

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
January 8, 2020
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, January 8, 2020 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, January 8, 2020

Time: 6:30 PM

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

II. Pledge of Allegiance

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

IV. Professional Vendor Operations

- A. Solitude Lake Management – Waterway Inspection Report Exhibit 1
- B. Yellowstone Landscape Report Exhibit 2
- C. Consideration of Yellowstone Proposals Exhibit 3
 - Sundance Lake Blvd Ornamental Grass Bed Conversion to St Augustine Sod - \$1,747.00

V. Operations & Amenity Management

- A. DPFG Operations Report Exhibit 4
- B. Amenity Center Management Report Exhibit 5

VI. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 11, 2019 Exhibit 6
- B. Consideration for Acceptance – The December 2019 Unaudited Financial Report Exhibit 7

VII. Business Matters

A. Consideration of Gate Operation Replacement Proposals Exhibit 8

- Gate Pros - \$17,750.00
- Liberty - \$13,250.00
- Complete IT Option 1 - \$28,749.90
- Complete IT Option 2 - \$48,179.90
- Southern Automated Access Services - \$12,137.00

B. Consideration of Pet/Park Waste Station Proposals Exhibit 9

- Pet Waste Eliminator Large Parks Pet Waste Bundle - \$879.00
- Pet Waste Eliminator Pet Waste Bundle Kit - \$1,299.00
- Park Warehouse - \$1,779.01

C. Consideration of Pet Waste Removal Proposals Exhibit 10

- By By Poop Option 1 1x/week - \$2,600.00
- By By Poop Option 2 2x/week - \$5,200.00
- Poop 911 Pickup Option 1 1x/week - \$2,067.00
- Poop 911 Pickup Option 2 2x/week - \$2,574.00

D. Consideration of Home Repair Solutions Proposal - \$102.74 Exhibit 11

E. Consideration of Clubhouse Door Re-Keying Proposals Exhibit 12

- Centurion Security Locksmith, LLC Quantity 1 - \$102.45
- Centurion Security Locksmith, LLC Quantity 10 - \$386.00

VIII. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

IX. Supervisors Requests

A. Discussion of Consequences for General Facility Policy and Guidelines Violations
(From November Meeting) Exhibit 13

B. Discussion of Community Guidelines of Barcode Stickers Exhibit 14

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

XI. Adjournment

EXHIBIT 1

SOLITUDE

LAKE MANAGEMENT



Lakeshore Ranch CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 12/17/2019

Prepared for:

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

Prepared by:

Patrick Brophy, Account Representative/Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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25

Comments:

Normal growth observed

Positive results were observed from the continued treatment of submersed Slender Spikerush, and recent treatments for shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



26

Comments:

Site looks good

Positive results were noted from the treatment of shoreline weeds along the exposed bank.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



27

Comments:

Normal growth observed

Positive results were observed from recent algae treatments. Pickerelweed was observed beginning to go dormant, Arrowhead is likely to follow.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



28

Comments:

Site looks good

Nuisance vegetation was present at traces around the perimeter. Treatments for Pennywort in the shallow littoral shelf will continue.

Action Required:

Routine maintenance next visit

Target:

Pennywort



37

Comments:

Site looks good

Positive results were noted from recent treatments for shoreline weed treatments. The open water was considered to be in good condition.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



42

Comments:

Normal growth observed

Submersed Slender Spikerush is now exposed on the bank as a result of dropping water levels. Traces of filamentous algae require treatment.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 43**Comments:**

Site looks good

The open water was considered to be in good condition during inspection. Minor shoreline vegetation on the exposed bank will require treatment.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 44****Comments:**

Normal growth observed

Growth of Slender Spikerush in the shallow littoral shelf will be targeted during future visits when the water continues to drop.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 45****Comments:**

Site looks good

Positive results were observed from recent treatments for shoreline weeds. Minor growth on newly exposed bank will require treatment.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 46**Comments:**

Normal growth observed

Vegetation in the littoral shelf was noted to be largely native, desirable species. Shoreline growth of Torpedograss will require treatment.

**Action Required:**

Routine maintenance next visit

Target:

Torpedograss

Management Summary

The waterway inspection for Lakeshore Ranch CDD was performed on December 17th, 2019 for ten sites on monthly maintenance.

Site #25: Positive results were observed from the continued treatment of submersed Slender Spikerush. and recent treatments for shoreline weeds.

Site #26: Positive results were noted from the treatment of shoreline weeds along the exposed bank.

Site #27: Positive results were observed from recent algae treatments. Pickerelweed was observed beginning to go dormant, Arrowhead is likely to follow.

Site #28: Nuisance vegetation was present at traces around the perimeter. Treatments for Pennywort in the shallow littoral shelf will continue.

Site #37: Positive results were noted from recent treatments for shoreline weed treatments. The open water was considered to be in good condition.

Site #42: Submersed Slender Spikerush is now exposed on the bank as a result of dropping water levels. Traces of filamentous algae require treatment.

Site #43: The open water was considered to be in good condition during inspection. Minor shoreline vegetation on the exposed bank will require treatment.

Site #44: Growth of Slender Spikerush in the shallow littoral shelf will be targeted during future visits when the water continues to drop.

Site #45: Positive results were observed from recent treatments for shoreline weeds. Minor growth on newly exposed bank will require treatment.

Site #46: Vegetation in the littoral shelf was noted to be largely native, desirable species. Shoreline growth of Torpedograss will require treatment.

Thank you for choosing SOLitude Lake Management!!!

Site	Comments	Target	Action Required
25	Normal growth observed	Species non-specific	Routine maintenance next visit
26	Site looks good	Shoreline weeds	Re-inspect next visit
27	Normal growth observed	Torpedograss	Routine maintenance next visit
28	Site looks good	Pennywort	Routine maintenance next visit
37	Site looks good	Shoreline weeds	Re-inspect next visit
42	Normal growth observed	Submersed vegetation	Routine maintenance next visit
43	Site looks good	Shoreline weeds	Routine maintenance next visit
44	Normal growth observed	Submersed vegetation	Routine maintenance next visit
45	Site looks good	Shoreline weeds	Routine maintenance next visit
46	Normal growth observed	Torpedograss	Routine maintenance next visit

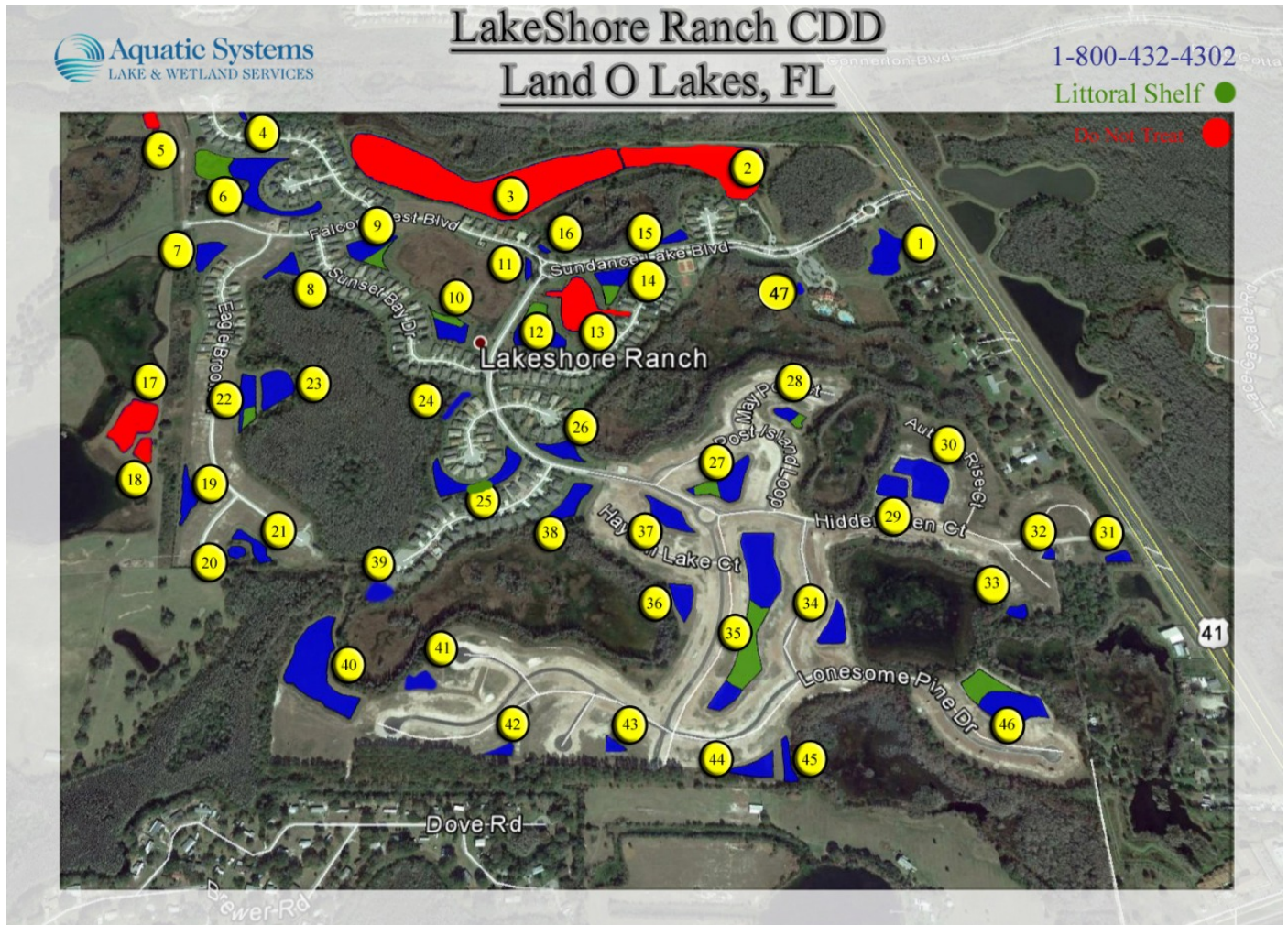


EXHIBIT 2

LakeShore

CDD

Tuesday, December 31, 2019

LakeShore Ranch CDD Board

9 Observations Identified

Matthew Matos

Yellowstone Landscape





Lift Station Detailing

Location Falcon Crest Lift Station

I asked the crew to trim and clean up the lift station on Falcon Crest which was looking unkempt. They got it all cleaned up and looking much more presentable.



Hole Repaired

Location Sundance Lake Blvd

A homeowner sent an email to Lisa about a hole in the turf on Sundance Lake in front of the amphitheatre parking lot. Her child had fallen in the hole. Luckily she wasn't hurt!

I responded immediately and filled the hole in with fill dirt. Before doing so I reached in to make sure it wasn't a hole caused by a leak or other issue. My guess is that there must have been an old pipe that was sticking out of the ground there and the hole was never filled.



Water Color Detailing

Location Water Color

The crew has done a nice job keeping the vegetation on water color thinned out. They're in the process of cleaning up the Oleanders.



Trench Cutbacks

Location Water Color

The trench cutbacks were completed on 12-16-19 throughout the community.



Trench Cutbacks

Location Water Color

The trench cutbacks were completed on 12-16-19 throughout the community.



Trench Cutbacks

Location Sunset Bay Dr

The trench cutbacks were completed on 12-16-19 throughout the community.



Winter Annuals

Location Clubhouse

New winter annuals were installed on 12-20-19



Winter Annuals

Location Clubhouse

New winter annuals were installed on 12-20-19



Winter Annuals

Location Main Entrance Monument

New winter annuals were installed on 12-20-19.

EXHIBIT 3



Proposal #41801

Date: 12/31/2019

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Sundance Lake Blvd Ornamental Grass Bed Conversion to St
Augustine Sod

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor (removal and installation)	1.00	\$826.00	\$826.00
Irrigation Labor	1.00	\$236.60	\$236.60
St. Augustine	500.00	\$1.20	\$600.00
6" Spray Heads	6.00	\$12.00	\$72.00
Spray Nozzles	4.00	\$1.75	\$7.00
1/2" Swing Pipe (12ft)	12.00	\$0.45	\$5.40

Client Notes

As asked by Chairman John Rose at the December CDD Meeting, a proposal to convert the Ornamental Grass bed in the Sundance Lake median to St. Augustine.

Price includes: Labor (removal of ornamental grasses, mulch, clean up and installation of sod and irrigation spray heads), St Augustine sod, Irrigation materials for drip line conversion.

Signature

x

SUBTOTAL	\$1,747.00
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SALES TAX	\$0.00
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TOTAL	\$1,747.00
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

EXHIBIT 4

LAKESHORE RANCH CDD



January 2020

SUMMARY

- Inspection Date: December 30

- District Physical Environment:
 - Cutback Of Drainage Areas Completed mid-December
 - Requested Removal Of Brazilian Pepper Trees On North Side Of Watercolor Drive /Falcon Crest Drive Rotary
 - Trees To Be Pruned And Lifted In December. Not Completed In November Due To Finishing Mowing Not Completed In October And Before Winter Scheduled Start
 - Winter Landscaping Schedule Has Commenced. Ponds And Turf Mowed On Alternating Weeks.
 - Security Light Repairs Needed At Clubhouse Reported To WREC December 7 & 30
 - Solicited Bids for Pet Waste Stations and Weekly Service
 - Seeking Direction for Potential Locations of Pet Waste Stations

- Supervisors Concerns:
 - Requested To Remove Spanish Moss On Trees

AMPHITHEATER IMPROVEMENTS



**Pipe Bollards & Chain Across
Driveway Has Been Completed**



**Need To Install ADA Compliant
Access Waiting on Contractor
Proposal**

LANDSCAPE IMPROVEMENTS



Requested Yellowstone To Remove All Dead Plants Around The District

GENERAL DISTRICT MAINTENANCE



**Minor Repair/Straightening of Signs Needed
Proposal for Requested**

GENERAL DISTRICT MAINTENANCE



**Requested Proposals for Sign That
Needs To Be Straightened**

RESIDENT CONCERNS



**Two Potential Locations for Pet Waste Stations
Seeking Direction From Board for Other Locations**

LANDSCAPE GRADE SHEET

LAKESHORE RANCH-GRADE SHEET

January 2020

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	December	November	October	Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	5	5	5	4.5	
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking, replacement areas established at Watercolor, Dog park)	10	9.5	9	9	9.5	
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	5	5	4.5	5	
WEED CONTROL - TURF AREAS (reasonably free of weeds)	10	8.5	8.5	9.5	9	
WEED CONTROL IN SIDEWALKS AND CURBS (invasive species addressed i.e. Brazilian pepper)	5	4.5	5	5	5	
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	10	10	8.5	10	
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing at Sports/dog parks, Falconcrest, Eaglebrook, Watercolor)	10	9.5	9	9	9	
WEED CONTROL - BED AREAS (vine weeds completely removed, reasonably free of weeds)	10	9	9	9	8.5	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	10	10	10	10	
CONSERVATION CUTBACK (Amphitheater fence line, Sports park fence line, 1st Watercolor Roundabout North side, Hidden Glen guard rail, Lonesome Pine, & clubhouse perimeter)	10	10	10	10	10	
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	9.5	9.5	9.5	9.5	
CLEANLINESS (debris free, leaf litter, landscape debris)	5	5	5	5	5	
MULCHING (distributed appropriately, bare areas, recommended is 3")	10	10	10	10	10	
WATER/IRRIGATION MANAGEMENT (lift stations, wells, & clocks accessible at Falconcrest, Sundance hot spots)	10	10	10	10	10	
PRIOR MAINTENANCE ITEMS ADDRESSED	5	5	5	5	5	
SEASONAL COLOR/PERENNIAL MAINTENANCE	10	10	10	10	10	
VIGOR/APPEARANCE	10	10	10	10	10	
INSECT/DISEASE CONTROL	10	10	10	10	10	
Total	155	150.5	150	149	150	
MAXIMUM VALUE	100%	97	97%	96%	97%	

DATE OF INSPECTION: 30 December 2019

Inspected by: R.J. Lotito-DPFG, Inc.

Inspected by: Matt Matos - Yellowstone Landscape

RJ Lotito
Matt Matos

EXHIBIT 5



AMENITY CENTER MANAGEMENT REPORT

For the month of DECEMBER 2019

Date of Meeting: January 8, 2020

Submitted by: Lisa Kagan

FACILITY

- The flag was flown at half-staff on Saturday, December 7 in honor of National Pearl Harbor Remembrance Day.
- Pasco County inspected the new a/c unit (#9) on 12/6. We needed a different drain pan which Air Hawk swapped out on 12/11. The re-inspection took place on 12/17 and everything was good to go. The unit has been working well since the installation.
- Florida Fire Service replaced the three broken sprinkler heads in the fitness center on 12/9/19.
- Southern Automated Access came out several times for the gates that weren't functioning properly. On 12/10/19, they said the barcode reader is no longer functioning properly and only reads barcodes some of the time. They returned on 12/16 and found the motor had gone bad. It was replaced under warranty. They are still recommending replacing the operators and the barcode readers.
- Per the board's request, I contacted Complete IT to get an updated quote to fix all the recent issues. They were one of the vendors who had come out when I was obtaining proposals as part of the bond reissue.
- Cool Today performed the quarterly filter change on 12/18/19.
- A treadmill was malfunctioning on 12/16. I contacted Fitness Logic. A technician came out on 12/26 to diagnose the problem and found it needed guide rails to keep the belt on straight. Awaiting both a quote and the actual repair.

SPECIAL EVENTS/PROGRAMMING

- December events went great. There was a good crowd at the Adult-only Holiday Wine & Cheese on 12/13. There was a very big crowd – approximately 150 people – at the Children's Holiday Party on 12/15 and lots to do to keep everyone busy throughout the afternoon. January events include Gift Card Bingo, Family Pizza & Movie Night, Ladies' Canvas Painting and more.
- Yoga is now taking place on Tuesday evenings at 6:15 pm. The instructor has discontinued the Wednesday morning class.

AMENITY MANAGEMENT

- Sent January newsletter via email blast to the community on December 27.
- Entered January events on the Event Calendar on the CDD website.
- There were 2 private rentals in December for a total of \$200.
- Scott, the Maintenance Tech, no longer works for Vesta. We appreciate his work over the past few years and wish him the best in his future endeavors.
- We are pleased to welcome Tim Burdick as the new Maintenance Tech. His first day was December 31 and he is off to a great start! Please say hello next time you see him.

EXHIBIT 6

On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved the Main Entry Median Enhancement Proposal, in the amount of \$3,662.50, for the Lakeshore Ranch Community Development District.

- Main Entry Monument Enhancement Proposal - \$8,870.00

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Main Entry Monument Enhancement Proposal, in the amount of \$8,870.00, for the Lakeshore Ranch Community Development District.

- Water Color Roundabout Foliage Removal Proposal - \$1,928.00

Mr. Hollingsworth noted that the Board should refer to a relevant email that had been added to the package since the original. Discussion ensued.

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Water Color Roundabout Foliage Removal Proposal, in the amount of \$1,928.00, for the Lakeshore Ranch Community Development District.

- 2nd Roundabout Enhancement OPTION 1 Proposal - \$5,842.00
- 2nd Roundabout Enhancement OPTION 2 Proposal - \$6,284.50

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved Option 1 for the 2nd Roundabout Enhancement Proposal, in the amount of \$5,842.00, for the Lakeshore Ranch Community Development District.

- 2019 Winter Annuals Mix Proposal - \$705.60

On a MOTION by Ms. Thomas, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved the 2019 Winter Annuals Mix Proposal, in the amount of \$705.60, for the Lakeshore Ranch Community Development District.

- Bad Decoders Replacement Proposal - \$1,454.10

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Bad Decoders Replacement Proposal, in the amount of \$1,454.10, for the Lakeshore Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Operations & Amenity Management

- A. Exhibit 4: DPFG Operations Report
- B. Exhibit 5: Amenity Center Management Report

FIFTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 13, 2019
- B. Exhibit 7: Consideration for Acceptance – The November 2019 Unaudited Financial Report

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

SIXTH ORDER OF BUSINESS – Business Matters

A. Exhibit 8: Presentation of Cardno Final Project Cost Estimate

Ms. Thibault noted that Mr. Woodcock of Cardno had reduced the estimate for the storage unit by \$1,000.00, bringing the final project cost estimate to an even \$600,000.00. Mr. Rose expressed some concerns about the lack of a definitive location for the unit. Discussion ensued.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Attorney

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Mr. Rose recommended that the Board open up discussion about the issues with the gate scanners, as disclosed by Ms. Kagan in the Amenity Center Management Report.

Ms. Thomas expressed concerns regarding the effectiveness of the guards at the gate to begin with. Discussion ensued.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

A. Exhibit 9: Discussion of Installation of Dog Waste Stations Proposals

➤ Poop 911 Tampa Proposal Price Guide

➤ Dog Poop Scoopers Proposal - \$1,653.50

A resident asked a question about the inconsistency of the bar code scanner at the gate. Discussion ensued.

A resident made a comment about how there is a lack of lighting between the gym and the parking lot, raising safety concerns. Discussion ensued.

A resident brought a suggestion about installing a multi-gate system in the community's dog park to better prevent dogs from running off. Discussion ensued.

TENTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion for adjournment of the meeting. There being none, Ms. Thomas made a motion to adjourn the meeting.

On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, 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.*

107

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

110

Signature

Signature

111

Printed Name

Printed Name

112

113 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

December 31, 2019

Lakeshore Ranch Community Development District
Balance Sheet
December 31, 2019

	General	Reserve	Debt Service	Debt Service	Capital	2019	Total
	Fund	Fund	Series 2005	Series 2019	Projects	Acqu/Const	Governmental
					Fund	Fund	Funds
ASSETS:							
CASH - In Bank	\$ 29,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,482
CASH - Debit Cards	1,936	-	-	-	-	-	1,936
Investments:							
GF MMK	2,068,708	-	-	-	-	-	2,068,708
GF RESERVE	-	433,245	-	-	-	-	433,245
DS REVENUE	-	-	1,530	154,336	-	-	155,866
ESCROW FUND	-	-	-	-	-	-	-
DS RESERVE	-	-	-	321,873	-	-	321,873
COST OF ISSUANCE	-	-	-	101	-	-	101
PREPAYMENT	-	-	22,348	59,298	-	-	81,646
CONSTRUCTION	-	-	-	-	181	-	181
ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	1,295	-	1,295
CUSTODY FUND	-	-	-	-	2,917	-	2,917
ACQUISITION/CONST FD A-1 2019	-	-	-	-	-	481,331	481,331
ACQUISITION/CONST FD A-2 2019	-	-	-	-	-	123,387	123,387
DEPOSITS (UTILITY)	3,510	-	-	-	-	-	3,510
ASSESSMENTS RECEIVABLE	94,992	-	-	62,266	-	-	157,258
DUE FROM OTHER FUNDS	-	-	-	468,391	-	-	468,391
TOTAL ASSETS	\$ 2,198,628	\$ 433,245	\$ 23,878	\$ 1,066,265	\$ 4,393	\$ 604,718	\$ 4,331,128
LIABILITIES:							
ACCOUNTS PAYABLE	\$ 7,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,178
DEFERRED REVENUE (CY-Roll)	94,992	-	-	62,266	-	-	157,258
DUE TO OTHER FUNDS	468,391	-	-	-	-	-	468,391
FUND BALANCES:							
NONSPENDABLE - PREPAID AND DEPOSITS	3,510	-	-	-	-	-	3,510
RESTRICTED FOR:							
DEBT SERVICE	-	-	23,878	1,004,000	-	-	1,027,878
CAPITAL PROJECTS	-	3,908	-	-	4,393	604,718	613,019
ASSIGNED:							
1/4 OPERATING CAPITAL	251,704	-	-	-	-	-	251,704
BEG. RENEWAL & REPLACEMENT	-	186,588	-	-	-	-	186,588
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
ADDITIONAL CAPITAL RESERVES FY 2019	-	53,472	-	-	-	-	53,472
ADDITIONAL CAPITAL RESERVES FY 2020	-	-	-	-	-	-	-
EMERGENCY RESERVE FUND	187,570	-	-	-	-	-	187,570
UNASSIGNED:	1,185,284	-	-	-	-	-	1,185,284
TOTAL LIABILITIES & FUND BALANCE	\$ 2,198,628	\$ 433,245	\$ 23,878	\$ 1,066,265	\$ 4,393	\$ 604,718	\$ 4,331,128

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through December 31, 2019

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,044,817	\$ 626,890	\$ 949,832	\$ 322,942
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	-	-	2,520	2,520
OTHER MISCELLANEOUS REVENUE:				-
EVENT REVENUE	-	-	187	187
CLUBHOUSE RENTAL	-	-	550	550
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	2,948	2,948
EASEMENT AGREEMENT FEES	-	-	150	150
FUND BALANCE FORWARD	100,000	-	-	-
TOTAL REVENUE	1,144,817	626,890	956,188	329,297
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES	12,000	3,000	2,200	800
PAYROLL TAXES	918	230	168	61
PAYROLL SERVICE FEE	650	162	147	15
DISTRICT MANAGEMENT (DPFG)	62,100	15,525	15,525	-
DISTRICT ENGINEER	16,000	4,000	5,879	(1,879)
DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	4,250	4,250	-
TRUSTEES FEES	4,771	3,578	3,578	-
ANNUAL FILING FEE	175	175	175	-
AUDITING SERVICES	3,200	-	-	-
ARBITRAGE REBATE CALCULATION	650	-	-	-
INSURANCE (Public Officials)	2,310	2,310	2,255	55
LEGAL ADVERTISING	600	600	2,656	(2,056)
DUES, LICENSES & FEES	750	-	-	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,265	821	5,477	(4,656)
LEGAL SERVICES - GENERAL	20,000	5,000	6,072	(1,072)
MISCELLANEOUS ADMINISTRATIVE	650	162	2,350	(2,188)
TOTAL ADMINISTRATIVE EXPENSES	131,289	39,813	50,733	(10,920)
SECURITY OPERATIONS				
SECURITY CONTRACT	135,524	33,881	21,829	12,052
SECURITY SYSTEM	2,500	625	240	385
TOTAL SECURITY OPERATIONS	138,024	34,506	22,068	12,438
UTILITIES:				
UTILITY - ELECTRICITY	35,000	8,750	5,761	2,989
UTILITY - STREETLIGHTS	64,800	16,200	10,504	5,696
UTILITY - GAS	17,000	4,250	3,171	1,078
UTILITY - WATER	8,500	2,125	949	1,176
SOLID WASTE CONTROL - RECREATION FACILITY	660	275	208	67
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	700	-	-	-
TOTAL UTILITIES	126,660	31,600	20,594	11,006
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	2,900	2,936	(36)
LAKE/POND BANK MAINTENANCE	35,000	-	-	-
AQUATIC MAINTENANCE (Contract)	27,300	6,750	4,500	2,250
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	700	-	-	-
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	22,234	22,234	22,207	27
LANDSCAPE MAINTENANCE	143,858	35,964	24,436	11,529
LANDSCAPE REPLACEMENT & FERT/CHEM	46,768	15,098	19,324	(4,226)
IRRIGATION REPAIRS & MAINTENANCE	5,000	1,250	568	682
RUST PREVENTION	10,680	1,780	1,780	-
LANDSCAPE IMPROVEMENTS	15,000	3,750	372	3,378
TOTAL PHYSICAL ENVIRONMENT	309,440	89,726	76,121	13,605
ROAD & STREET FACILITIES				
GATE MAINTENANCE	7,500	1,875	1,815	60
SIDEWALK REPAIR & MAINTENANCE	2,500	-	-	-
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,000	3,000	-	3,000
STREET SIGN REPAIR & REPLACEMENT	3,000	750	499	251
ROADWAY REPAIR & MAINTENANCE	4,000	1,000	-	1,000
TOTAL ROAD & STREET FACILITIES	25,000	6,625	2,314	4,311

Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through December 31, 2019

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
PARKS & RECREATION				
MANAGEMENT CONTRACT	161,769	40,442	39,752	690
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	625	222	403
POOL PERMITS	705	-	-	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	15,000	3,750	6,359	(2,609)
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	4,250	4,147	103
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	375	1,037	(662)
CLUBHOUSE PEST CONTROL	500	260	95	165
CLUBHOUSE OFFICE SUPPLIES	3,500	875	883	(8)
CLUBHOUSE JANITORIAL SERVICES	4,500	1,125	760	365
CLUBHOUSE LIGHTING REPLACEMENT	1,000	250	181	69
TENNIS/BASKETBALL COURT REPAIRS	3,000	750	-	750
MISCELLANEOUS EXPENSES	6,000	1,500	170	1,330
SECURITY / FIRE SYSTEM	2,500	829	2,340	(1,510)
LICENSES AND DUES FOR MOVIES	1,500	1,500	826	674
SPECIAL EVENTS	13,413	3,353	9,572	(6,218)
PRESSURE WASH	6,000	6,000	8,294	(2,294)
CAPITAL PROJECTS	20,545	-	-	-
TOTAL PARKS & RECREATION	260,932	65,885	74,638	(8,753)
TOTAL EXPENDITURE BEFORE CONTINGENCY	991,345	268,156	246,469	21,686
CONTINGENCY	15,472	-	-	-
TOTAL EXPENDITURES BEFORE OTHER USES	1,006,817	268,156	246,469	21,686
TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	-	-	-
TOTAL OTHER FINANCING USES	138,000	-	-	-
TOTAL EXPENDITURES	1,144,817	268,156	246,469	21,686
NET CHANGE IN FUND BALANCE	-	358,735	709,718	350,984
FUND BALANCE - BEGINNING	1,239,582	1,239,582	918,349	918,349
FUND BALANCE FORWARD SOURCES	138,000	-	-	-
FUND BALANCE FORWARD USES	(100,000)	-	-	-
FUND BALANCE - ENDING	\$ 1,277,582	\$ 1,598,317	\$ 1,628,067	\$ 1,269,333

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, 2019 Through December 31, 2019

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	915
TOTAL REVENUE	915
 EXPENDITURES	
MISCELLANEOUS EXPENSES	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 915
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
TRANSFERS-OUT TO CAPITAL PROJ	-
TOTAL OTHER FINANCING SOURCES (USES)	-
 NET CHANGE IN FUND BALANCE	 915
 FUND BALANCE - BEGINNING	 432,330
 FUND BALANCE - ENDING	 \$ 433,245

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2005
For The Period From October 1, 2019 Through December 31, 2019

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
ASSESSMENTS-ON-ROLL (GROSS)	\$ 740,038	\$ 69,564	\$ -	\$ (69,564)
ASSESSMENTS DISCOUNT	(29,602)	-	-	-
ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
PREPAYMENT	-	-	-	-
INTEREST--INVESTMENT	-	-	1,906	1,906
FUND BALANCE FORWARD	3,652	-	-	-
TOTAL REVENUE	714,088	69,564	1,906	(67,657)
EXPENDITURES				
ADMINISTRATIVE				
COUNTY ASSESSMENTS COLLECTIONS FEE	14,801	-	-	-
DEBT SERVICE				
Principal				
5/1/2020	310,000	-	-	-
Interest				
11/1/2019	-	-	196,875	(196,875)
5/1/2020	198,713	-	-	-
11/1/2020	190,575	-	-	-
TOTAL EXPENDITURES	714,088	-	196,875	(196,875)
EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	69,564	(194,969)	(264,532)
OTHER FINANCING SOURCES (USES)				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	(330,660)	(330,660)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(330,660)	(330,660)
NET CHANGE IN FUND BALANCE	-	69,564	(525,629)	(595,192)
FUND BALANCE - BEGINNING	-	-	549,507	549,507
FUND BALANCE APPROPRIATED	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ 69,564	\$ 23,878	\$ (45,685)

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019

For The Period From October 1, 2019 Through December 31, 2019

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL	\$ 622,600
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	59,298
INTEREST--INVESTMENT	128
FUND BALANCE FORWARD	-
TOTAL REVENUE	682,026
EXPENDITURES	
ADMINISTRATIVE	
COST OF ISSUANCE	165,675
BOND REFUNDING	7,551,406
DEBT SERVICE	
Principal	
5/1/2020	-
Interest	
5/1/2020	-
11/1/2020	-
TOTAL EXPENDITURES	7,717,081
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(7,035,055)
OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	667,028
BOND PROCEEDS	7,492,177
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	(120,150)
TOTAL OTHER FINANCING SOURCES (USES)	8,039,055
NET CHANGE IN FUND BALANCE	1,004,000
FUND BALANCE - BEGINNING	-
FUND BALANCE APPROPRIATED	-
FUND BALANCE - ENDING	\$ 1,004,000

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Capital Projects
For The Period From October 1, 2019 Through December 31, 2019

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	1,303
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	1,303
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 1,303
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	1,230
TRANSFERS-OUT	(337,598)
TOTAL OTHER FINANCING SOURCES (USES)	(336,368)
 NET CHANGE IN FUND BALANCE	 (335,066)
 FUND BALANCE - BEGINNING	 339,458
FUND BALANCE - ENDING	\$ 4,393

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

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	238
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	238
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 238
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
BOND PROCEEDS	604,480
TRANSFERS-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	604,480
 NET CHANGE IN FUND BALANCE	 604,718
 FUND BALANCE - BEGINNING	 -
 FUND BALANCE - ENDING	 \$ 604,718

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
December 31, 2019

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 34,819.45
Plus: Deposits In Transit	-
Less: Outstanding Checks	(5,337.34)
	<hr/>
<i>Adjusted Bank Balance</i>	<u><u>\$ 29,482.11</u></u>
<i>Beginning Balance Per Books</i>	\$ 25,388.33
Cash deposits & Credits	257,239.11
Cash Disbursements & Transfers	(253,145.33)
	<hr/>
<i>Balance Per Books</i>	<u><u>\$ 29,482.11</u></u>

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2020

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
		EOY Balance				22,593.35
10/1/2019	ACH100119.3	Frontier Communications	9/10-10/9 - Phone		49.44	22,543.91
10/1/2019	10012019WM	Waste Connections of Florida	10/1-10/31 - Solid Waste - Autopay		52.00	22,491.91
10/2/2019		Bank United	Funds Transfer	50,000.00		72,491.91
10/2/2019	9090	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		5,175.00	67,316.91
10/4/2019	9091	Southern Automated Access Services	Barcode Stickers		570.00	66,746.91
10/4/2019	9092	Suncoast Rust Control, Inc	Rust Prevention - Sept		890.00	65,856.91
10/4/2019	9093	Yellowstone Landscape	Landscape Maint - Sept		13,276.00	52,580.91
10/7/2019	9094	Yellowstone Landscape	Plant Installation		13,950.10	38,630.81
10/8/2019		Lakeshore Ranch GF	Rentals	636.00		39,266.81
10/9/2019	2256	Egis Insurance Advisors LLC	Insurance FY 2020 Renewal		24,462.00	14,804.81
10/9/2019		Bank United	Funds Transfer	50,000.00		64,804.81
10/9/2019		Bradley & Danielle Bunin	Easement Deposit	150.00		64,954.81
10/9/2019		Bank United	Funds Transfer		1,000.00	63,954.81
10/10/2019	ACH101019	Pasco County Utilities Services Branch	8/9-9/10 - 19707 Sundance Lake Blvd Amphitheatre		25.48	63,929.33
10/11/2019	9095	Aquatic Systems, Inc	Lake & Pond Maint - Oct		2,250.00	61,679.33
10/11/2019	9096	Fitness Logic	Replaced Treadmill Roller, bolts, belt, Replace crank shaft on Cybex machine		1,192.06	60,487.27
10/11/2019	9097	Vesta Property Services, Inc.	Amenity Mgmt - Oct		13,284.00	47,203.27
10/11/2019	9098	Waste Connections of Florida	10/1-10/31 - Solid Waste		52.00	47,151.27
10/15/2019	2257	Tampa Print Services Inc	Letters		2,350.07	44,801.20
10/15/2019	2258	Staar Entertainment	Community Event (10/19/19)		395.00	44,406.20
10/17/2019	2259	Florida Dept If Economic Opportunity	Annual Filing - FY 2020		175.00	44,231.20
10/18/2019	632244DD	Christine Lagnese	BOS Mtg - 10/9/19		184.70	44,046.50
10/18/2019	ACH101819	Innovative Employer Solutions	BOS Mtg - 10/9/19		171.40	43,875.10
10/18/2019	692243DD	James Hollingsworth	BOS Mtg - 10/9/19		184.70	43,690.40
10/18/2019	692246DD	John H Rose	BOS Mtg - 10/9/19		184.70	43,505.70
10/18/2019	692245DD	Ronald Mitchell	BOS Mtg - 10/9/19		184.70	43,321.00
10/18/2019	ACH101819.1	Withlacoochee River Electric	8/30-10/1 - Electricity		438.22	42,882.78
10/18/2019	ACH101819.2	Withlacoochee River Electric	8/30-10/1 - Electricity		1,952.74	40,930.04
10/18/2019	ACH101819.3	Withlacoochee River Electric	8/30-10/1 - Electricity		65.76	40,864.28
10/18/2019	ACH101819.4	Withlacoochee River Electric	8/30-10/1 - Electricity		258.16	40,606.12
10/18/2019	ACH101819.5	Withlacoochee River Electric	8/30-10/1 - Electricity		241.70	40,364.42
10/18/2019	ACH101819.6	Withlacoochee River Electric	8/30-10/1 - Electricity		227.66	40,136.76
10/18/2019	ACH101819.7	Withlacoochee River Electric	Streetlights- September		5,242.50	34,894.26
10/18/2019	ACH101819.8	Withlacoochee River Electric	8/30-10/1 - Electricity		43.94	34,850.32
10/18/2019	ACH101819.9	Withlacoochee River Electric	8/30-10/1 - Electricity		80.88	34,769.44
10/21/2019	ACH102119	City of Clearwater	9/11-10/10 - Gas		20.00	34,749.44
10/21/2019	2260	FL Dept of Revenue	3rd Qtr. 2019 Sales Tax		164.92	34,584.52
10/22/2019	9099	DPFG MANAGEMENT & CONSULTING, LLC	Ada Compliance, Continuing Disclosure		4,750.00	29,834.52
10/22/2019	9100	Dynamic Security Inc.	9/1-9/30 - Security		10,728.00	19,106.52
10/22/2019	9101	Southern Automated Access Services	Barcode Stickers		485.00	18,621.52
10/22/2019	9102	Yellowstone Landscape	Landscape Maint - Oct		13,575.25	5,046.27
10/22/2019		Bank United	Funds Transfer		800.00	4,246.27
10/25/2019	9103	Aramark Refreshment Services	Supplies		166.05	4,080.22
10/25/2019	9104	Yellowstone Landscape	Fall Annual mix		705.60	3,374.62
10/28/2019	ACH102819.1	Pasco County Utilities Services Branch	8/22-9/23 - 19825 Sundance Lake Blvd		11.39	3,363.23
10/28/2019	ACH102819.2	Pasco County Utilities Services Branch	8/22-9/23 - 19602 Sundance Lake Blvd		9.51	3,353.72
10/28/2019	ACH102819.3	Pasco County Utilities Services Branch	8/22-9/23 - O Sundance Lake Blvd		389.01	2,964.71
10/28/2019	ACH102819.4	Pasco County Utilities Services Branch	8/22-9/23 - 19730 Sundance Lake Blvd		9.51	2,955.20
10/28/2019		Bank United	Funds Transfer	50,000.00		52,955.20
10/29/2019	ACH102919	Pasco County Utilities Services Branch	8/22-9/23 - 19707 Sundance Lake Blvd		60.41	52,894.79
10/31/2019	ACH103119	Frontier Communications	10/7-11/6 - Cable/ Internet Gate		304.46	52,590.33
10/31/2019	ACH10312019	Frontier Communications	10/07-11/06 - Internet/Phone Amphitheatre		81.97	52,508.36
10/31/2019		Bank United	Interest		4.14	52,512.50
				150,790.14	120,870.99	52,512.50
11/1/2019	9105	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		5,175.00	47,337.50
11/1/2019	9113	Tampa Bay Times	Legal Ad 10/18		1,330.00	46,007.50
11/4/2019	ACH110419	Frontier Communications	10/10-11/09 - Phone		49.77	45,957.73
11/5/2019	9106	Captain Carnival	Event - 12/15 Santa, Balloon artist, face painter		550.00	45,407.73
11/5/2019	9107	City Electric Supply Co	LED Flood light for monument		59.00	45,348.73
11/5/2019	9108	Cool Today Plumbing Today Energy Today	A/C repairs		438.08	44,910.65
11/5/2019	9109	Fitness Logic	Replace HR grips on Cybex arc trainer		179.99	44,730.66
11/5/2019	9110	Florida Fire Service, Inc	Annual Fire Extinguisher Maint		458.25	44,272.41
11/5/2019	9111	Southern Automated Access Services	Clamshell Proximity Cards 100		476.25	43,796.16
11/5/2019	9112	Straley Robin Vericker	Legal Svcs thru 10/15/19		2,612.50	41,183.66
11/5/2019	9114	Yellowstone Landscape	Bld Medial Sod Replacement		8,880.00	32,303.66
11/7/2019	9119	Tampa Bay Times	Legal Ad 10/25		1,326.00	30,977.66
11/11/2019		Lakeshore CDD	Rentals	666.10		31,643.76
11/12/2019	ACH111219	Pasco County Utilities Services Branch	9/10-10/9 - Water		25.48	31,618.28
11/12/2019	9115	Aquatic Systems, Inc	Lake & Pond Maint - Nov		2,250.00	29,368.28
11/12/2019	9116	Cardno, Inc.	Professional Svc thru 10/25/19		4,123.11	25,245.17
11/12/2019	9117	Cool Today Plumbing Today Energy Today	A/C repairs		246.78	24,998.39
11/12/2019	9118	Riptide Pressure Washing, LLC	Clean sidewalks, curbs, islands,pavers & bridge areas		7,794.48	17,203.91
11/12/2019	9120	Vesta Property Services, Inc.	Amenity Mgmt - Nov		13,284.00	3,919.91
11/12/2019	9121	Southern Automated Access Services	Barcode Stickers		570.00	3,349.91
11/12/2019		Bank Unted	Funds Transfer	50,000.00		53,349.91
11/15/2019	9122	Dynamic Security Inc.	10/1-10/31 - Security		11,085.60	42,264.31
11/15/2019	9123	Illuminations Holiday Lighting	Christmas Lights		2,750.00	39,514.31
11/15/2019	9124	Suncoast Rust Control, Inc	Rust Prevention - Oct		890.00	38,624.31
11/15/2019	9125	The Pool Doctor	Replaced Cracked tiles		222.20	38,402.11
11/15/2019	9126	Yellowstone Landscape	Potted Plant Replacement - Pool area, Irrigation Repair		164.94	38,237.17
11/20/2019	ACH112019	Frontier Communications	10/1-10/31 - Internet/Phone Clubhouse		914.58	37,322.59
11/22/2019	ACH112219.1	Withlacoochee River Electric	10/1-10/31 - 8703 Land O Lakes Blvd		355.57	36,967.02
11/22/2019	ACH112219.2	Withlacoochee River Electric	10/1-10/31 - 19530 Sundance Lake Blvd		369.43	36,597.59
11/22/2019	ACH112219.3	Withlacoochee River Electric	10/1-10/31 - 18960 Falcon Crest Blvd Well		43.40	36,554.19
11/22/2019	ACH112219.4	Withlacoochee River Electric	Streetlights- October		5,251.88	31,302.31
11/22/2019	ACH112219.5	Withlacoochee River Electric	10/1-10/31 - 19602 Sundance Lake Blvd		221.94	31,080.37
11/22/2019	ACH112219.6	Withlacoochee River Electric	10/1-10/31 - 19730 Sundance Lake Blvd Clubhouse		1,700.62	29,379.75
11/22/2019	ACH112219.7	Withlacoochee River Electric	10/1-10/31 - 19825 Sundance Lake Blvd		278.38	29,101.37
11/22/2019	ACH112219.8	Withlacoochee River Electric	10/1-10/31 - 19707 Sundance Lake Blvd		66.31	29,035.06
11/22/2019	ACH112219.9	Withlacoochee River Electric	10/1-10/31 - 8522 Water Color Dr		80.08	28,954.98
11/22/2019	9127	Aramark Refreshment Services	Supplies		161.37	28,793.61
11/22/2019	9128	Fitness Logic	Qtrly Equipment Maint - Nov		155.00	28,638.61
11/22/2019	9129	Florida Fire Service, Inc	Annual Fire Hydrant Flow Test		815.00	27,823.61
11/22/2019	702186DD	Christine Lagnese	BOS Mtg - 11/13/19		184.70	27,638.91
11/22/2019	ACH112219	Innovative Employer Solutions	BOS Mtg - 11/13/19		140.80	27,498.11
11/22/2019	702185DD	James Hollingsworth	BOS Mtg - 11/13/19		184.70	27,313.41
11/22/2019	702187DD	John H Rose	BOS Mtg - 11/13/19		184.70	27,128.71
11/25/2019	ACH11251901	Frontier Communications	11/1-11/30 - Internet/Phone Clubhouse VOID		-	27,128.71
11/25/2019	ACH11251902	Pasco County Utilities Services Branch	9/23-10/22 - Water		13.47	27,115.24
11/25/2019	ACH11251903	Pasco County Utilities Services Branch	9/23-10/22 - Water		9.65	27,105.59
11/25/2019	ACH11251904	Pasco County Utilities Services Branch	9/23-10/22 - Water		377.45	26,728.14
11/25/2019	ACH11251905	Pasco County Utilities Services Branch	9/23-10/22 - Water		9.65	26,718.49
11/25/2019	2262	Lakeshore CDD c/o US Bank	Tax Collection Distribution		1,199.69	25,518.80
11/26/2019	ACH112619	Pasco County Utilities Services Branch	9/23-10/22 - Water		62.14	25,456.66
11/26/2019	ACH112619.2	City of Clearwater	10/11-11/8 - Gas		20.00	25,436.66
11/29/2019	ACH11292019	Waste Connections of Florida	12/1-12/31 - Solid Waste		52.00	25,384.66
11/30/2019		Bank Unted	Interest		3.67	25,388.33
				50,669.77	77,793.94	25,388.33
12/2/2019	9130	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		5,175.00	20,213.33
12/2/2019	ACH120219.1	Frontier Communications	11/7-12/6 - Cable/ Internet Gate		281.00	19,932.33
12/2/2019	ACH120219.2	Frontier Communications	11/07-12/06 - Internet/Phone Amphitheatre		81.97	19,850.36
12/4/2019		Bank United	Funds Transfer		1,000.00	18,850.36
12/4/2019	ACH120419	Frontier Communications	11/10-12/09 - Phone		49.77	18,800.59
12/9/2019	2263	Captain Carnival	Event - 12/15 Santa, Balloon artist, face painter		550.00	18,250.59

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2020

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
12/9/2019	000029284	Pasco County Utilities Services Branch	11/7-12/8 - 19707 Sundance Lake Blvd Ampitheatre - DP		25.48	18,225.11
12/10/2019		Lakeshore Ranch GF	Rentals	436.20		18,661.31
12/12/2019		Bank United	Funds Transfer	50,000.00		68,661.31
12/12/2019		Bank United	Funds Transfer	50,000.00		118,661.31
12/12/2019		Bank United	Funds Transfer	154,208.91		272,870.22
12/12/2019	2264	Lakeshore CDD c/o US Bank	Tax Collection Distribution		154,208.91	118,661.31
12/13/2019	9138	Pasco County Utilities Services Branch	10/9-11/7- 19707 Sundance Lake Blvd Ampitheatre		25.48	118,635.83
12/17/2019	9131	Air Hawk Heating and Cooling	A/C System Replacement - Club House		5,000.00	113,635.83
12/17/2019	9132	Clean Sweep Supply Co	Supplies		391.40	113,244.43
12/17/2019	9133	Cool Today Plumbing Today Energy Today	Qtrly A/C Maintenance Agreement - 2 of 4 payments		507.50	112,736.93
12/17/2019	9134	Dynamic Security Inc.	11/01-11/30 - Security		10,742.90	101,994.03
12/17/2019	9135	HOME REPAIR SOLUTIONS	Straighten Cross Walk Sign, Repair Fencing; Tree Removal		446.83	101,547.20
12/17/2019	9136	Illuminations Holiday Lighting	Christmas Lights - Final		2,750.00	98,797.20
12/17/2019	9137	Insect IQ, Inc.	Pest Control - Qtrly		95.00	98,702.20
12/17/2019	9139	Riptide Pressure Washing, LLC	Clean the 10 boulders		500.00	98,202.20
12/17/2019	9140	Southern Automated Access Services	Gate Repair		283.80	97,918.40
12/17/2019	9141	Straley Robin Vericker	Legal Svcs thru 11/15/19 General, Legal Svcs thru 11/15/19 Easement Encroachment Agreements		2,025.55	95,892.85
12/17/2019	9142	Suncoast Rust Control, Inc	Rust Prevention - Nov		890.00	95,002.85
12/17/2019	9143	Vesta Property Services, Inc.	Amenity Mgmt - Dec.		13,184.00	81,818.85
12/17/2019	9144	Yellowstone Landscape	2019 Annual Mulching - Labor and Celan Up, String Trim pond bank of Crystal Creek Ct, Landscape ...		30,253.20	51,565.65
12/17/2019		Withlacoochee River Electric	Capital Credits Refund	2,583.29		54,148.94
12/18/2019	2265	Mike Fasano Pasco County Tax Collector	Non-Ad Valorem - 2019		2,935.50	51,213.44
12/18/2019		Bank United	Funds Transfer		1,150.00	50,063.44
12/20/2019	ACH122019	Frontier Communications	11/1-12/31 - Internet/Phone Clubhouse		1,851.88	48,211.56
12/20/2019	ACH1220192	Withlacoochee River Electric	10/31-12/1/27 - Electricity		7,797.10	40,414.46
12/20/2019	710010DD	Christine Lagnese	BOS Mtg - 12/11/19		184.70	40,229.76
12/20/2019	ACH122019	Innovative Employer Solutions	BOS Mtg - 12/11/19		171.40	40,058.36
12/20/2019	710009DD	James Hollingsworth	BOS Mtg - 12/11/19		184.70	39,873.66
12/20/2019	710011DD	John H Rose	BOS Mtg - 12/11/19		184.70	39,688.96
12/20/2019	5	Shawn McCaig	BOS Mtg - 12/11/19		184.70	39,504.26
12/22/2019	ACH122219	City of Clearwater	11/9-12/11 - Gas		3,144.60	36,359.66
12/23/2019	ACH122319	Pasco County Utilities Services Branch	10/1-11/21 - Utilities		506.17	35,853.49
12/27/2019	2266	Aramark Refreshment Services	Supplies		102.52	35,750.97
12/27/2019	2267	Cardno, Inc.	Professional Svc thru 12/13/19		4,420.70	31,330.27
12/27/2019	2268	Florida Fire Service, Inc	Fire Sprinkler Repairs		1,066.37	30,263.90
12/27/2019	2269	HOME REPAIR SOLUTIONS	Intall signs, remove signs, supplies		282.29	29,981.61
12/27/2019	2270	Southern Automated Access Services	Gate Repair		85.00	29,896.61
12/31/2019	ACH123119	Frontier Communications	12/07-01/06 - Internet/Phone		373.21	29,523.40
12/31/2019	23570	Waste Connections of Florida	1/1-1/31 - Solid Waste		52.00	29,471.40
12/31/2019		Bank United	Interest	10.71		29,482.11
				257,239.11	253,145.33	29,482.11

EXHIBIT 8



8920 Erie Lane
Parrish, FL 34219
(863) 781-2277 ph

GatePros

PROPOSAL

(941) 776-0857 fax

<u>PROPOSAL SUBMITTED TO</u> Lakeshore Ranch	<u>PHONE</u>	<u>DATE</u> 8/30/2019
<u>STREET</u>	<u>JOB NAME</u> Operator Replacement	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Main Entrance	
<u>ARCHITECT</u> CJK	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

QTY

PRICE

TOTAL

Remove existing gate operators and replace with

Viking F-1 operators	4	\$4,150.00	\$16,600.00
----------------------	---	------------	-------------

Loop Detectors	6	\$175.00	\$1,050.00
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Replace damaged finials on gate	2	\$50.00	\$100.00
---------------------------------	---	---------	----------

2 Year Parts and 1 Year Labor Warranty

TOTAL	\$17,750.00
-------	-------------

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work 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. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

Acceptance of Proposal---- 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.

Signature

Printed Name

Date of Acceptance

-- Desired Start Date:



Liberty Access Solutions LLC
645 Commiston Ln. Lutz, FL 33549
Email: mpope@libertyaccessolutions.com
Web: www.libertyaccessolutions.com
Cell: 813-410-3917

Quote #488

Generated on 8/29/19

Lakeshore Ranch

19730 Sundance Lake Blvd.
Land O Lakes, Fl. 3638
(813) 418-7473
Email: lore.yeira@dpfg.com
Attn: Lore

Replacing both Gate Operators

8/28/19: Was asked to provide a quote to remove existing out dated gate operators from both the entry and exit lanes and install new Viking gate operators (industry standard) in their place.

Proposal: Liberty will furnish the labor and materials needed to complete the following project:

- Install 4 new Viking F1 gate operators (2 in each lane)
- Install new safety photo eye to comply with UL standards (code)
- Install low voltage surge suppression
- Attach all existing wiring to new system
- Test system

Proposal Notes: Carefully read the notes listed below.

***Note:** Existing wiring will be used to perform this work. As it has been in the ground for years, the integrity of the wires cannot be verified other than for continuity so if issues are discovered at time of install, a quote will be provided to pull new wires.

Visit www.libertyaccesssolutions.com and become a member. Members receive 15% off on the cost of onsite service calls.

Labor Warranty: 1 year

Materials Warranty: 5 years on Viking, 1 year on peripherals

Total Price: \$13,250.00

Proposal Good for 60 days

Payment Terms: NET0/NO RETENTION

Please initial each page

Acceptance of Terms & Conditions Sign Here: _____

Printed Name of Buyer: _____

Date Signed: _____

Liberty Access Solutions LLC
645 Commiston Ln.
Lutz, FL. 33549
Service or free quotes call: 813-410-3917
mpope@libertyaccesssolutions.com
www.libertyaccesssolutions.com



Lakeshore Ranch CDD Gate Operators Replacement

PREPARED FOR:

Lakeshore Ranch CDD

PREPARED BY:

Thomas Giella for Complete I.T.
25344 Wesley Chapel Blvd | Suite 116 & 117
Lutz, FL. 33559
Phone: (813) 444-4355
E-Mail: sales@completeit.io



FROM THOMAS GIELLA

MY AGREEMENT

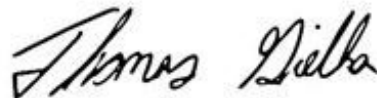


Dear Lakeshore Ranch CDD,

It is our goal to partner with the Lakeshore Ranch CDD to provide new front gate operators for the entrance and exit gates. We have developed a proposal that will allow you to pick and choose the solutions that work best for the community.

Complete I.T. offers a host of technology solutions including but not limited to networks, computers, camera systems, internet, access control systems, audio & video solutions, and VoIP phones.

Sincerely,



WHY COMPLETE I.T.?

OUR HISTORY & BACKGROUND

Complete I.T. began as a marketing firm out of Dade City, FL in 2014 designing, building, and maintaining websites. However, with the leadership of Thomas Giella, the company was able to grow into a full-service technology solutions provider by 2016.

Complete I.T. has worked with small, one-employee businesses all the way up to Fortune 500 companies. No job is too big or too small.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

OUR APPROACH



WHAT WE DO DIFFERENTLY

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.

All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

OUR CLIENTS

GOOGLE REVIEWS

“★★★★★ Just needed a key replaced on my older computer. They had it done quickly & the pricing was good. If I have any other computer needs, I am [read more](#)



Donna CatMomma
3 days ago

“★★★★★ Complete I.T. was a huge help with our Wordpress website! We started to create our site and got stuck when it came to creating a membership area and [read more](#)



Jennifer Powell
27 days ago

“★★★★★ These guys took my computer in at 9:30 am and had it fixed by 3 pm the same day. Granted my problem wasn't major, but to have it done so quickly is a [read more](#)



P Klein
month ago

“★★★★★ Awesome. Knowledgeable, as well as time and cost efficient! Will definitely use you guys in the future, very grateful for you assistance



Jeremy Henderson
2 months ago

“★★★★★ Complete I.T. did a great job with our conference room project. They were friendly, knowledgeable and very thorough. I am very happy with the work [read more](#)



David Everett
4 months ago

“★★★★★ Tom completed the work to fix my laptop in one week. The hinge broke and caused a number of other problems, as a result. I was pleased with the [read more](#)



Michael Scotti
4 months ago

“★★★★★ Excellent service - from the initial introduction, to completed work!!! Brought in two laptops that had problematic hard drives - one having a [read more](#)



Stan Bayot
5 months ago

“★★★★★ Great experience from the initial phone call to the install. Thomas and Charlie did a great job setting up three wall mounted TVs for me. We had [read more](#)



Kevin Steinhoff
5 months ago

“★★★★★ Efficient, friendly quick service. Impressive it knowledg.Pricing very reasonable.Highly recommend.



Nick Tawil
5 months ago

Project Overview

SCOPE OF WORK

Current Status:

Gates automatically close when vehicles are passing through the entrance and exit. Gates have a tendency to have one leaf open or closed all the way, while the second leaf is opening and closing randomly at times. Operators are said to be original to the construction of the CDD.

Proposed Solutions:

Replacement of all four gate operators and safety loops. The new replacement Viking operators have a built-in battery backup in case of property power failure. Option #2 also includes new AWID vehicle windshield tags and the Brivo Access Control System to control the system.

Replacement Gate Operators

What is the new standard?

#1 REASON: 5-Year Limited Manufacturer Warranty

#2 REASON: Built-in Battery Backup System

#3 REASON: 1-Year Complete I.T. Corp Limited Labor Warranty

Who is the Viking Access Manufacturer?:

The T-21™ Swing Gate Operator, has a 1/4" steel chassis with multi-layer corrosion protection. This ensures reliable, long-lasting operation in the harshest of environments at your home or business. Built-in heater with thermostat control, 120/240 VAC operation, Viking's true battery backup and smooth start / stop operation are all standard features in this operator. This powerful swing gate operator has gate capacity of up to 2000 lbs @ 12 ft. The removable power supply box includes LED indicators for your convenience and communicates to the V-Flex™ LCD screen, displaying the status of the AC line, surge protection and fuses of the operator. All Viking operators come with the most robust lightning strike protection built into every machine, offering peace of mind. The T-21™ comes with a 5 year commercial warranty.

T-21 SWING GATE OPERATOR



RESIDENTIAL AND COMMERCIAL
CLASS I, II, III, & IV VEHICULAR SWING GATE OPERATOR



QUICK RELEASE HANDLE
- For manual operation

V FLEX CONTROL BOARD
- Conveniently labeled enclosure
- Ergonomically located

LCD DIAGNOSTICS DISPLAY
- Displays full error messages
- Reads real-time voltages and settings

MULTI-LAYER CORROSION PROTECTION
- G90 galvanized, clear zinc plating,
UV rated powder coating, & 1/4"
steel chassis

**JBOX FOR HIGH
VOLTAGE WIRING**

BATTERIES INCLUDED
- True battery back-up

AUXILIARY OUTPUT
- For additional accessories
while the gate is in motion

**MOTOR & BATTERY
RESET SWITCHES**

BUILT-IN HEATER
- Cold weather operation
down to -20° F

REMOVABLE POWER SUPPLY
- Convenient fuse access
- L.E.D status indicators
- Convenient power switch
- E-Z access power outlet
- E-Z set up 115V/230V
- Included low voltage option

COMPATIBLE WITH VIKING WIRELESS PRODUCTS

- Wireless Master/Slave Kit provides secure and reliable wireless communication.
- Remote access to the control board settings, programming, operator diagnostics, controls, gate status and error notifications, all from the convenience of a computer or any compatible hand held device.
- Plug & Play connection for the Viking wireless expansion products.

BATTERY BACKUP INCLUDED

- Standard Battery Backup provides 400 continuous cycles at 100% duty cycle.
- With Viking's "True" Battery Backup System, batteries are not used during normal operations, maximizing battery life.

LIGHTNING PROTECTION

- Advanced lightning strike protection up to 20,000 volts / 10,000 amps
- On-board surge protection monitoring.

PROTECTION

- Multi-Layer Corrosion Protection
- G90 Galvanized
- Clear Zinc Plating
- UV Rated Powder Coating
- 1/4" Steel Chassis

INTEGRATED HEATER

- Built-in heater for operating temperatures down to -20° F.
- This will allow you run your operator in the coldest conditions.

SOLAR SMART

- Power Saving technology minimizes current draw while at standby.

DIAGNOSTICS DISPLAY

- On-board LCD screen displays voltages, amps, gate status and diagnostics.

Operational Voltage	24 VDC 1 HP
Main Power Source Options	120/240 VAC Single Phase
Battery	7 AmpHr 12 VDC x 2
Battery Backup	400 Full Contin. Cycles (2000 lbs)

Operating Speed	13-16 seconds per 90°
Operating Temperature	-20°F up to +160°F
Max Gate Capacity	2000 lbs/ 12' or 1200 lbs/ 20'
Max Duty Cycle	100% Contin. Cycle

Replacement For Barcode Reader

AWID LR-2000



LR-2000™

UHF Long-Range Reader

AWID's LR-2000™ Long-Range Reader is a UHF tag and card reader used in RFID applications like gate access for vehicles, and physical access for people. Its electronics and antenna are integrated in a single compact enclosure. The LR-2000 is optimally designed for Automatic Vehicle Identification (AVI) and Access Control applications such as gate control in a parking facility. It also provides identification and access for people at doorways, wheelchairs at elevators, and gurneys in hospital entrances. The LR-2000 Reader assures security by use of AWID's proprietary encryption for communications between the reader and its UHF vehicle tags and hand-held cards.

The LR-2000 reader is suitable for outdoor applications. (A protective polycarbonate housing may be required – see Note below.) The LR-2000 offers price:performance advantage over conventional long-range proximity card and active-tag UHF systems. The LR-2000 can be combined with AWID's uAxxcess door access readers, allowing the same hand-held cards or tags to be used for both vehicle parking access and access by people at doors in buildings.



The LR-2000 operates in the license-free 902-928 MHz UHF band. It combines effective UHF technology with economical passive tags and cards, programmable read repeat rate and RF field strength, and simultaneous Wiegand and RS-232 data outputs. It can be interfaced with all standard access and AVI systems.

The LR-2000 offers an impressive combination of single unit construction, small size, and attractive appearance. Tag reading distance is commonly up to 25 feet and sometimes more, depending on reader mounting, credential type, and environment.

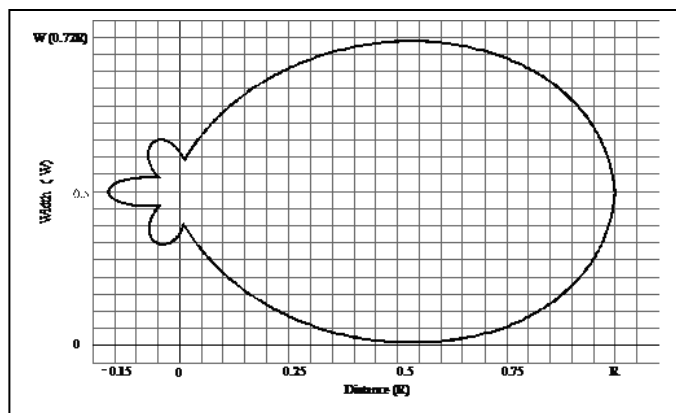
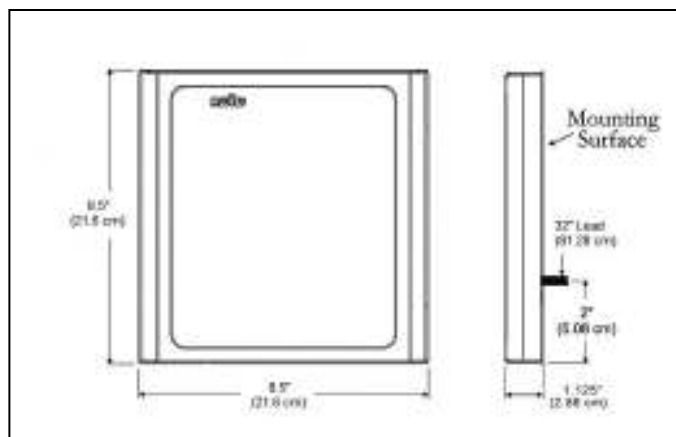
FEATURES

- **Longer reading distance ...**
Up to 25 feet between reader and tag
- **Small, attractive reader ...**
Single unit with antenna, 8.5" square
- **Easy reader installation ...**
No reader programming; simple wiring
- **Wide selection of credentials ...**
Varied vehicle tags and hand-held cards
- **Unlimited tag or card life ...**
Passive, battery-free credentials
- **Data output to fit the system ...**
Selectable read repeat rate
- **No interference between readers, no cross-reading between lanes ...**
Programmable RF field strength
- **RF transmission only as needed ...**
Uses vehicle sensor to arm the RF circuit
- **Dual antennas for difficult sites ...**
Optional LR-2000HiLo reader set
- **LR-2000 mixes with other readers ...**
Same code format as proximity readers
- **Easy interfacing to control systems ...**
Both Wiegand and RS-232 data output
- **Complies with certifications ...**
FCC Part 15; IC; RoHS
- **Ideal upgrade from old systems ...**
Hands-free car ID; cards for people ID
- **Eliminates stop-and-wait entry ...**
Cars continue moving past reader
- **For outdoor applications ...**
*Housing required for rain and sun **
- **Easy to buy and own ...**
Installer needs no FCC registration

* NOTE: WHEN INSTALLED OUTDOORS AND EXPOSED TO RAIN OR SNOW, OR TO DIRECT SUN IN A HOT ENVIRONMENT, THE LR-2000 READER MUST BE MOUNTED INSIDE A POLYCARBONATE HOUSING WITH MINIMUM IP54 RATING.

LR-2000™

UHF Long-Range Reader



ACCESSORIES AND SUPPLIES

- **LR Installation Kit** -- A requirement for all installers. An effective way to demonstrate the LR-2000, to prove its operation, to measure its performance, to locate tags, and to aim the reader. A one-time purchase.
- **Power supply** -- Each LR-2000 requires a separate, independent, dedicated power supply. Ask AWID for specifications. AWID offers PS-123.3A-0-0.
- **Cable for power and data** -- Correct cable assures good reader performance. Ask AWID for specifications.
- **Protective housing** -- To avoid rain, snow, hot sunlight and vandalism, AWID suggests Model PCH196 polycarbonate housing from The Housing Company.
- **Mounting devices** -- Ask your supplier about brackets, poles, posts, pedestals, clamps, etc.
- **System components** -- Ask your supplier about the access control package, gates, vehicle sensors, etc.
- **Installation & operation** -- Download additional information from www.AWID.com.

CREDENTIAL OPTIONS (See Credentials Product Sheets for Full Part Numbers)

- **Vehicle-mounting tags** -- For permanent or movable applications, inside or outside vehicles. Types of tags are Windshield (**WS-UHF**), Rearview Mirror (**RV**), Sunvisor (**VT**), Sideview Mirror (**SV**), and Metal-Mount (**MT-UHF**). Also Portable Tag (**PT**), Hangtag (**HT**), and Supertag (**ST**).
- **Hand-held cards** -- For presenting to reader. Cards: Clamshell (**CS-UHF**) and Graphics (**GR-UHF**). Tags: Keytag (**KT-UHF**) and Hangtag (**HT**). Use these cards and tags also with uAxxess readers.

Ask AWID about tag selection and mounting methods.

OPERATING CHARACTERISTICS

Reading Distance:

Up to 25 feet (7.6 meters)

Frequency Band:

902 to 928 MHz
Frequency hopping technology

Antenna Output:

Circular-polarized RF field

Power Supply: *Separate for each long-range reader*

7 to 15 volts DC, linear rated, regulated output
At 12 volts DC, rated for 2 amperes or more
Separate, independent, dedicated to each reader

Communications Protocol:

Wiegand and RS-232, simultaneous

Code Formats:

Determined by AWID's tags & cards,
programmed with 26 bits to 50 bits

Cables: *All cables MUST be overall-shielded*

Power - 2 conductors, 18 gauge, shielded
Data - 3 conductors, 22 gauge, shielded
Stranded, color-coded, not twisted pairs
Up to 500 feet for Wiegand, 75 feet for RS-232

Field-Programmable Features:

Read repeat rate; RF power level

PHYSICAL CHARACTERISTICS

Dimensions:

8.5 x 8.5 x 1.125 inches (21.6 x 21.6 x 2.86 cm)

Weight:

37.5 oz (1.06 kg)

Material (Color):

ABS enclosure (beige); aluminum back-plate

Cable (Integrated with Reader):

10 conductors, 32 inches long
Overall shielded, plastic jacket

Mounting (Supplied by Installer):

Pan & tilt adjustable aiming; min. 6 inches long

ENVIRONMENT

Operating Temperature:

At 50% Duty Cycle -
-35°C to +65°C (-31°F to +150°F)
At 100% Duty Cycle -
-35°C to +45°C (-31°F to +115°F)

Operating Humidity:

0% to 95% non-condensing

Protection Class:

IP54 – Limited protection *

Avoiding Interference:

Avoid RF sources: other UHF readers, UHF communications, arc lighting, electric motors

CERTIFICATION

FCC Part 15; IC; RoHS



18300 Sutter Blvd, Morgan Hill, CA 95037
Tel: (408) 825-1100 Fax: (408) 782-7402
<http://www.awid.com>

DISCLAIMER: Specifications are subject to change without notice. AWID reserves the right to make changes to improve performance without impacting form, fit or function. The LR-2000 model designations are Trademarks of Applied Wireless Identifications Group, Inc. All other trademarks are property of their respective owners.

Replacement For Access Controller

Why's it better?

The Difference:

The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.

Rumors:

- If the internet goes out, the system can't operate. FALSE: If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down. FALSE: Each local control panel for 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES

Set specific times for entrances and alarms for automated access control

MANAGE PERMISSIONS

Allow different people different levels of access to your facility

MONITOR EVENTS

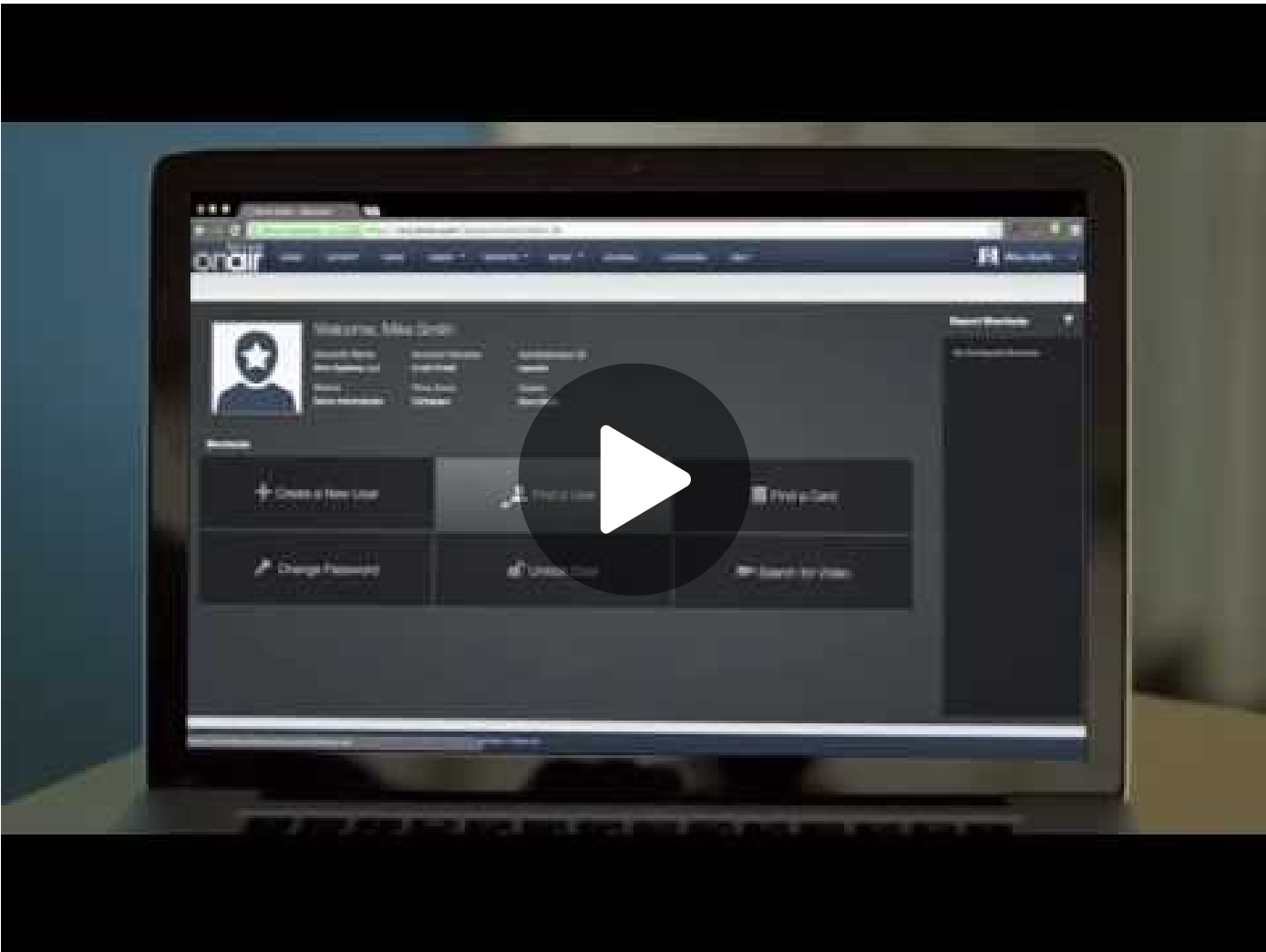
Get alerts, view activities and verify what's taking place with real-time video

VIEW REPORTS

Receive real-time or recorded info in easy-to-view reports

See Why We Say Brivo Is Simply Better:

<https://youtu.be/-kE0K2vQsAM>

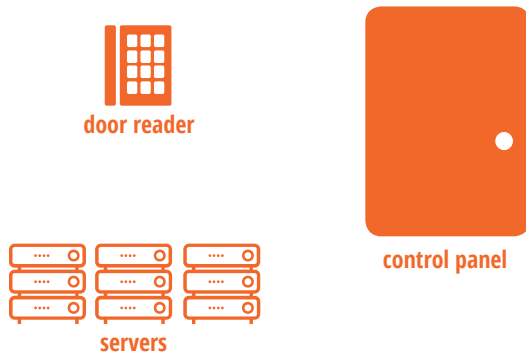




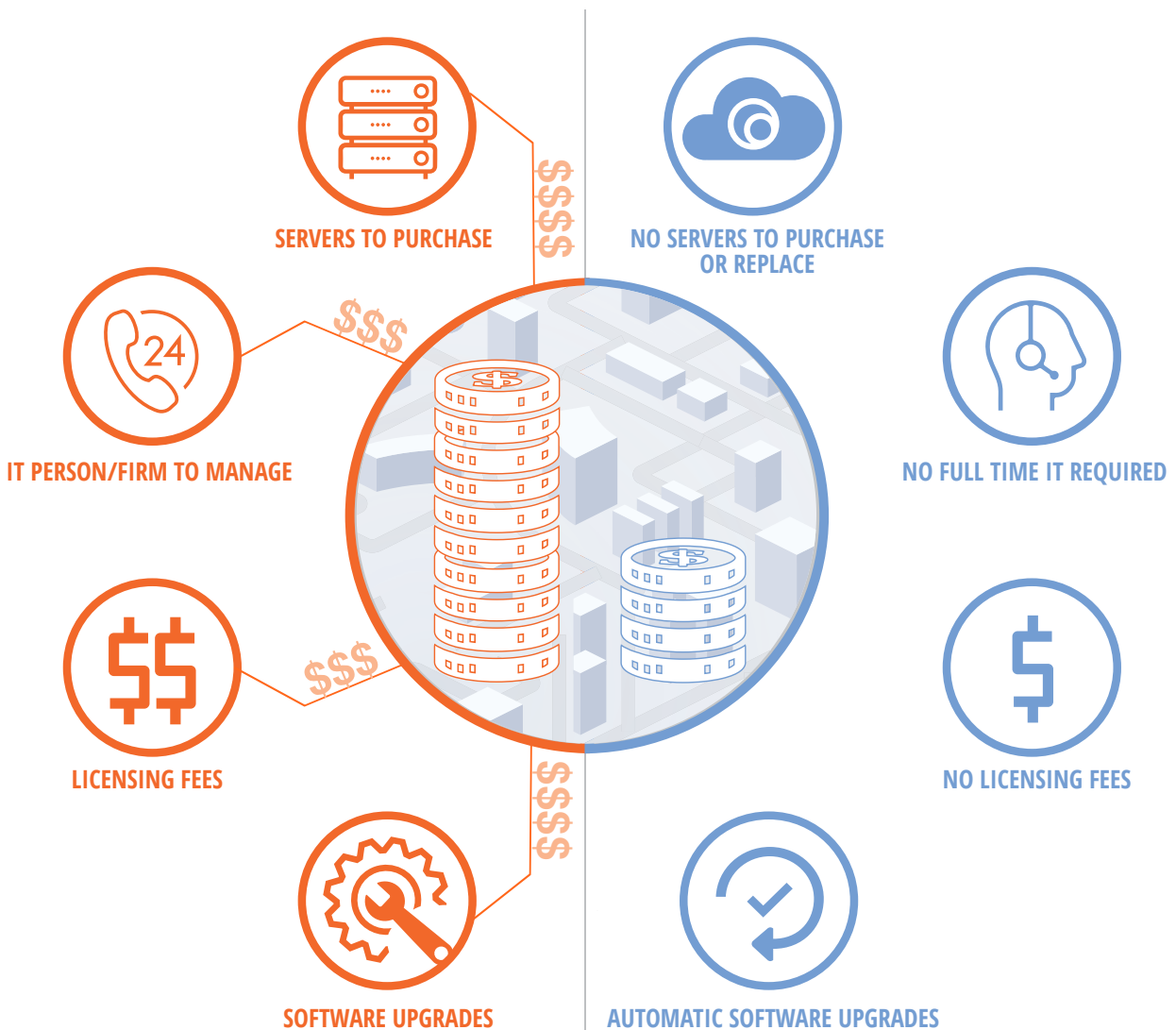
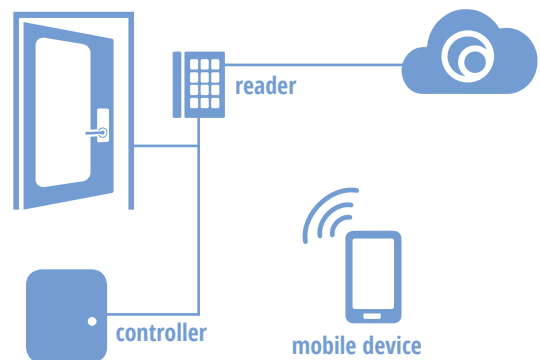
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

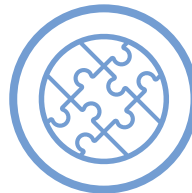


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

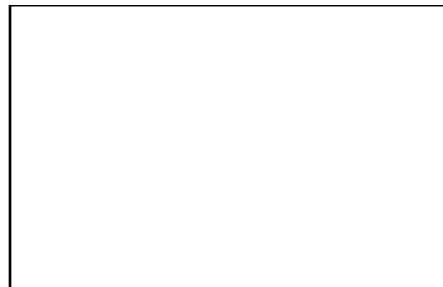
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.



Optional Entry Method

OPTIONAL: Brivo Mobile Pass

Building Blocks for Brivo Cloud-Based Building Security:

Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.

FOR ADMINISTRATORS



- > Manage access from anywhere, at anytime
- > View door activity and video footage
- > Change user rights quickly
- > Unlock doors remotely, even for temp passes
- > Add new users by using your phone's camera

FOR BUILDING USERS

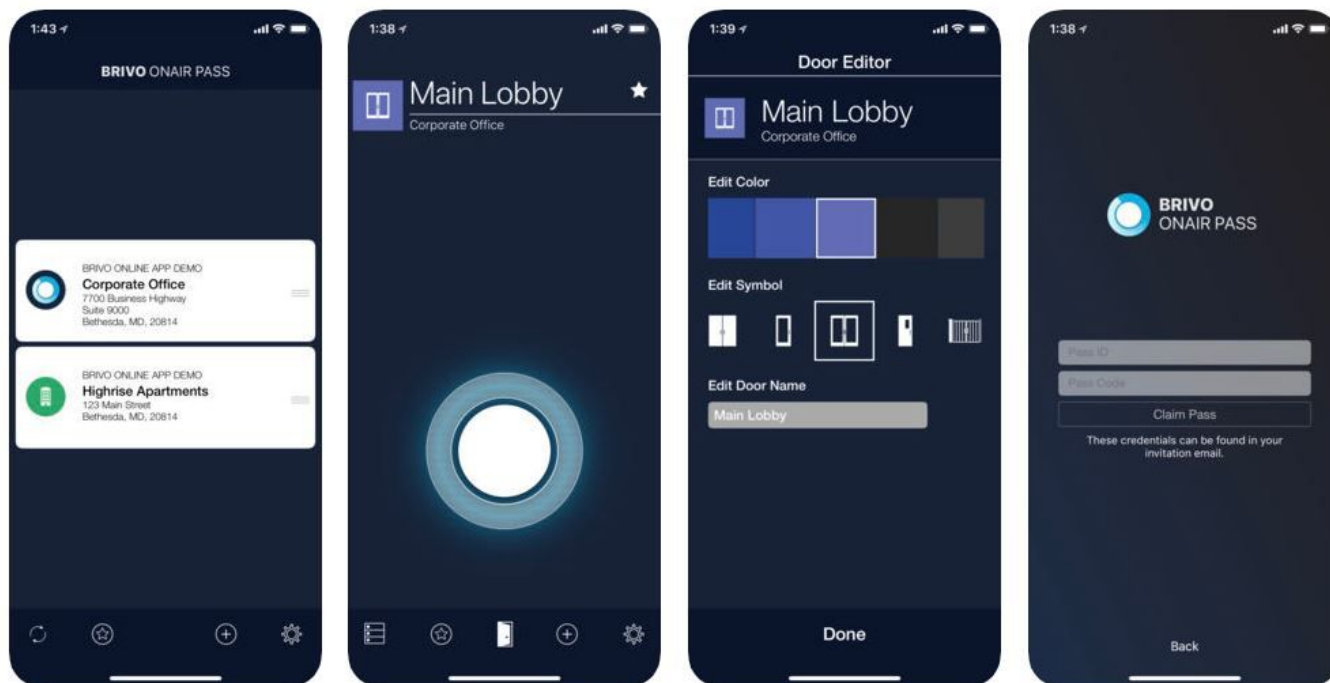


- > Enter properties and buildings with just a click
- > Avoid loss of keycards or rekeying
- > Enhance user experience
- > Use one pass for multiple facilities
- > Customize views to the most used doors

Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

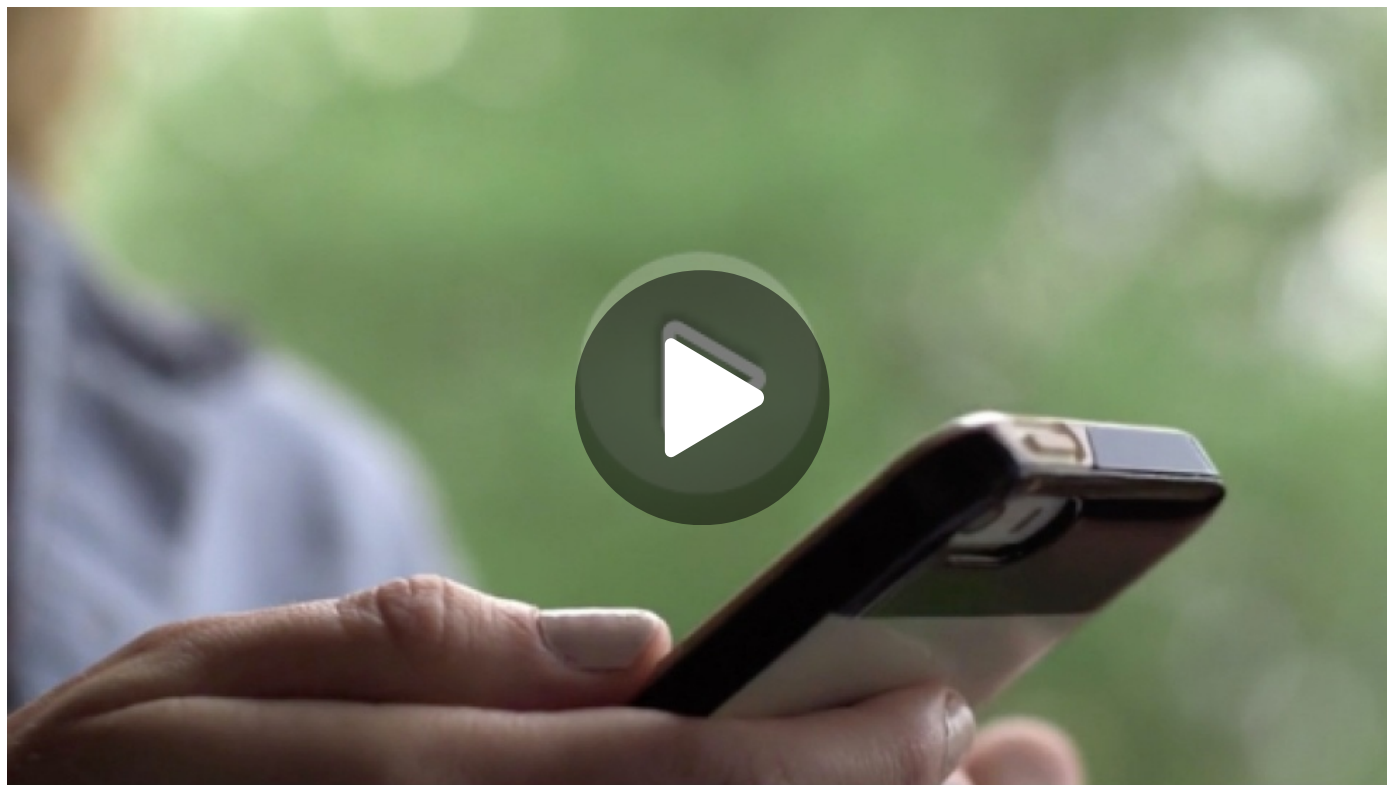
iPhone Screen Shots



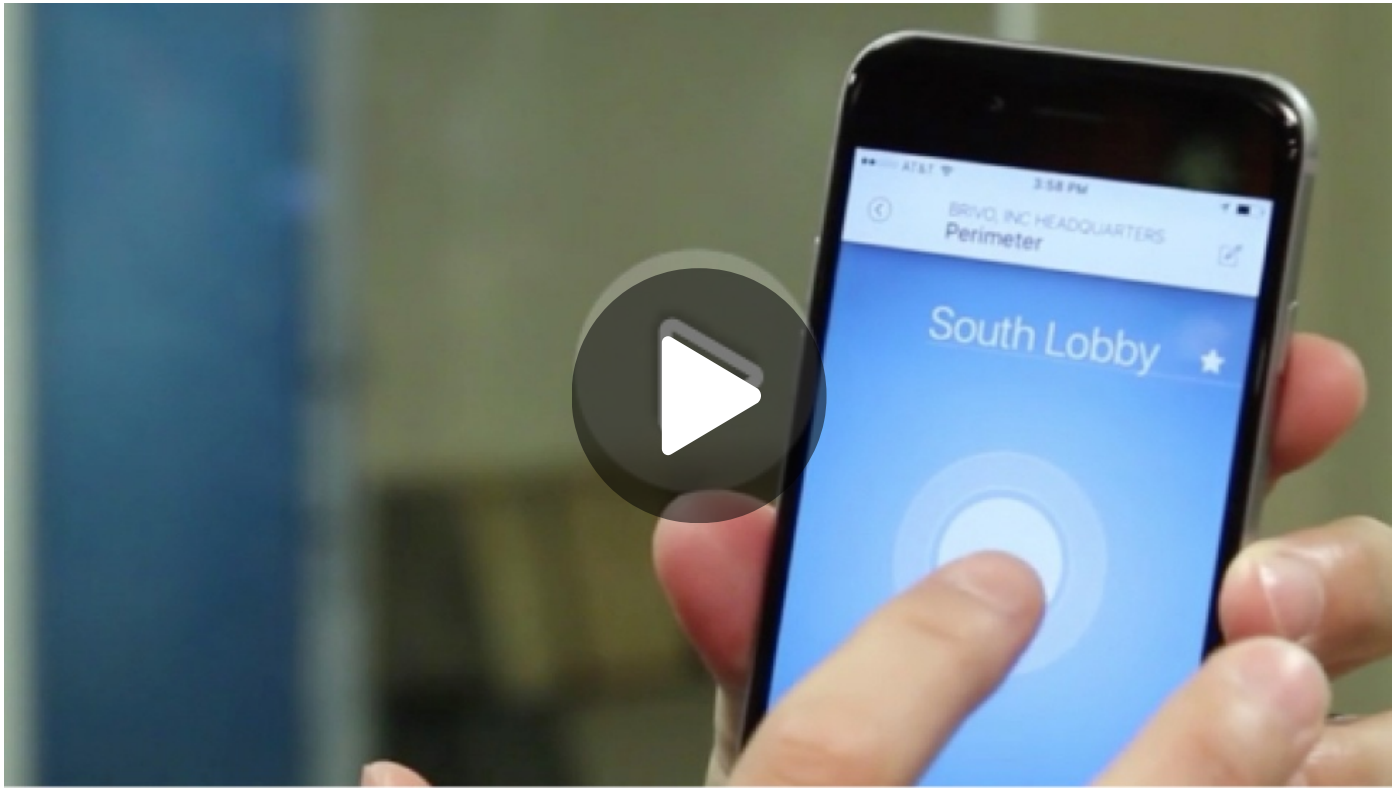
Android Screen Shots



How Brivo Onair Works



Brivo Onair Pass In Action

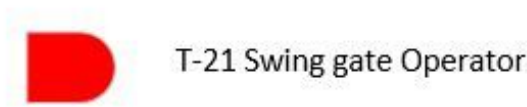


How to enter a building using Brivo Mobile Pass



Option 1: Viking Gate Operators

Using Current Barcode System



Upfront Cost

Note: Every effort/attempt will be made to use existing equipment and/or infrastructure. If during the project it is found that the existing equipment and/or infrastructure will not work due to age, compatibility, or otherwise, a change order will be submitted for replacement of equipment and/or infrastructure. When using existing equipment and/or infrastructure, unknown labor charges can occur due to circumstances, original installation method, and etc.

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Replacement of existing operators with Viking T-21 Operators	
OMRON E3K reflective photocell	
Plug in style loop detectors for viking operators	

New concrete pads (will reuse if possible)	
Use existing 110v	
Use existing vehicle bar code reader	
Use Existing Access Control System Database if possible	
New Virtual Loops	
LED Strips for Gates	
Estimate Sub Total:	\$28,749.90

Quarterly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Quarterly Onsite Visit - Inspect Operators - Test Gate Operator - Provide report covering health of operators, and any future expenditures (replacement parts & labor) - Up to 2-hours of Onsite Testing & Inspection	1
Quarterly Total:	\$330

Option 2: Viking Gate Operators

Using New AWID System



T-21 Swing gate Operator

Upfront Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Replacement of existing operators with Viking T-21 Operators	
OMRON E3K reflective photocell	
Plug in style loop detectors for viking operators	
New concrete pads (will reuse if possible)	
Use existing 110v	
Replace vehicle bar code reader with AWID Long Range Reader LR-2000	
1300 AWID Windshield Tags	

Replacement of existing access control system with Brivo access control system	
New Virtual Loops	
LED Strips for Gates	
Estimate Sub Total:	\$48,179.90

Monthly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Brivo License for Front Gate - \$15 per door/gate input. Barcode reader/ AWIS/ WEIGAND Reader count as separate inputs.	2
Monthly Total:	\$30

Quarterly Cost

PRODUCT/SERVICE DESCRIPTION	QUANTITY
Quarterly Onsite Visit - Inspect Operators - Test Gate Operator - Provide report covering health of operators, and any future expenditures (replacement parts & labor) - Up to 2-hours of Onsite Testing & Inspection	1
Quarterly Total:	\$330



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329
Land O Lakes, FL 34638

Estimate

Date	Estimate#
9/6/2019	1184

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

Description	Qty	Cost	Total
This estimate is to replace 4 existing swing gate operators with four new Viking F-1 swing gate operators. Three loop detectors are newer in the exit lanes, no need to replace. We will replace the two in the entrance lanes, they are the older plug in style.		13,150.00	13,150.00
Credit for two Omni boards and Omni surge boards installed last month in the entrance operators. Invoices 6613 \$378 and 6622 \$635.40. Operators have 5 year manufacturer warranty. Loop detectors have 1 year warranty. 1 year workmanship.		-1,013.00	-1,013.00
\$6,068.50 will be required in advance and remainder due upon completion. Completion defined by all components listed above are installed and operational. All material remains property of Southern Automated Access Services LLC until final payment is made.		0.00	0.00
Sales Tax		7.00%	0.00
Estimate valid for 30 days.		Total	\$12,137.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com

EXHIBIT 9

QUOTATION CONFIRMATION

Pet Waste Eliminators
13280 Northwest Fwy, Ste F356
Houston, TX 77040

United States of America
Phone: 800-790-8896
Fax: 888-899-0094

**100% Satisfaction
Guarantee—**

**All Metal Pet Waste Stations have a
LIFETIME GUARANTEE!**

Lowest Prices ★ Fast Shipping

PAGE	1
QUOTE	2260790-0
DATE	12/27/19

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S LAKESHORE RANCH CDD
O 19730 SUNDANCE LAKE BLVD
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O United States of America

S LAKESHORE RANCH CDD
H OFFICE
I 19730 SUNDANCE LAKE BLVD
P

T LAND O LAKES, FL 34638-2720
O United States of America

ENTERED BY		RFQ REFERENCE			VALID UNTIL	
Kathy Mayfield					1/26/20	
ITEM	DESCRIPTION	QUANTITY	U/M	DISC %	PRICE	AMOUNT
	Source: EW1119 Expiration Date: 2019/12/31 FREE SHIPPING \$199+ ORDER					
KE13GRE2	LARGE PARKS PET WASTE BUNDLE 4 E3GRE KITS + E41 BAGS	1.00	EA		879.0000	879.00
	SIGN POLE(S) WILL BE SHIPPED SEPARATELY PLEASE ALLOW 3-5 ADDITIONAL BUSINESS DAYS FOR DELIVERY. ** Thank You! THIS BUNDLE INCLUDES 4 DOG STATIONS					
** Misc. Charge(s) **		Promotional Shipping Discount				36.99-
Material Total:						879.00
Addtl Charges:						36.99-
Freight:						36.99
Total Quote:						879.00

QUOTATION CONFIRMATION

Pet Waste Eliminators
13280 Northwest Fwy, Ste F356
Houston, TX 77040

United States of America
Phone: 800-790-8896
Fax: 888-899-0094

**100% Satisfaction
Guarantee—**

**All Metal Pet Waste Stations have a
LIFETIME GUARANTEE!**

Lowest Prices ★ Fast Shipping

PAGE	1
QUOTE	2260649-0
DATE	12/27/19

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S LAKESHORE RANCH CDD
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I 19730 SUNDANCE LAKE BLVD
P

T LAND O LAKES, FL 34638-2720
O United States of America

ENTERED BY		RFQ REFERENCE			VALID UNTIL		
Kathy Mayfield					1/26/20		
ITEM	DESCRIPTION	QUANTITY	U/M	DISC %	PRICE	AMOUNT	
KE16GRE1	Source: EW1119 Expiration Date: 2019/12/31						
	FREE SHIPPING \$199+ ORDER						
	PET WASTE BUNDLE KIT BAGS IN ROLLS	1.00	EA		1,299.0000	1,299.00	
	SIGN POLE(S) WILL BE SHIPPED SEPARATELY PLEASE ALLOW 3-5						
	ADDITIONAL BUSINESS DAYS FOR D ELIVERY. ** Thank You!						
	THIS KIT CONTAINS 5 COMPLETE D OG STATIONS						
	IN THIS BUNDLE						
** Mi sc. Charge(s) **							
	Promotional Shipping Discount				56.99-		
					Material Total:	1,299.00	
					Addtl Charges:	56.99-	
					Freight:	56.99	
					Total Quote:	1,299.00	

**Park Warehouse LLC**

7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

**Quality Commercial Site Furnishings for
Municipalities, Schools & Property Managers**

Billing

Raymond J. Lotito
DPFG Management & Consulting, LLC
15310 Amberly Drive, Suite 175
Tampa, FL 33647
Phone: 813.418.7473 X-4305

Shipping

Raymond J. Lotito
DPFG Management & Consulting, LLC
15310 Amberly Drive, Suite 175
Tampa, FL 33647

Quote: Q215072

Quote Date

December 30, 2019

Quote Expiration

30 Days (01/29/2020)

Sales Rep: Rose x520

Ref#:

\$1,779.01

**If you receive a lower quote, please remember our
best price guarantee!**

Description	SKU	Cost	Qty	Total
Dog Park Pet Clean Up Waste Station - DOGIPOT	328dp115-7	\$379.00 \$360.05	4	\$1,516.00 \$1,440.20
Material: Aluminum Box/Bag: W/ Header Pak (Perforated Tear Away Bag) Sign Verbiage: On Leash Color : Black				

Discount	\$75.80
Subtotal	\$1,440.20
Shipping	\$238.00
Tax 7%	\$100.81
Total	\$1,779.01

Quote Note:



Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

**Quality Commercial Site Furnishings for
Municipalities, Schools & Property Managers**

SHIPPING:

All merchandise is sold F.O.B. Deliveries are made during normal business hours, 8am - 4pm Monday - Friday.

- Standard shipping charges are for Tailgate delivery to any commercial location on a commercial truck route.
- The truck driver is under no obligation to help you unload.
- If you are unable to accept a shipment via this method you must purchase additional services.

(Additional Services Available: Residential Delivery, Limited Access Delivery, Liftgate Service, Inside Delivery, Construction Site Delivery, Notify Before Delivery)

Customer Initials

SERVICE DISCREPENCIES:

If there is a discrepancy in the services requested and the minimum services required to deliver the product (either before or after delivery of product), Park Warehouse reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

Customer Initials

INSPECTION OF SHIPMENTS (OR DAMAGED PRODUCT):

It is the customers responsibility to verify the delivery is for the correct product, count the number of pieces being delivered, and inspect for damages

- All claims of damage MUST be recorded on the delivery receipt provided by the delivery driver at the time of delivery and reported to us within 48 hours of delivery.
- Park Warehouse does NOT GUARANTEE replacement parts or product FREE of charge due to concealed or unreported damages

Customer Initials

CANCELLATIONS:

All cancellations must be done in writing prior to shipping. Made-to-Order items already in production may not be cancelled. Any order placed by credit card in excess of \$1000 and cancelled after the close of business on the day the order was placed shall incur a fee of 5%.

Customer Initials

RETURNS:

- We will accept returns of unused products up to 30 days from shipping date subject to ALL of the following terms and conditions:
- Written approval: You must receive written approval and utilize the instructions issued by our Customer Service Department before any merchandise can be returned.
- Shipping Returns: All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- Re-Stocking & Shipping Fees: The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.

Customer Initials

-
- * Web-Orders: For online orders, Park Warehouse is not responsible if customer orders incorrect product or colors. All return and restock fees apply.
 - * Assembly Usually Required. Many of our products are shipped unassembled in order to minimize damage and lower freight charges.
 - * **Made-to-Order or Personalized items are not returnable unless a defect in manufacturing is presented to us with pictures prior to return.**
 - * **Unless Otherwise noted, shipping charges include standard delivery only. Liftgate service, notify before delivery available at additional cost.**

To accept this proposal, please sign below and initial each section above.

Signature of Authorized Person

Date

Print Name

*** By signing you are placing a binding order and agree to the terms of the sale as stated herein.**

Quote#:

Q215072

Total:

\$1,779.01

Terms:

Credit Card

EXHIBIT 10

Records Lake Mary

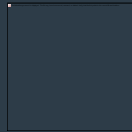
To: Raymond Lotito
Subject: RE: Your estimate was updated (#LRCDD02)

From: ByByPoo, LLC <invoicing@messaging.squareup.com>

Sent: Thursday, January 02, 2020 4:03 PM

To: Raymond Lotito <raymond.lotito@dpfg.com>

Subject: Your estimate was updated (#LRCDD02)



ByByPoo, LLC

Estimate Updated

\$7,833.50

Estimate expires on January 31, 2020

View Estimate

Lakeshore Ranch CDD Pet Waste Removal/Disposal Proposal

Estimate #LRCDD02

January 2, 2020

Bill To

Raymond Lotito

Lakeshore Ranch CDD

raymond.lotito@dpfg.com

813-418-7473

15310 Amberly Drive, Suite 175

Tampa, Florida 33647

Written estimate to follow based on this updated quote. We look forward to working with you in 2020.

Option #2: Two Times A Week, 5 Pet Waste Station Disposal and Removal **\$5,200.00**

(\$100.00 ea.) x 52

Option #2 (see RFP) 2x a week visits. Includes, removal & disposal, 5 can bags (1 for each station) per visit. Wipe down and sanitize station included each visit. Pet waste bags extra. See section below for waste bags prices and number of bags.

Option #1: One Visit a Week, 5 Pet Waste Stations Removal & Disposal **\$2,600.00**

(\$50.00 ea.) x 52

Option #1. As needed pet waste station maintenance for 1 station/visit. Includes waste removal & disposal, can bag & wipe down & sanitizing of station. Pet waste bags extra. See section below for prices and number of bags.

Roll Bag Waste Station 300 Bags / Roll **\$13.50**

*Earth rated, lavender scented roll bags at 300 pet waste bags per roll. Only fits roll bag stations. See photo attachments for roll bag station & bags visual. Refill of bags must be combined with station maintenance visit. ***Recommended pet waste station.*

Single Pull Pet Waste Station 300 bags / Refill **\$20.00**

Single pull pet waste station bags 300 per roll/ per visit. See attached photo of pet waste station & bags for the single pull units. Refill of bags must be combined with pet waste station visit.

Subtotal **\$7,833.50**

Total **\$7,833.50**

Attachments

Estimate-Attachment-1.jpg

Estimate-Attachment-1.jpg

Estimate-Attachment-1.jpg

[View Attachments](#)

ByByPoo, LLC

bybypoo@mail.com

727-515-1414

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[Square Privacy Policy](#) | [Security](#)





POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482

Quote for once a week

January 2, 2020		
Removal of pet waste from 5 pet waste station and restocking of bags once a week.		5 stations x 7.95(per station) = \$39.75 weekly
Annual bags provided 8500		
Additional bags to be purchased if community uses more than bag allowance.		\$129.99
	Total:	Weekly: \$39.75 Monthly: \$172.25 Yearly: \$2,067



POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482

Quote for twice a week

January 2, 2020		
Removal of pet waste from 5 pet waste station and restocking of bags once a week.		(5 stations x 4.95(per station)) x 2 = \$49.50 weekly
Annual bags provided 8500		
Additional bags to be purchased if community uses more than bag allowance.		\$129.99
	Total:	Weekly: \$49.50 Monthly: \$214.50 Yearly: \$2,574

EXHIBIT 11

Home Repair Solutions
(352) 266-9776

WORK ESTIMATE

Date 12/16/2019
Estimate # 328

SERVICE PROVIDER	CUSTOMER
MIKE WHITE LLC. Phone (352) 266-9776	LAKE SHORE RANCH

STRAIGHTEN NO OUTLET SIGN SUPPLYS CONCRETE	
	\$ 70.00
	\$ 20.00
	\$ 12.74
TOTAL \$ 102.74	

Signature _____

EXHIBIT 12

Centurion Security Locksmith, LLC
23110 State Rd 54 #406
LUTZ, FL 33549 US
csl.centurion@gmail.com
<http://www.centurionsl.com>



Estimate

ADDRESS

Lake Shore Ranch
19730 Sundance Lake Blvd.
Land o Lakes, FL 34638

ESTIMATE # 1015

DATE 01/02/2020

EXPIRATION DATE 01/02/2020

SERVICE	QTY	RATE	AMOUNT
Business Service Call	1	65.00	65.00
Rekey panic device	1	35.00	35.00T
SUBTOTAL			100.00
TAX (7%)			2.45
TOTAL			\$102.45

Accepted By

Accepted Date

Centurion Security Locksmith, LLC
23110 State Rd 54 #406
LUTZ, FL 33549 US
csl.centurion@gmail.com
<http://www.centurionsl.com>



Estimate

ADDRESS

Lake Shore Ranch
19730 Sundance Lake Blvd.
Land o Lakes, FL 34638

ESTIMATE # 1016

DATE 01/02/2020

EXPIRATION DATE 01/02/2020

SERVICE	QTY	RATE	AMOUNT
Business Service Call	1	65.00	65.00
Rekey panic device	10	30.00	300.00T

This estimate is at a discount for multiple panic devices. Please note
copy of keys are 2.50 each which is not in estimate.

SUBTOTAL	365.00
TAX (7%)	21.00
TOTAL	\$386.00

Accepted By

Accepted Date

EXHIBIT 13

To: Lisa Kagan
Subject: RE: Lakeshore Ranch

CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINES VIOLATIONS

Policy Enforcement

Please be aware that staff must protect the rights and privileges of rule-abiding residents and members, and that inappropriate behavior will not be tolerated. All patrons are responsible for compliance with the rules and regulations established for the safe operations of all the facilities. For severe violations or anyone continuing to violate Clubhouse rules, individual(s) may be refused access to the Clubhouse and its amenities. The staff reserves the right to ask residents, members, or guests to leave the facilities and suspend their privileges and/or access cards. The staff retains the full right to contact the local law enforcement agency and have violators trespassed permanently from any District property.

Depending on the severity of the violation, the individuals may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted and a written warning may be issued. Documentation of incidences will be kept on file.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

Consequences

1. *Warnings:* The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
2. *Suspensions:* All suspensions will be treated on a case by case basis. Consequences and decision outcomes will be determined by the management. While suspended from District property, access cards for residents or members will be deactivated. Any suspension of privileges from District property, which resulted from Policy and Guideline violations, may be issued as follows:
 - 3 days
 - 7 days
 - 1 month
 - 3 - 6 months
 - Indefinite

EXHIBIT 14

Records Lake Mary

To: Patricia Thibault
Subject: RE: Barcodes

From: Clubhouse Manager <clubhousemanager@lakeshoreranch.net>
Sent: Tuesday, December 31, 2019 7:56 AM
To: 'John Rose' <johrose@hotmail.com>; Patricia Thibault <patricia.comings-thibault@dpfg.com>
Subject: RE: Barcodes

Here is what it currently says in the Community Guidelines:

Barcode Stickers

Barcode stickers are issued during a resident or member orientation at the Clubhouse. Residents and members will be instructed to go to the Gatehouse to have their barcode sticker installed in the appropriate location on their vehicle. Initial and approved additional or replacement barcode stickers will be available at the Clubhouse for a fee.

I suggest changing it to the following:

Barcode Stickers

Barcode stickers are issued during a resident or member orientation at the Clubhouse. ~~Residents and members will be instructed to go to the Gatehouse to have their barcode sticker installed in the appropriate location on their vehicle. Initial and approved additional or replacement barcode stickers will be available at the Clubhouse for a fee.~~ A clubhouse staff member will affix the barcode to the vehicle in the appropriate location. Approved additional or replacement barcode stickers are available at the Clubhouse for a fee

Lisa Kagan
Clubhouse & Amenities Manager
LakeShore Ranch



19730 Sundance Lake Blvd.
Land O Lakes, FL 34638
P: 813.388.6839
www.VestaPropertyServices.com

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