONSTRUCTION, INCLUDING WRITING IN WET CONCRETE.
- *AREAS OF CONCRETE AND PAVER RE-INSTALLATION TO REMAIN BARRICADED FOR 5 DAY MINIMUM TO ALLOW CONCRETE TO CURE.
- *NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF UNDERGROUND UTILITIES INCLUDING SPRINKLERS..
- *PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

* PAGE THREE OF THREE *

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

** NINE THOUSAND SIX HUNDRED THIRTEEN DOLLARS AND 00 CENTS **

WITH PAYMENTS TO BE MADE AS FOLLOWS:

NET UPON COMPLETION

- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

TITLE

X

Paul Anable

We Accept
Visa & Mastercard



All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

EXHIBIT 14

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Lakeshore Ranch Community Development District (the “**District**”) previously adopted its budget for fiscal year 2017/2018;

WHEREAS, the Board desires to relocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2017/2018 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2017/2018.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Lakeshore Ranch Community Development District for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of

this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2017/2018, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted this 14th day of November 2018.

Attest:

**Lakeshore Ranch
Community Development District**

Name: _____
Assistant Secretary

John Rose
Chair of the Board of Supervisors

Exhibit A: 2017/2018 Amended Budget

LAKESHORE RANCH CDD
2018 ADOPTED BUDGET: GENERAL FUND - BUDGET AMENDMENT 2

	FY 2018 ADOPTED	FY 2018 PROPOSED AMENDMENT #1	FY 2018 PROPOSED AMENDED #1	FY 2018 As of 11/07/2018	FY 2018 PROPOSED AMENDMENT #2	FY 2018 PROPOSED AMENDED #2
1 REVENUE						
2						
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,044,817	-	\$ 1,044,817	\$ 1,051,940	\$ 7,123	\$ 1,051,940
4 ASSESSMENTS - PY Excess Fees (2017)	-	-	-	2,395	2,395	2,395
5 INTEREST EARNINGS	-	-	-	4,625	4,625	4,625
6 OTHER MISCELLANEOUS REVENUE:	-	-	-	-	-	-
7 EVENT REVENUE	-	-	-	7,900	7,900	7,900
8 CLUBHOUSE RENTAL	-	-	-	2,705	2,705	2,705
9 FUND BALANCE FORWARD	-	88,000	88,000	88,000	7,792	95,792
10 TOTAL REVENUE	1,044,817	88,000	1,132,817	1,157,565	32,540	1,165,357
11						
12 EXPENDITURES						
13 ADMINISTRATIVE EXPENSES						
14 SUPERVISORS FEES	12,000	-	12,000	11,800	(200)	11,800
15 PAYROLL TAXES	918	-	918	903	(15)	903
16 PAYROLL SERVICE FEE	775	-	775	645	(130)	645
17 ADMINISTRATIVE SERVICES	-	-	-	-	-	-
18 DISTRICT MANAGEMENT	58,500	-	58,500	58,500	-	58,500
19 DISTRICT ENGINEER	10,000	-	10,000	31,558	21,558	31,558
20 DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	-	4,250	4,250	-	4,250
21 TRUSTEES FEES	4,337	-	4,337	4,337	-	4,337
22 FLORIDA FILING FEE	175	-	175	175	-	175
23 AUDITING SERVICES	2,500	-	2,500	2,500	-	2,500
24 ARBITRAGE REBATE CALCULATION	650	-	650	650	-	650
25 INSURANCE (Public Officials)	3,086	-	3,086	2,085	(1,001)	2,085
26 LEGAL ADVERTISING	600	-	600	572	(28)	572
27 DUES, LICENSES & FEES	750	-	750	-	(750)	-
28 WEB-SITE / EMAIL SYSTEM - ITSUPPORT	980	-	980	998	18	998
29 LEGAL SERVICES - GENERAL	18,000	-	18,000	32,529	14,529	32,529
30 MISCELLANEOUSADMIN	650	-	650	567	(83)	567
31 TOTAL ADMINISTRATIVE EXPENSES	118,171	-	118,171	152,069	33,898	152,069
32						
33 SECURITY OPERATIONS						
34 SECURITY CONTRACT	168,288	-	168,288	163,992	(4,296)	163,992
35 SECURITY SYSTEM	2,500	-	2,500	1,432	(1,068)	1,432
36 TOTAL SECURITY OPERATIONS	170,788	-	170,788	165,424	(5,364)	165,424
37						
38 UTILITIES:						
39 UTILITY - ELECTRICITY	37,000	-	37,000	30,740	(6,260)	30,740
40 UTILITY - STREETLIGHTS	64,800	-	64,800	63,153	(1,647)	63,153
41 UTILITY - GAS	18,000	-	18,000	15,454	(2,546)	15,454
42 UTILITY - WATER	8,000	-	8,000	7,963	(37)	7,963
43 SOLID WASTE CONTROL - RECREATION FACILITY	660	-	660	624	(36)	624
44 SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	500	-	500	673	173	673
45 TOTAL UTILITIES	128,960	-	128,960	118,607	(10,353)	118,607
46						
47 PHYSICAL ENVIRONMENT						
48 STORMWATER NON ADVALOREM ASSESSMENT	1,750	-	1,750	2,800	1,050	2,800
49 LAKE/POND BANK MAINTENANCE	12,000	-	12,000	15,680	3,680	15,680
50 AQUATIC MAINTENANCE CONTRACT	25,500	-	25,500	26,355	855	26,355
51 WETLAND/MITIGATION AREA MONITORING&MAINT	-	-	-	-	-	-
52 INLET MONITORING	4,200	-	4,200	2,450	(1,750)	2,450
53 POND 25	-	-	-	-	-	-
54 GENERAL LIABILITY/PROPERTY INSURANCE	25,603	-	25,603	23,995	(1,608)	23,995
55 LANDSCAPE MAINTENANCE	122,000	18,766	140,766	139,202	(1,564)	139,202
56 LANDSCAPE REPLACEMENT & FERT/CHEM	45,391	11,457	56,848	25,755	(31,093)	25,755
57 IRRIGATION REPAIRS & MAINTENANCE	5,000	-	5,000	14,506	9,506	14,506
58 RUST PREVENTION	10,680	-	10,680	12,430	1,750	12,430
59 LANDSCAPE IMPROVEMENTS	20,000	(9,713)	10,287	7,198	(3,089)	7,198
60 TOTAL PHYSICALENVIRONMENT	272,124	20,510	292,634	270,371	(22,263)	270,371

LAKESHORE RANCH CDD
2018 ADOPTED BUDGET: GENERAL FUND - BUDGET AMENDMENT 2

61

62 ROAD & STREET FACILITIES

63 GATE MAINTENANCE
64 SIDEWALK REPAIR & MAINTENANCE
65 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE
66 STREET SIGN REPAIR & REPLACEMENT
67 ROADWAY REPAIR & MAINTENANCE

68 TOTAL ROAD & STREET FACILITIES

69

70 PARKS & RECREATION

71 MANAGEMENT CONTRACT
72 POOL/WATER PARK/ FOUNTAIN MAINTENANCE
73 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES
74 CLUBHOUSE TELEPHONE, FAX, INTERNET
75 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE
76 CLUBHOUSE PEST CONTROL
77 CLUBHOUSE OFFICE SUPPLIES
78 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES
79 CLUBHOUSE LIGHTING REPLACEMENT
80 TENNIS/BASKETBALL COURT REPAIRS
81 MISCELLANEOUS EXPENSES
82 SECURITY / FIRE SYSTEM
83 LICENSES AND DUES FOR MOVIES
84 SPECIAL EVENTS
85 PRESSURE WASH
86 POOL RENOVATIONS

87 TOTAL PARKS & RECREATION

88

89 TOTAL EXPEND. BEFORE CONTINGENCY & FUND BALANCE FORWARD

90

91 EXPENDITURES FOR CONTINGENCY & FUND BALANCE FORWARD

92 POOL RENOVATIONS FROM REPLACEMENT RESERVES
93 ADA COMPLIANCE PROJECT
94 PARK PROJECT
95 GUARDHOUSE & PAVER PROJECT & DOCK REPAIRS
96 ELLIPTICAL
97 UMBRELLAS
98 POOL HEATER
99 LANDSCAPE REPLACEMENT - 1ST ROUNDABOUT (Water Color & Falcon)
100 CONTINGENCY

101

102 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES/USES

103

104 TOTAL EXPENDITURES BEFORE OTHER

109 TRANSFER-OUT TO RESERVE FUND
110 TOTAL OTHER FINANCING SOURCES (USES)

111

112 TOTAL EXPENDITURES

113

114 NET CHANGE IN FUND BALANCE

115

116 FUND BALANCE - BEGINNING
117 LESS FUND BALANCE FORWARD

118 FUND BALANCE - ENDING

	FY 2018 ADOPTED	FY 2018 PROPOSED AMENDMENT #1	FY 2018 PROPOSED AMENDED #1	FY 2018 As of 11/07/2018	FY 2018 PROPOSED AMENDMENT #2	FY 2018 PROPOSED AMENDED #2
	6,500	-	6,500	7,653	1,153	7,653
	3,000	-	3,000	-	(3,000)	-
	9,000	-	9,000	5,500	(3,500)	5,500
	2,000	-	2,000	3,295	1,295	3,295
	4,000	-	4,000	-	(4,000)	-
	24,500	-	24,500	16,448	(8,052)	16,448
	155,370	-	155,370	155,880	510	155,880
	2,500	-	2,500	2,683	183	2,683
	18,000	-	18,000	7,824	(10,176)	7,824
	14,000	-	14,000	16,362	2,362	16,362
	1,500	-	1,500	2,272	772	2,272
	500	-	500	245	(255)	245
	3,500	-	3,500	8,349	4,849	8,349
	4,500	-	4,500	4,786	286	4,786
	1,000	-	1,000	1,510	510	1,510
	3,000	-	3,000	2,020	(980)	2,020
	7,000	-	7,000	4,580	(2,420)	4,580
	2,500	-	2,500	2,342	(158)	2,342
	1,100	-	1,100	1,213	113	1,213
	13,500	-	13,500	13,366	(134)	13,366
	6,000	-	6,000	1,183	(4,817)	1,183
	-	-	-	24,179	24,179	24,179
	233,970	-	233,970	248,794	14,824	248,794
	948,513	20,510	969,023	971,713	2,690	971,713
	0	-	-	41,447	41,447	41,447
	-	23,000	23,000	41,625	18,625	41,625
	-	16,000	16,000	-	(16,000)	-
	-	8,000	8,000	15,006	7,006	15,006
	-	2,700	2,700	1,499	(1,201)	1,499
	-	4,900	4,900	4,895	(5)	4,895
	-	2,890	2,890	3,100	210	3,100
	-	10,000	10,000	8,329	(1,671)	8,329
	45,378	-	45,378	26,817	(18,561)	26,817
	45,378	67,490	112,868	142,718	29,850	142,718
	993,891	88,000	1,081,891	1,114,431	32,540	1,114,431
	50,926	-	50,926	50,926	-	50,926
	50,926	-	50,926	50,926	-	50,926
	1,044,817	88,000	1,132,817	1,165,357	32,540	1,165,357
	-	-	-	(7,792)	-	-
	1,273,389	1,273,389	1,273,389	1,273,389		1,273,389
		(88,000)				(95,792)
	\$ 1,273,389	\$ 1,185,389	\$ 1,273,389	\$ 1,265,597		\$ 1,177,597

Analysis of Fund Balance

Operating Reserve	\$	261,204
Renewal & Replacement Reserve		355,308
Reserve		187,570
Restricted for Prepaids & Deposits		7,877
Unassigned		<u>365,638</u>
Total Fund Balance	<u>\$</u>	<u>1,177,597</u>

EXHIBIT 15

SECOND ADDENDUM TO LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS SECOND ADDENDUM TO LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT (the “**Second Addendum**”) is made and entered into as of the 1st day of November, 2018, by and between the Lakeshore Ranch Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is 19730 Sundance Lake Boulevard, Land O’ Lakes, Florida 34638 (the “**District**”) and Yellowstone Landscape-Southeast, LLC, (the “**Contractor**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure;

WHEREAS, the District entered into the Landscape and Irrigation Maintenance Services Agreement dated November 1, 2017, between the District and the Contractor, as amended (the “**Agreement**”);

WHEREAS, the Parties to add the maintenance map shown in **Exhibit “A”** to the Scope of Services (as defined in the Agreement);

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Second Addendum.

SECTION 2. SCOPE OF SERVICES. The maintenance map shown in **Exhibit “A”** is hereby added to the Scope of Services.

SECTION 4. RATIFICATION. Except as modified by this Second Addendum, the terms and conditions set forth in the Agreement, as amended, are hereby ratified and confirmed.

SECTION 5. COUNTERPARTS. The Second Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Second Addendum the day and year first written above.

Yellowstone Landscape-Southeast, LLC

**Lakeshore Ranch
Community Development District**

By: _____
Name: _____
Title: _____

By: _____
John Rose
Chairman of the Board of Supervisors

Exhibit “A” – Maintenance Map

Lakeshore Ranch

Land O'Lakes, FL

*Conservation
Cutback Map*



EXHIBIT 16

Henry Russell

From: Erik Breitenbach <ebreitenbach@pascocountyfl.net>
Sent: Thursday, November 08, 2018 9:00 AM
To: Raymond Lotito
Subject: RE: Lake Shore Ranch CDD Interested in Purchasing County Owned Property

Most likely. The property is reserved for ponds and any other mitigation efforts that may be required as part of the future road construction. The specific mitigation features will not be determined until the final road expansion design has been completed.

Thanks,
Erik



Erik K. Breitenbach, PE, CEM

Assistant County Administrator
Internal Services

Pasco County

P 727-847-8198

7536 State Street,
New Port Richey, FL 34654

ebreitenbach@pascocountyfl.net

www.pascocountyfl.net

"Serving our community to create a better future."

From: Raymond Lotito [<mailto:raymond.lotito@dpfg.com>]
Sent: Thursday, November 08, 2018 8:41 AM
To: Erik Breitenbach
Subject: Re: Lake Shore Ranch CDD Interested in Purchasing County Owned Property

Thank you Erik. So does that mean the county will be building the Stormwater detention/retention ponds on that property?

Ray
Raymond J. Lotito
Manager
DPFG, Inc.
[15310 Amberly Drive, Suite 175](#)
[Tampa, FL 33647](#)
Office: [813.418.7473](tel:813.418.7473)
Cellphone: [813.220.6089](tel:813.220.6089)

Sent from my iPhone

On Nov 8, 2018, at 8:26 AM, Erik Breitenbach <ebreitenbach@pascocountyfl.net> wrote:

Mr. Lotito –

The County received the properties as a Development Condition between the County and Lake Shore Ranch. The parcels are not for sale. The County intends to use those parcels as part of the stormwater mitigation required when Connerton Blvd is extended to the west side of US41.

Please let me know if you have any additional questions –

EXHIBIT 17

You have received this Quote per your request from Belson Outdoors (belson.com).
 If you are having trouble reading this email? [View it in your browser](#) or go to
<https://www.belson.com/Secure/Request.aspx?OrderID=238121&Key=4202.00020227072>

Quote # WQ 238121

Here is the Quote as per your request. The 'Shipping' total has been applied.
 To place an order, simply click 'Submit Order Confirmation' below.
 Please print this page for your records.
 Customer Order Confirmation is **required** to process order.



627 Amersale Drive
 Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
 Phone: 1-630-897-8489
 Fax: 1-630-897-0573

**QUOTE #
WQ 238121**

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
CBBR-5SG-SV	5 Bike, Single Sided Grid Rack, Silver Metallic (1 to 2 Units)	43	1	\$230.00	\$230.00
CBBR-GAK-SV	Grid Bike Rack Anchoring Kit, Silver Metallic	3	1	\$39.00	\$39.00
		Subtotal	46	Subtotal	\$269.00
		<input type="checkbox"/> (Illinois Only) Tax			\$0.00
		Shipping			\$147.11
		Grand Total			\$416.11

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First Name* Raymond

Last Name* Lotito

Company DPGF, Inc.

Address* 15310 Amberly Drive

Address Suite 175

City* Tampa

State* FL

Zip Code* 33647

Country

Phone* 813.418.7473

Fax

Email Raymond.lotito@dpfg.com

First Name Raymond

Last Name Lotito

Company DPGF, Inc.

Address* 15310 Amberly Drive

Address Suite 175

City* Tampa

State* FL

Zip Code* 33647

Country

Phone 813.418.7473

Fax

Email Raymond.lotito@dpfg.com

Additional Delivery Services

- ☐ Phone Call 24 Hours Prior to Delivery◇
- ☐ Delivery to Residential or Non-Commercial Truck Route Addresses
- ☐ Power Liftgate Service◇ - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

◇ Does Not apply to UPS shipments

Home Repair Solutions

(352) 266-9776

WORK ESTIMATE

Date 9/20/2018
Estimate # 152

SERVICE PROVIDER		CUSTOMER	
Mike White mwhite64@gmail.com		Lake Shore Ranch	
7-0 x 5-0 x 4" Thick concrete slab for bicycle rack Install bicycle rack to slab Material Labor			
TOTAL		\$	644.00

Signature _____

EXHIBIT 18



MIKE FASANO


TAX COLLECTOR

PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

October 31, 2018

John H. Rose
19107 Falcon Crest Blvd.
Land O' Lakes, FL 34638

Dear Supervisor Rose 

This year LakeShore Ranch Community Development District received a check for excess fees in the amount of \$7,177. As your management company has no doubt told you in the past, this amount represents the District's portion of fees earned by this office during the recently ended fiscal year. Per the tax collector's agreement with your community, these excess fees are refunded to you on an annual basis.

As an elected member of the CDD board please consider sharing this good news with the members of your community. A note in the neighborhood newsletter, a copy of the check sent to each resident or a similar means of communication will help your fellow residents understand the benefits of the partnership you have with the Pasco County Tax Collector's Office. These are funds that your association may have some freedom to use for projects and/ or services that your neighborhood may need. In any event it is a tangible reminder of why contracting with our office is beneficial to your community.

Please do not hesitate to contact me if you have any questions about this refund or any other service our office provides.

Best wishes,



Mike Fasano
Tax Collector

MF/gg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

EXHIBIT 19

Patricia Comings-Thibault

From: Greg Woodcock <Greg.Woodcock@cardno.com>
Sent: Thursday, October 25, 2018 11:43 AM
To: James Hollingsworth
Cc: Patricia Comings-Thibault
Subject: RE: Lakeshore Ranch CDD Entrance Lighting
Attachments: Lighting Option 1.pdf; Option 2.jpg

James,

Based on my meeting with WREC there were two options identified for improving the lighting at the Lakeshore Ranch Entrance. I have attached sketches showing the two options. WREC stated it would be at least 2 weeks until they can provide us with a proposal for the options. Let me know if you have any questions or need additional information.

Option 1 (option 1 PDF attached) – Option 1 would add two more decorative light fixtures (matching the current fixtures within the community) on each side of the main entrance road. The poles would be installed just outside of the US-41 right-of-way, therefore permitting would not be required. This option would require WREC to directional drill under the existing entrance road and provide power to the south side of the road for the addition of a light on that side. This option would be much more esthetically pleasing and would match the remainder of the community but will be more expensive than option 2.

Option 2 (Image Attached)– Option 2 would be to add a single 30' concrete pole with two light heads on the top, located just outside the US-41 right-of-way. Much like the previous option this would not require directional drilling under the existing road. This option is going to be less expensive than option 1 but will also not match the remainder of the community lighting. The concrete pole light is an industrial light that may look out of place at the entrance to the community.

We can discuss in more detail when the pricing comes in. I just wanted to keep you up to date on the progress. Please let me know if you have any questions or need additional information.

Thanks,

Gregory Woodcock
PROJECT MANAGER ASST
CARDNO

Direct +1 352 754 1240 Mobile +1 352 777 0183
Address 20215 Cortez Blvd , Brooksville, Florida 34601
Email greg.woodcock@cardno.com Web www.cardno.com

This email and its attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). All electronically supplied data must be checked against an applicable hardcopy version which shall be the only document which Cardno warrants accuracy. If you are not the intended recipient, any use, distribution or copying of the information contained in this email and its attachments is strictly prohibited. If you have received this email in error, please email the sender by replying to this message and immediately delete and destroy any copies of this email and any attachments. The views or opinions expressed are the author's own and may not reflect the views or opinions of Cardno.

Lakeshore Ranch

Proposed Entrance Lighting Option 1

Legend

Proposed LED
Decorative Light
and Pole to Match
Development

Existing Light to
Remain

Directional Drill
Electrical to South
Side of Entrance

Proposed LED
Decorative Light
and Pole to Match
Development

Sundance Lake Blvd

Google Earth

© 2018 Google

100 ft



Your Touchstone Energy® Partner



To: Lakeshore Ranch CDD
From: Withlacoochee River Electric Cooperative, Inc.
Bayonet Point District Office
Date: November 5, 2018
Subject: Entrance Lighting Project

Description

Location:	Lakeshore Ranch	
Description:	Type 212 70 Watt LED Classic Post Top Light Fixture	\$22.40 Monthly Unit Cost (x2)
	Type 964 12' Aluminum Wadsworth Pole	\$10.00 Monthly Unit Cost (x2)
Total Monthly Cost:	\$64.80	

Additional One Time Fees

Connection Charge:	\$65.00
Deposit:	\$2,574.00
Directional Bore:	\$1,955.00
Total Fees:	\$4,595.00

For any questions regarding the above, please contact:

Richard Lovett
District Engineering Services Supervisor
(727) 868-9465, Ext. 2130
RLovett@wrec.net

Bayonet Point District Office
12013 Hays Road
Shady Hills, FL 34610

Main (727) 868-9465
Fax (727) 869-3652
Tampa Exchange:
(813) 972-9233



EXHIBIT 20

Lakeshore Ranch Community Development District Pasco County, FL

Lakeshore Ranch Community
Development District Pasco County,
FL



Prepared for
Lakeshore Ranch Community Development
District

November 8, 2018



380 Park Place Blvd., Suite 300
Clearwater, FL 33759

Cert. of Authorization No. 29915

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1 Introduction

1.1 Purpose

The purpose of this work included review of the existing above ground, visible stormwater and utilities (water and sewer only) infrastructure for general conformance with the permitted construction documents prepared by King Engineering Associates, Inc. In addition, the infrastructure was evaluated for condition and observations recorded for any required maintenance. This field review was in support of certifying that work has been fully completed in accordance with the permitted plans so that the construction bond could be released. The Community Development District (CDD) approved this work scope and fee at their regularly scheduled meeting held on September 12, 2018.

1.2 Project Location and Description

The Lakeshore Ranch CDD is located off US-41 in Land O' Lakes in Pasco County. On September 26, 2018 Cardno engineers reviewed the above ground stormwater infrastructure including inlets, manholes, pipe discharge treatments, control structures and ponds. Each stormwater pond evaluated was documented with photographs and notes describing the condition of the system. The ponds were assigned identification numbers based on the following Figure 1 prepared by others. A summary of the field observations follow the figure.

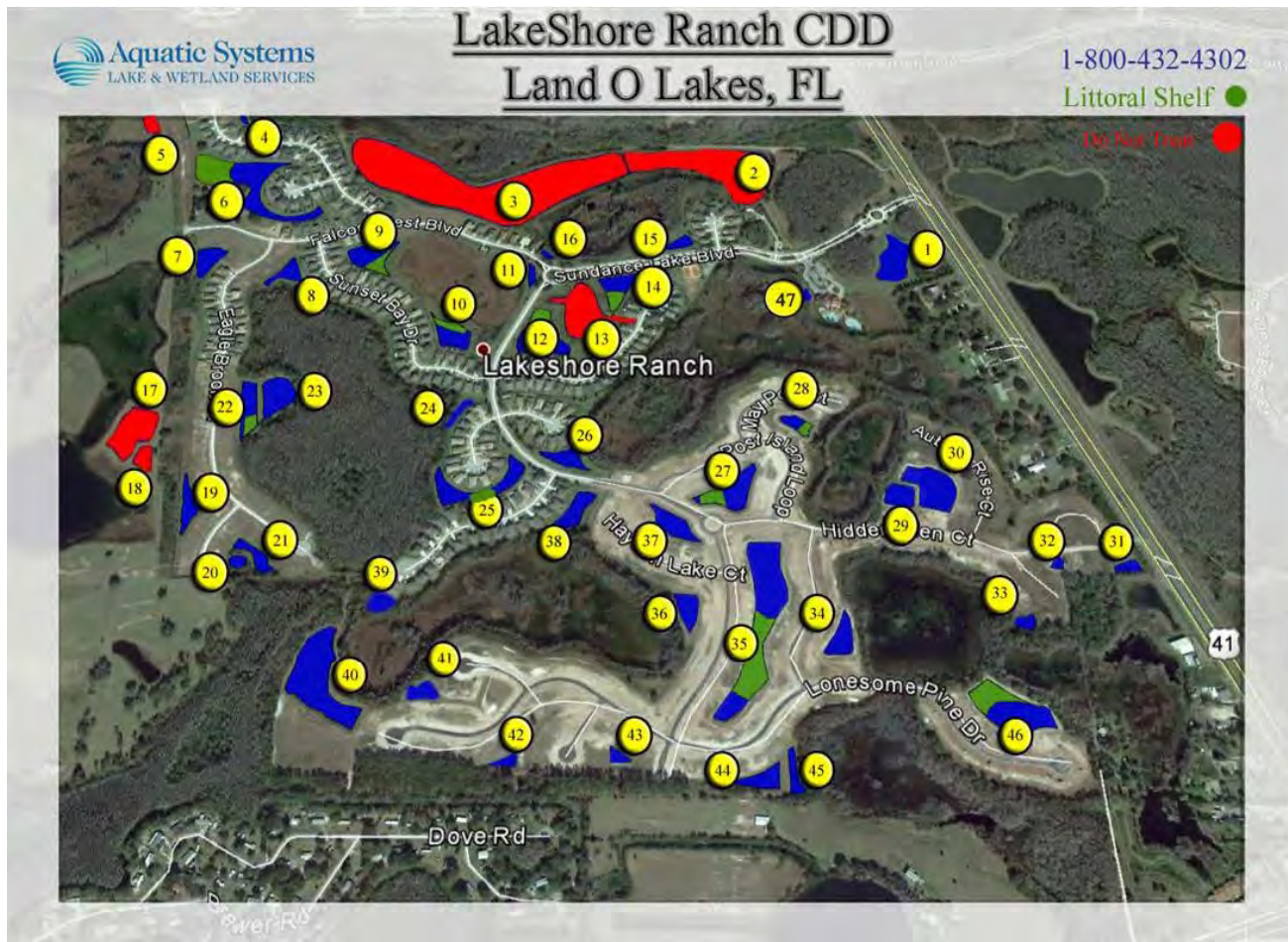


Figure 1-1 Location / Pond Plan

1.2 Pond Review Summary

The following is a summary of the site observations and photographs collected during inspection of the stormwater infrastructure at the Lakeshore Range community.

Pond 1



Photograph shows discharged water pooling on the downstream side of control structure. Contractor to remove silt and overgrown vegetation from outfall area to allow overland flow from the structure to the existing wetland. Control structure components including concrete weir and skimmer appear to be in good condition.

Pond 2 – Wetland compensation area. No associated structures.

Pond 3 – Wetland compensation area. No associated structures.

Pond 4



Control structure discharge pipe is exposed due to bank erosion. Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown

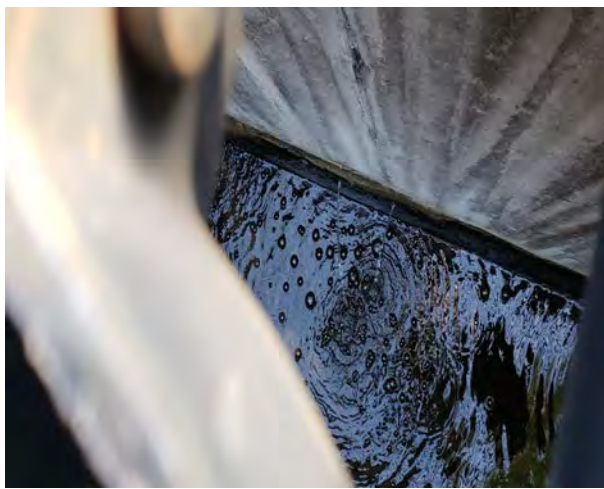
vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 5 – Offsite wetland compensation area. No associated structures.

Pond 6



Flared end section located on the north side of Pond 6 was not visible during the site review. A depression on the pond bank may be related to a joint failure. Contractor to expose culvert and verify condition of pipe. If the pipe is damaged the contractor is to submit a fix (including pour a concrete collar) for engineer approval.



This pond has two (2) control structure that discharge offsite. The south control structure (top of picture) is leaking between the top and bottom joints in several locations. The contractor is to identify the cause of leaks and submit a fix for engineer approval. Remove vegetation from around control structure. Discharge pipe was not located or reviewed on this date.

Pond 7 Remove overgrown vegetation from around outfall pipe. No photograph provided.

Pond 8



Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 9



Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 10 - Outfall structure is OK. Overgrown vegetation around outfall pipe. Contractor to remove overgrown vegetation around the outfall pipe.

Pond 11



Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 12



Concrete grout holding pipe to structure is cracked and broken near the pipe crown. Remove/replace grout or otherwise repair joint to provide a water tight seal between the pipe and control structure. Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 13 – Wetland compensation area. No associated structures.

Pond 14



Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 15



Water is bypassing the control structure due to erosion around both ends of the concrete weir. Fill, compact and sod banks to embed weir ends. Discharge water pooling on backside of weir. Remove vegetation from the discharge channel to provide positive flow away from structure.

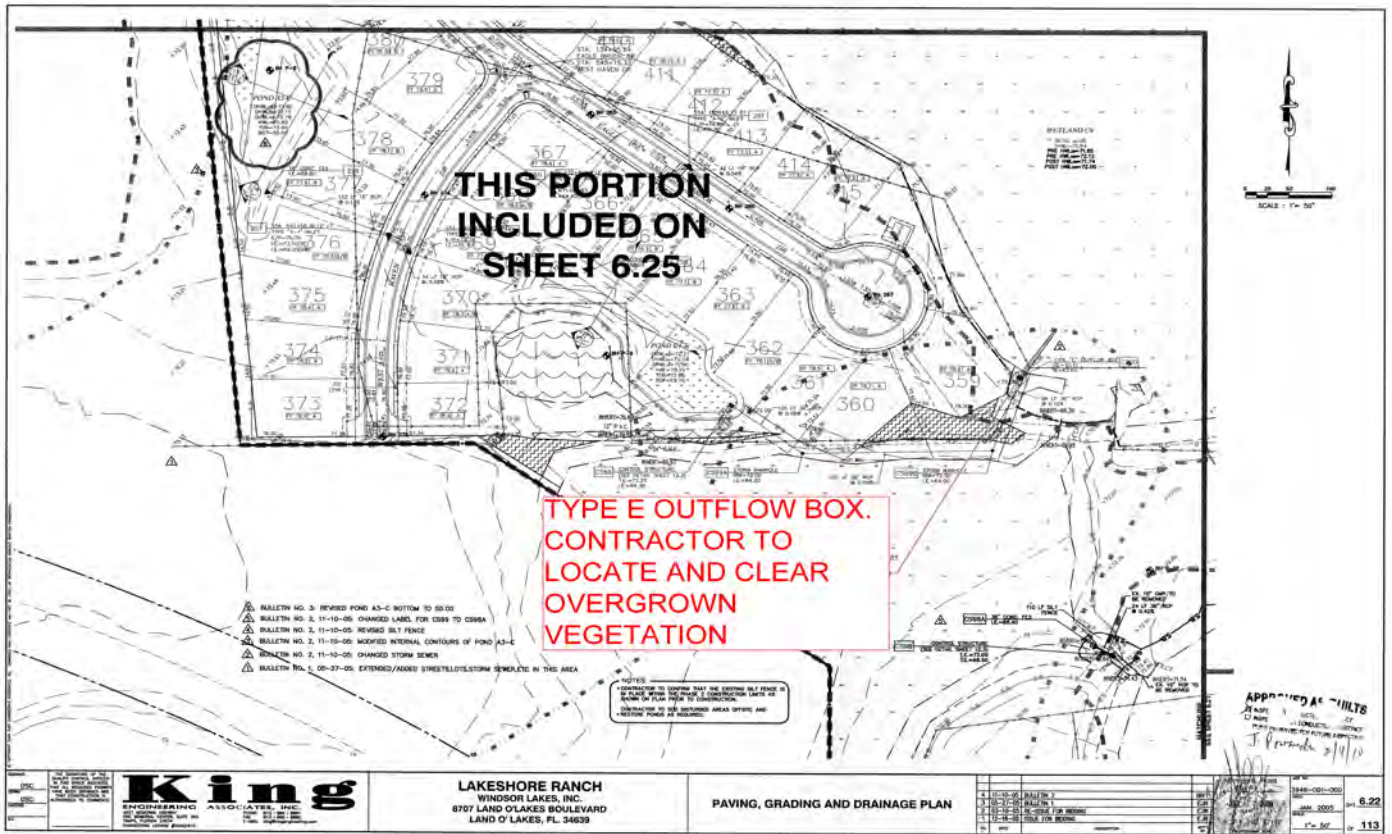
Pond 16 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 17 – Compensation area is located off-site. Confirmation that the compensation area was constructed.

Pond 18 – Compensation area is located off-site. Confirmation that the compensation area was constructed.

Pond 19 – Pond, inlets, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 20 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.



Pond 21 Control structure does not require maintenance. This pond connects to an outflow structure that requires overgrown vegetation to be removed 6 feet around outfall structure. Map above shows the structure location.

Pond 22



Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 23 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 24



Water is stalled on the weir and is not flowing through the control structure due to a possible blockage in the outfall pipe. Clear the outfall pipe of sediment and debris from the structure to the final discharge point. Control structure water level should drop to the weir crest elevation once all blockages are removed. Control structure and skimmer appear to be in good condition.

Pond 25 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found overgrown vegetation around the skimmer and around the outfall pipe. Remove vegetation from around the skimmer and ensure 6" clearance under skimmer. Remove vegetation from around outfall pipe.

Pond 26 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 27 – Pond, inlet, outlet and control structure were reviewed on October 5, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section. Currently residence at 19557 Post Island Loop and 19607 Post Island Loop have fencing prohibiting access to the outfall pipe via the existing drainage easement. Suggest sending notices to residence to modify the fences within the easement to provide allowable access to the outfall pipe.



Pond 28 – Pond, inlet, outlet and control structure were reviewed on October 5, 2018 and found to be in general conformance with the plans. Although the structure had silt in the bottom and is required to be removed. The water was standing above the weir elevations and was not flowing through the discharge pipe. Clear overgrown vegetation from around outfall pipe and end section.

Photo of Pond 28 Outfall – Overgrown Vegetation at outfall



Photo of Pond 28 Control Structure showing high water levels above the weir elevations



Pond 29 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 30 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 31 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 32 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 33 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans and maintenance at the time of observation.

Pond 34 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 35 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 36 – Pond, inlet, outlet and control structure were reviewed on October 5, 2018. The following are items identified for maintenance during the site review. Remove silt build-up from inside the existing control structure. Fill over existing exposed outfall pipe and restore to original condition and sod all disturbed areas. Clear overgrown vegetation and silt from around outfall pipe and discharge point.



Pond 37 – Pond, inlet, outlet and control structure were reviewed on October 5, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.



Pond 38 Pond, inlet, outlet and control structure were reviewed on October 5, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation from around outfall pipe and end section.

Pond 39

Corrugated black discharge pipe is exposed and has been punctured in several locations. Contractor to expose installed pipe to determine extent of damage and prepare a remedial plan for engineer approval. This may include a concrete collar in accordance with FDOT details. Fill and restore grade over exposed pipe as it exits the control structure. Care must be taken when placing and compacting fill above pipe to prevent damage or separation of the pipe from structure. Also, remove overgrown vegetation and silt from outfall end of the pipe (photograph not provided). Control structure and skimmer appear to be in good condition.

Pond 40 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 41 – Pond, outlet and control structure were reviewed on October 5, 2018. Erosion was observed around both ends of control weir. Provide compacted fill and sod to restore back to the original permitted condition. Water levels in the adjacent wetland were high during the site review which resulted in back water over the existing weir elevation. The skimmer is missing a support as shown in the right hand side of the photo below. A new support is to be installed.



Pond 42 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found the littoral shelf shape and elevation may differ from the plans. The outfall structure and pipe have overgrown vegetation that is required to be removed.



Pond 43 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.



Pond 44 – Pond, inlet, outlet and control structure were reviewed on October 5, 2018 and found erosion around both ends of the concrete weir structure. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 45 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

Pond 46 – Pond, inlet, outlet and control structure were reviewed on September 26, 2018 and found to be in general conformance with the plans. Clear overgrown vegetation and silt from around outfall pipe and end section.

1.3 Miscellaneous Items

During our site visit on October 5, 2018, the following items were noted and require maintenance.

1. Dome on streetlight located in front of 19315 Falcon Crest requires replacement.
2. Hidden Glen and Summer Brook, dead end sign installed and not a dead end anymore. Sign to be removed.
3. Eagle brook and West Haven Drive; street sign needs to be adjusted to be straight. Street signs are bent and may need to be replaced.
4. Signing and pavement marking plan was not provided at the time of the site review. Multiple intersections within phase 1 and phase 2 do not have stop bars installed at stop signs. Multiple areas that speed limit signs are not consistent. Cardno will contact King Engineering to obtain copies of the electronic files include signing and pavement marking.
5. Tennis court parking light pole is missing the pole number.

EXHIBIT 21

Patricia Comings-Thibault

From: Cindy Oldsen <cindy.sunbelt@gmail.com>
Sent: Monday, November 05, 2018 3:35 PM
To: Jack Freeman
Cc: Patricia Comings-Thibault
Subject: Re: Lakeshore Ranch- Annual Meeting and Trash Collection Updates; Form to Report an Incident to Register a Complaint or Concern or Request Clarification

Jack, when the Sheriff responded to you it may have been prior to the time that all officers and the dispatchers were advised of the traffic control agreement signed between the Lakeshore Ranch CDD and the Sheriff's Dept which has been in effect for many years. Part of the problem, which we discovered last year, is that Lakeshore Ranch is now covered by a different sheriffs department territory than it was when the original agreement was signed. The agreement remains in full force and effect; however it was never forwarded to the new jurisdiction but they have it now. Even though Lakeshore Ranch is gated, the streets are public. Per the recorded plat, they are controlled by the Lakeshore Ranch CDD however they are dedicated to Pasco County for public use.

The homeowners association has no jurisdiction over the streets; that is why the traffic control agreement is signed between the CDD and the sheriffs department.

I am copying Patricia Comings-Thibault , the CDD district manager, on my response to you so she can respond to you as well regarding this matter.

Sent from my iPhone

On Nov 5, 2018, at 2:37 PM, Jack Freeman <geezer9493@gmail.com> wrote:

I have contacted the sheriff's office in the recent past about blocked streets and they advised me that since the development is under control of the homeowners' association, the sheriff's office has no jurisdiction; that if the hoa doesn't take appropriate steps and an issue develops resulting from blocked access, pursuing civil liability is the appropriate avenue to pursue, and that both the hoa and the contractor could be at risk. I would hate for it to come to this and hope that the hoa would become more aggressive in seeing that the roadway remains clear, especially Lonesome Pine.

Jack Freeman

On Monday, November 5, 2018, <cindy.sunbelt@gmail.com> wrote:

Lakeshore Ranch Community Association, Inc.

P. O. BOX 1040 ♦ OCOEE, FL 34761

cindy.sunbelt@gmail.com ♦ 407-516-5010

To: All Lakeshore Ranch Owners

Patricia Comings-Thibault

From: cindy.sunbelt@gmail.com
Sent: Sunday, October 28, 2018 12:40 PM
To: Patricia Comings-Thibault
Cc: 'John Rose'
Subject: WestBay Contractors Blocking Lonesome Pine and Ranchview

Hi Patricia,

I have received several complaints in recent weeks regarding WestBay's contractor's vehicles blocking through traffic on Lonesome Pine and Ranchview Ct. WestBay is nearly out of lots to sell, so won't be in the community too much longer. I have spoken with both their Sales Director and onsite Construction Manager about this issue.....and the subcontractors have been advised to keep the street open for through traffic , but the blocking of traffic continues.

Since the CDD has a Traffic Enforcement Agreement with Pasco County Sheriff's Department, is it possible for the Board to authorize police surveillance on these two streets periodically the next couple of weeks?

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