

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
May 13, 2020
6:30 p.m.***

***Location:
Zoom
Conference Call
Audio Only***

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, May 13, 2020 at 6:30 p.m.** via **Zoom Conference Call – Audio Only.**

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

Lakeshore Ranch Community Development District

Board of Supervisors Meeting

Wednesday, May 13th at 6:30 PM

via Zoom – **AUDIO ONLY**

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Wednesday, May 13th at 6:30 PM. This meeting will be held via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to patricia.thibault@dpfg.com before the meeting so that they can be answered accordingly. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://us02web.zoom.us/j/88288591637?pwd=ekdzN3hOdEx3T1dnSEZ5aEISVXFEdz09>

Meeting ID: 882 8859 1637

Password: 054885

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID - **882 8859 1637** – Hit # when it requests a participant ID

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, May 13, 2020

Time: 6:30 PM

Location: Zoom – Conference Call – Audio
Only

Dial-in Number: 253-215-8782
Guest Access Code: 882-8859-1637

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 *Suspended
Until June
by Solitude*
- B. Yellowstone Landscape Report Exhibit 1
- C. District Engineer Report
 - Presentation of District Map Exhibit 2
 - Consideration of Playground Shed-Bond Projects Exhibit 3
 - Consideration of Driveway Apron Improvement Agreement
– 8800 Crystal Creek Court Exhibit 4

V. Operations & Amenity Management

- A. DPFG Operations Report Exhibit 5
- B. Amenity Center Management Report Exhibit 6

VI. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of
Supervisors Regular Meeting Held March 11, 2020 Exhibit 7
- B. Consideration for Acceptance – The April 2020 Unaudited
Financial Report Exhibit 8

VI. Consent Agenda (continued)

- | | |
|--|------------|
| C. Ratification of Southern Automated Proposals | Exhibit 9 |
| ➤ Multi code Remote Control Repair - \$135.00 | |
| ➤ Barcode Reader Emergency Repair - \$170.00 | |
| ➤ Two Omni Board Replacements - \$1,410.00 | |
| D. Ratification of Dormakaba Air Motion Presence Sensor Repair Proposal - \$954.00 | Exhibit 10 |
| E. Ratification of Fireman Tom's Pool Cleaning Proposal - \$1,500.00 | Exhibit 11 |
| F. Ratification of Tampa Fence Dog Park Fence Installation Proposal - \$1,390.00 | Exhibit 12 |

VII. Business Matters

- | | |
|---|------------|
| A. Presentation of Number of Registered Voters | Exhibit 13 |
| B. Presentation of 2020 Qualifying Packet – Seat 1, Seat 2, and Seat 5 | Exhibit 14 |
| C. Discussion of FY 2021 Proposed Budget | Exhibit 15 |
| D. Consideration of Steadfast Environmental Aquatic Maintenance Proposal - \$23,670.24/ yearly
(Currently Paying \$27,000/ annually) | Exhibit 16 |
| E. Consideration of Site Masters Street Repair Proposal - \$200 | Exhibit 17 |
| F. Consideration of Gate Operators Proposals | Exhibit 18 |
| ➤ Gate Operators Bid Summary | |
| ➤ Gate Pros - \$16,600.00 | |
| ➤ Liberty Access Solutions - \$13,400.00 | |
| ➤ Southern Automated Access - \$13,150.00 | |
| G. Presentation United Force Security – Gate Sentry Launch Guide | Exhibit 19 |
| H. Discussion of Food Trucks on CDD Property during COVID-19 | |

VIII. Staff Reports

A. District Manager

➤ Discussion of Amenity Re-Opening

B. District Attorney

IX. Supervisors Requests

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

A. Discussion of Credit on CDD Fees Due to the Amenity Closure

Exhibit 20

XI. Adjournment

EXHIBIT 1



LakeShore Ranch

CDD

Thursday, April 30, 2020

LakeShore Ranch CDD Board

7 Observations Identified

Matthew Matos

Yellowstone Landscape



Ditch Cutbacks Completed

Location Water Color Dr

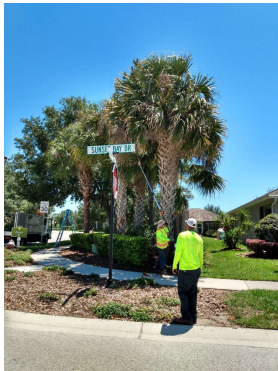
The ditch cutbacks were completed on 4-1-2020.



Ditch Cutbacks Completed

Location Sunset Bay Dr

The ditch cutbacks were completed on 4-1-2020.



Palm Trimming

Location Sunset Bay Dr And Water Color Dr

Detail crew spent time trimming palms along Water Color. There's still more to do, but the plan is to have them done before hurricane season.



Palm Trimming Needed

Location LakeShore CDD

I want the detailing crew to trim these palms and get this median island cleaned up during their next service visit in May.



Turf Improvements

Location Water Color Drive

A new irrigation tech that has been assigned to the property due to my dissatisfaction with the previous tech.

The new tech took 3 days to do a new audit of the property and has the irrigation pretty dialed in. The turf on Water Color looks fabulous and more improvements should be noticed as he moves forward with the rest of the irrigation throughout the community



The Leaves Are Coming Back

Location Sundance Lake Blvd

The trees that were deemed dead by a homeowner complaint, are in fact, as I stated in the February CDD meeting, alive and doing well. They are getting their leaves back and will flush out more as we get into the rainy season.

I still have every intention on having the crew clean this median up.



Fert/Pest Services

Location LakeShore CDD

Fert/Pest services took place on April 29, 2020.

All St Augustine was treated with basic preventatives, including contact and systematic insecticide. A liquid fertilizer was applied to improve vigor.

Selective Herbicide was also applied to St Augustine, Bermuda, and Zoysia turf areas.

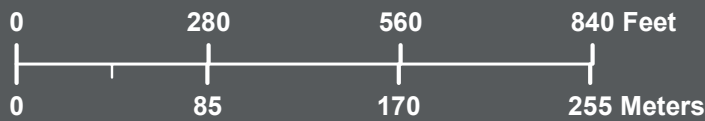
EXHIBIT 2



Lakeshore Ranch CDD Boundary

Phase Divide

This map and all data contained within are supplied as is with no warranty. Cardno Inc. expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.



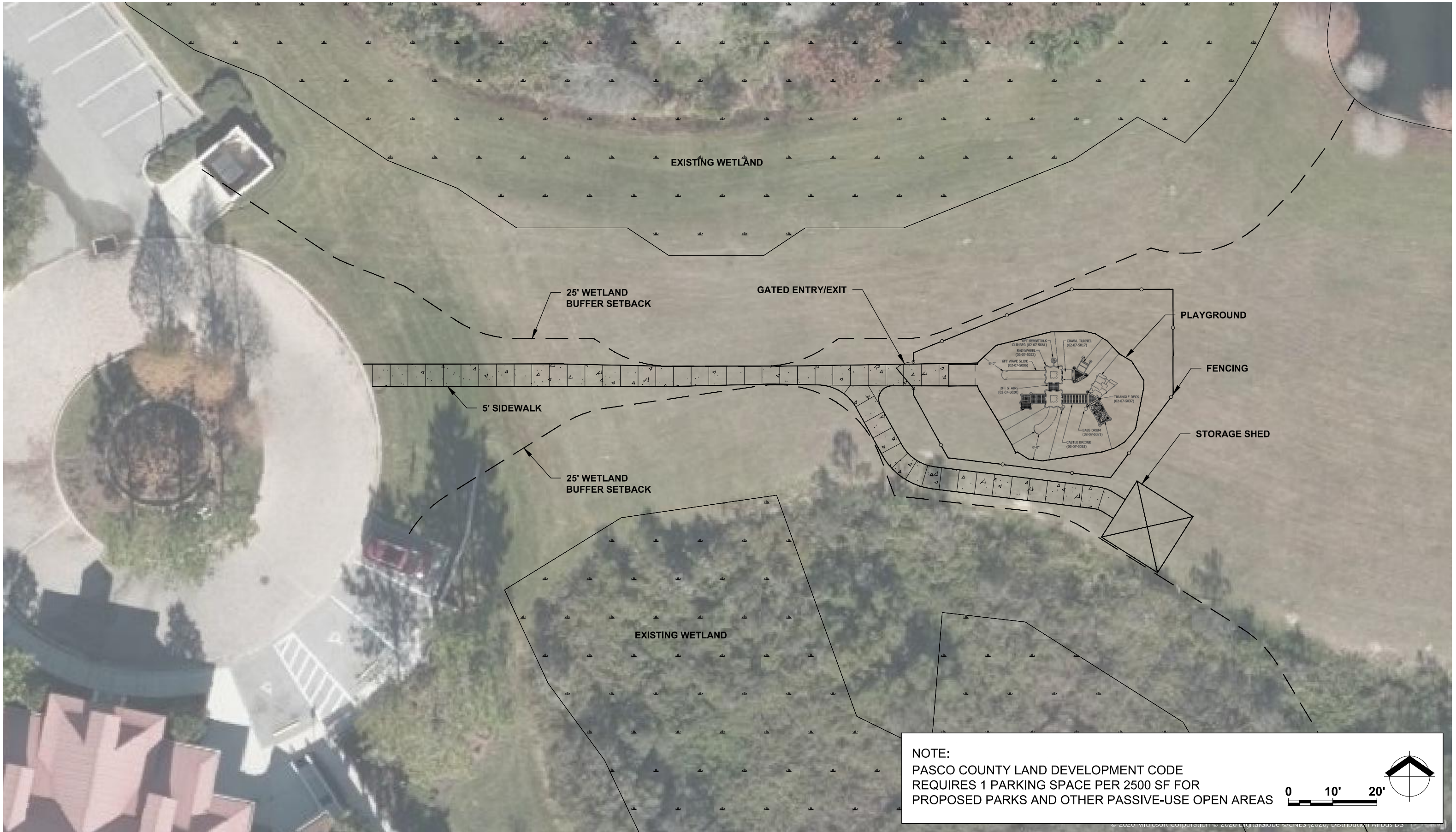
Lakeshore Ranch Community Development District (CDD)

Lakeshore Ranch CDD-Owned Parcels
Pasco County, Florida



380 Park Place Boulevard, Suite 300, Clearwater, FL 33759 USA
Phone (+1) 727.531.3505 Fax (+1) 727.539.1294
www.cardno.com

EXHIBIT 3



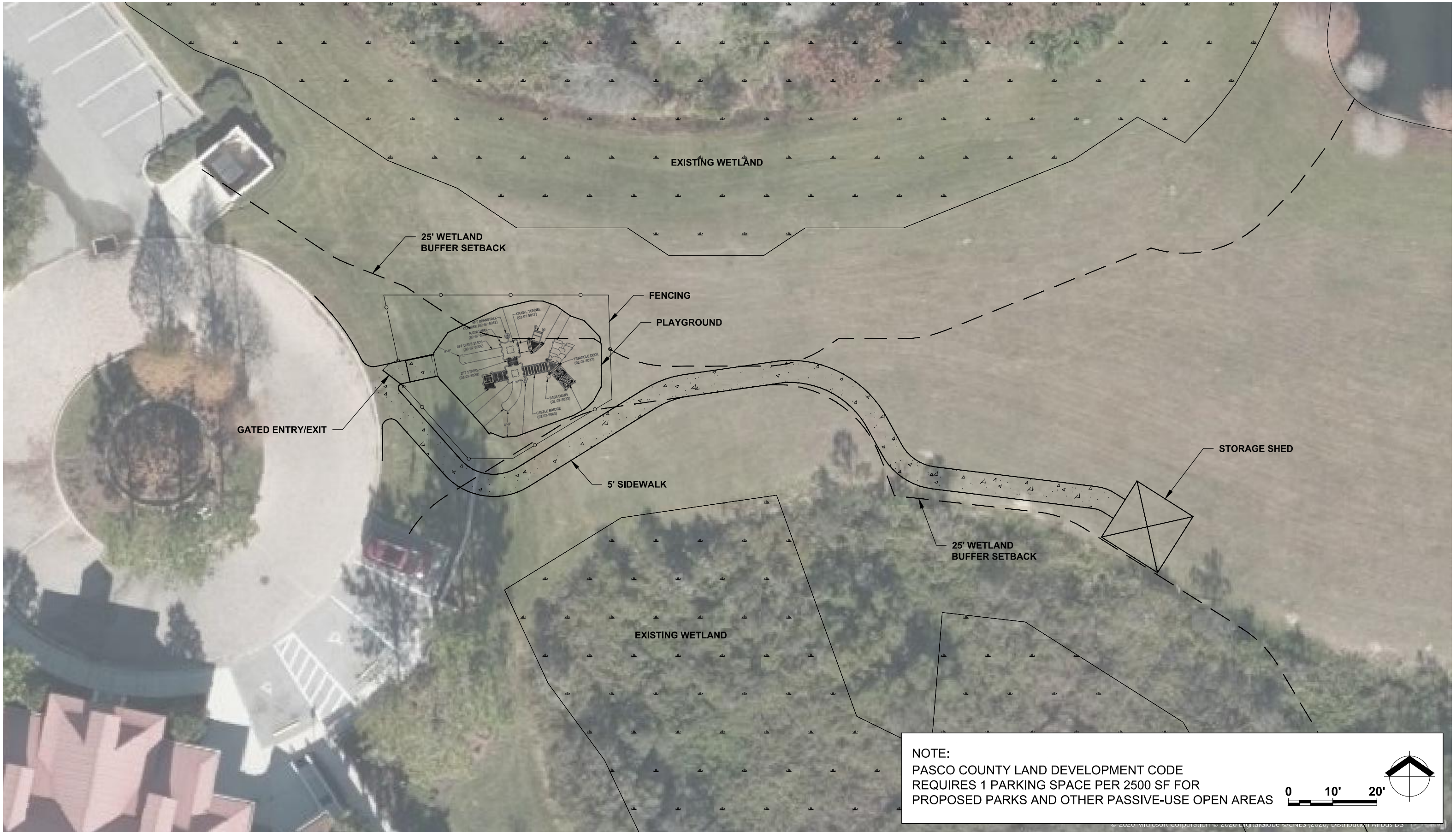
TEST FIT #1

**LAKE SHORE RANCH
PLAYGROUND AND STORAGE BUILDING ADDITION
LAND O' LAKES, FLORIDA**



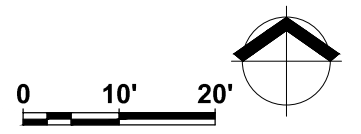
CLEARWATER
380 PARK PLACE BOULEVARD | SUITE 300 | CLEARWATER, FL, 33759
TEL: (727) 531.3505 FAX: (727) 431.1777
www.cardno.com | Certificate of Authorization No. 29915

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NOTE:
PASCO COUNTY LAND DEVELOPMENT CODE
REQUIRES 1 PARKING SPACE PER 2500 SF FOR
PROPOSED PARKS AND OTHER PASSIVE-USE OPEN AREAS



TEST FIT #3
LAKE SHORE RANCH
PLAYGROUND ADDITION
LAND O' LAKES, FLORIDA



CLEARWATER
380 PARK PLACE BOULEVARD | SUITE 300 | CLEARWATER, FL, 33759
TEL: (727) 531.3505 FAX: (727) 431.1777
www.cardno.com | Certificate of Authorization No. 29915

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civil engineering
landscape architecture
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EXHIBIT 4

Prepared by/Return to:
John M. Vericker, Esq.
Straley Robin Vericker, P.A.
1510 W. Cleveland Street
Tampa, FL 33606

DRIVEWAY APRON IMPROVEMENT AGREEMENT

This Driveway Apron Improvement Agreement (the "Agreement"), is made and entered into this ____ day of May, 2020, by and between **Lakeshore Ranch Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o DPF, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647, (the "District"), and **Dennis G. McCullough and Lynn M. McCullough**, whose address is 8800 Crystal Creek Court, Land O' Lakes, Florida 34638, together with their successors and assigns (collectively, the "Homeowner").

WITNESSETH:

WHEREAS, the District is the owner of the public right-of-way and the sidewalk located in front of Lot 21 of Lakeshore Ranch Phase 1, according to the Plat thereof as recorded in Plat Book 62, Page 1, of the Public Records of Pasco County, Florida, which is located at 8800 Crystal Creek Court, Land O' Lakes, Florida 34638 (the "Lot"); and

WHEREAS, the Homeowner has requested permission from the District to improve the portion of their driveway apron and sidewalk located in front of their Lot on District owned right-of-way in the following manner: adding pavers on and across the driveway from the garage across the sidewalk to the street, along with adding pavers along and across the entry walkway from the driveway to the entry of their home (the "Driveway Apron Improvements"); and

WHEREAS, the Homeowner agrees that they will have the pavers installed and maintained to meet Americans With Disabilities ("ADA") requirements and the Pasco County standards; and

WHEREAS, the District wishes to allow the Homeowner to construct the Driveway Apron Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of mutual covenants and conditions contained herein, does hereby, pursuant to the terms and conditions of this Agreement, grant to the Homeowner a nonexclusive license for the sole purpose of improving the driveway apron and sidewalk in front of their Lot, subject to the following terms and conditions.

ARTICLE 1. INCORPORATION OF RECITALS. The Recitals set forth are true, correct and are incorporated herein by reference.

ARTICLE 2. TERM. This Agreement shall become effective upon the execution by both parties and may be recorded in the public records of Pasco County, Florida.

ARTICLE 3. IMPROVEMENT OF DRIVEWAY APRON AND SIDEWALK.

- A. The Homeowner is authorized to install the Driveway Apron Improvements.
- B. The Homeowner agrees that they are responsible for ensuring the Driveway Apron Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.
- C. The Homeowner is responsible for ensuring that the Driveway Apron Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.
- D. The Homeowner, at their sole cost and expense, hereby covenants and agrees to comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron Improvements including, but not limited to, the Americans with Disabilities Act.
- E. The Homeowner shall obtain, at their sole cost and expense, all licenses, permits, and/or other governmental approvals which may be required for construction of the Driveway Apron Improvements.
- F. The Homeowner shall obtain, at their sole cost and expense, all approvals from the homeowners' association which may be required for construction of the Driveway Apron Improvements.
- G. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District without the prior written approval of the District.

ARTICLE 4. MAINTENANCE OF PROPERTY.

- A. The Homeowner shall repair and maintain the Driveway Apron Improvements, when necessary or desirable, as determined solely at the discretion of the District. The Homeowner shall be solely responsible for the costs of any repair or maintenance of the Driveway Apron Improvements.
- B. The Homeowner, at their sole cost and expense, shall keep the Driveway Apron Improvements in good repair and in a neat, orderly, and safe condition.
- C. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or

remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 13. EVENTS OF DEFAULT. The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

ARTICLE 14. EFFECT OF DEFAULT BY HOMEOWNER. If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.

ARTICLE 15. ENFORCEABILITY OF AGREEMENT. In the event that either the District or the Homeowner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement shall be governed by Florida law with venue in Pasco County, Florida.

[Remainder of page left blank intentionally; signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed
this _____ day of May, 2020.

Witness 1:

Lakeshore Ranch Community
Development District

Print Name

John Rose
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of May, 2020, by John Rose, Chair of the Board of
Supervisors of the Lakeshore Ranch Community Development District, who is ☐ personally
known to me or ☐ who has produced _____ as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

April Custer
April Custer

Print Name

Landowner

Dennis G. McCullough
Dennis G. McCullough

Witness 2:

J. Trapani

JOSEPH TRAPANI

Print Name

STATE OF FLORIDA
COUNTY OF Pasco

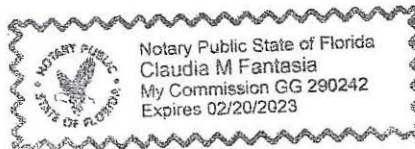
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of May, 2020, by Dennis G. McCullough, ☐ who is personally known to me or ☒ who has produced FL Drivers License as identification.

Claudia M Fantasia

NOTARY PUBLIC

Claudia M Fantasia

(Print, Type or Stamp Commissioned Name of Notary Public)



Witness 1:

April Custer
April Custer

Print Name

Landowner

Lynn M. McCullough
Lynn M. McCullough

Witness 2:

J. Trapani

JOSEPH TRAPANI

Print Name

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of May, 2020, by Lynn M. McCullough, ☐ who is personally known to me or ☒ who has produced FL Drivers License as identification.

Claudia M Fantasia
NOTARY PUBLIC

Claudia M Fantasia
(Print, Type or Stamp Commissioned Name of
Notary Public)

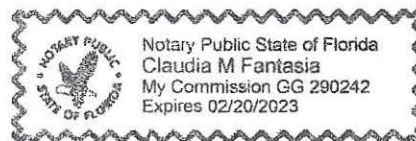


EXHIBIT 5

LAKESHORE RANCH CDD



MAY 2020

SUMMARY

- Report Date: May 5
- District Physical Environment:
 - Walk Thru And Grading Of District Landscape W/Yellowstone Deferred Due To Covid- 19
 - Security - No Complaints Received
 - Submitted Proposals To District Counsel For The Cleaning Of Auburn Rise Court
 - Submitted Proposals To District Counsel For Insurance Claim Purposes For The Cleaning Of Falcon Crest Blvd., Watercolor Drive And Autumn Chase Court .
 - Completed Installation Of Additional Fencing At The Community Dog Park
 - Installation Of Shrubbery Completed (Wax Myrtle At Lift Station On Falcon Crest Blvd.
 - Working On Complaint By Resident On Hidden Glen Dr. For Sign Repair - Pole On Back Order
 - Completed Installation of Previously Requested Signage At Various Locations Around The District
 - Monitoring Clean-up Action By “Betermix” At Hidden Glen And Auburn Rise And Falcon Crest Blvd., Watercolor Drive And Autumn Chase Court
 - Reported Security Light Outage To WREC
 - WREC Projects A Start Date For Painting All Security Light Poles And Aboveground Electrical Equipment On May 7.
 - Reviewed Proposed Locations For New District Capital Improvements
- SUPERVISOR REQUESTS:
 - None at this time

EXHIBIT 6



AMENITY CENTER MANAGEMENT REPORT

For the month of APRIL 2020

Date of Meeting: May 13, 2020

Submitted by: Lori Karpay

FACILITY

- Met with new security company, United Force Security Group, whose contract began on April 1st, to be assured that they know the expectations of the CDD and community. Have been in touch with owner, Emile Metellus, when necessary and have found this new company to be competent and reliable.
- Updated all signage in front of amenities to indicate the restrictions are still in place until further notice.
- The fitness center was thoroughly cleaned, including windows, mirrors, and cabinets.
- Fitness Logic fulfilled their quarterly preventative maintenance on April 28th inspecting and cleaning all equipment. The report indicates that all equipment is in good working order. Called the company to verify.
- We are painting the baseboards to remove scuff marks in clubhouse and fitness center. Tim has been working on this project and I will also participate throughout May to work towards completion.



Clubhouse baseboard before Clubhouse baseboard after (with blue tape)

- Southern Automated had to make two service calls
 - To repair half of the exit gate. It was not closing and he replaced the belt that was about to break.
 - After another gate issue: Initially symptoms indicated the control board and DC2000 were bad. There was visible burn trace on the board as well. After replacing these items, it was discovered to be the battery backup motor causing the issues, with a rare problem of binding up and preventing smooth operation. He Put old boards and old DC2000 back in and tested. Also replaced small chain, which was binding.

- The staff thoroughly cleaned all of the interior furniture in the clubhouse. This is an ongoing weekly task with light cleaning throughout the week.
- The handicap access for the door entering the breezeway stopped working. I scheduled the technician from Dormakaba to inspect it and the result is that the system requires replacing the entire unit. I received a proposal and CDD submitted the required forms to establish an account for LakeShore Ranch CDD to proceed with payment terms. Once approved, technician will be able to proceed with installation. The proposal was approved by Chairman Rose as it was deemed an essential request to be ratified at May Board Meeting.
- Tim cleaned and removed cobwebs from the fishing dock and pavilion sides and ceiling.
- Tim has been pressure washing the sidewalks, breezeway, and clubhouse porch to include walls and ceilings.



Clubhouse Porch Ceiling after pressure washed

- Tim zip-tied the basketball nets and collapsed the hoops to prevent contact sport activity. The hoops could not be removed due to the particular hardware not permitting that without the plexiglass backboards falling and the possibility of cracking, hence the decision to collapse them.



- Washed all fitness center faux plants to remove dust and debris.



Example of plan before



Some of the plants after washed

- Began reviewing various files to start archiving older documents to make room as the file cabinets are getting too full.

SPECIAL EVENTS/PROGRAMMING

- Each week, I have been recruiting a food truck, sometimes paired with a dessert truck, to cater to the community. The owners must be able to show proof of insurance and active business license. The community has seemed to enjoy this! Through email blasts, I notify the community of the food trucks to be present so they can pre-order and pre-pay to discourage hand-to-hand transactions. I plan on continuing to help to feed the community while attempting to benefit the food industry.

AMENITY MANAGEMENT

- Created an e-publication for these circumstances titled, 'Got the Stay at Home Blues?' in March. The 2nd edition was deployed on April 3rd and the third edition on April 25th. This publication provides any updates, fun ideas for kids, teens, and adults, and online links to check out while sheltering in place.
- Sent email blast on April 10 to remind the community that the CDD restrictions on amenities were still in place to make clear that the basketball courts were still available to use.
- Sent email blast reminding residents to pick up their mail, as requested by the postal carrier, because the USPS rule is to leave mail in box for 10 days. If not picked up, mail is returned to post office for 10 more days. If still not picked up, mail is returned to sender.
- All private and community events were cancelled due to the pandemic.
- Called Walt's upholstery on April 7th to find out when they would pick up barstools to be reupholstered. They were not open and not accepting phone messages. Have already followed up on May 6th with a message, awaiting a reply. Will follow up if they don't return my call this week.
- District Manager Thibault, Chairman Rose, and District Manager Lotito met with Post Master to discuss mailbox expansion. Still in research mode.

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
5 Development District was held on Wednesday, March 11, 2020 at 6:30 p.m. at Lakeshore Ranch
6 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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

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

9 Present and constituting a quorum were:

10 John Rose	Board Supervisor, Chairman
11 Christine Thomas	Board Supervisor, Vice Chairwoman
12 James Hollingsworth (<i>via phone,</i>	Board Supervisor, Assistant Secretary
13 <i>joined in progress</i>)	
14 Ronald Mitchell	Board Supervisor, Assistant Secretary
15 Shawn McCaig	Board Supervisor, Assistant Secretary

16 Also present were:

17 Patricia Thibault	District Manager, DPFG Management & Consulting
18 Ray Lotito	DPFG Management & Consulting
19 John Vericker	District Counsel, Straley Robin Vericker
20 Greg Woodcock	District Engineer, Cardno
21 Jeremy Thomas	AudioVisual Innovations
22 Jason Diego	Solitude Lake Management
23 Kevin Wilt	Solitude Lake Management
24 Matthew Matos	Yellowstone Landscape, Inc
25 Lori Karpay	Vesta Property Services

26 *The following is a summary of the discussions and actions taken at the March 11, 2020 Lakeshore Ranch*
27 *CDD Board of Supervisors Regular Meeting.*

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

29 Ms. Thibault asked those who wished, to rise, and state the Pledge of Allegiance.

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

31 Mr. Rose gave comments regarding social media postings from members of the community on
32 Board operations.

33 A resident noted that crooked signs were present on Autumn Rise Court. The resident
34 additionally requested coordination between the CDD and the HOA with regards to informing the
35 community.

36 A resident raised concerns about noise levels in his area of the community that had been ongoing.

37 **FOURTH ORDER OF BUSINESS – Professional Vendor Operations**

38 A. Exhibit 1: District Engineer Report

- 39 ➤ Clubhouse Audio Project Summary Memorandum – *To Be Distributed*
- 40 ➤ AV Specialists Clubhouse Audio Base Bid Proposal - \$15,484.90
- 41 ➤ Diversified Audio Base Bid Proposal - \$18,411.71

- AudioVisual Innovations Clubhouse Audio System Base Proposal - \$18,740.00
- AudioVisual Innovations Clubhouse Audio System Alternate Bid Proposal - \$15,985.00

Discussion was had between Mr. Thomas and the Board regarding the proposals.

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the AudioVisual Innovations Clubhouse Audio Alternate Bid Proposal for 2 microphones and 2 stands, subject to final review by District Counsel, in an amount not to exceed \$17,400.00, for the Lakeshore Ranch Community Development District.

B. Exhibit 2: Solitude Lake Management – Waterway Inspection Report

C. Exhibit 3: Yellowstone Landscape Report

D. Exhibit 4: Consideration of Yellowstone Proposals

- Wax Myrtle Fill in at Falcon Crest Lift Station - \$2,152.50

Mr. Lotito advised that fill ins were needed as previous plants installed around the lift station had died. Ms. Thibault advised that there was a one-year warranty in place.

On a MOTION by Mr. McCaig, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board approved the Wax Myrtle Fill in at Falcon Crest Lift Station, in the amount of \$2,152.50, for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Operations & Amenity Management

A. Exhibit 5: DPGF Operations Report

The Board discussed installing a sound barrier to address resident noise complaints.

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board approved the installation of a sound barrier by Solitude, subject to approval by the Chair, in an amount not to exceed \$1,000.00, for the Lakeshore Ranch Community Development District.

B. Exhibit 6: Amenity Center Management Report

An overview of residential publication survey results was presented, with 67.75% of respondents voting opposed to pet waste stations.

- Bible Study Application

The Board expressed concerns regarding content neutrality, as well as the bylaws not giving specific guidelines for clubhouse events with specific religious or political intents beyond advising for District discretion.

On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the rejection of the Bible Study Application, until bylaws and guidelines are revised by District Counsel, for the Lakeshore Ranch Community Development District.

- Consideration of Walt's Upholstery Barstool Repair Proposal - \$592.50

Mr. McCaig noted that Walt's Upholstery had previously done reupholstering work for the District that was still holding up.

On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Walt's Upholstery Barstool Repair Proposal, in the amount of \$592.50, for the Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 12, 2020
- B. Exhibit 8: Consideration for Acceptance – The February 2020 Unaudited Financial Report
- C. Exhibit 9: Ratification of Home Repair Solutions Sign Reinstallation at Hidden Glen and Auburn Rise CT - \$130.00

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board approved Items A, B, and C of the Consent Agenda for the Lakeshore Ranch Community Development District.

SEVENTH ORDER OF BUSINESS – Business Matters

- A. Exhibit 10: Consideration & Adoption of **Resolution 2020-06**, General Election for November 2020
- Ms. Thibault noted that Seats #1 (Mr. McCaig), #2 (Ms. Thomas), and #5 (Mr. Hollingsworth) were up for election.

On a MOTION by Mr. Rose, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-06**, setting the General Election for November 2020, for the Lakeshore Ranch Community Development District.

- B. Exhibit 11: Consideration of Dog Park Fence Proposals
Outer Gate Area to the Existing Fence – Forwarded from February Agenda
 - Tampa Fence - \$680.00
 - R. Dean the Fenceman, LLC. - \$1,055.77
 - Florida State Fence - \$2,495.00

Mr. Lotito advised that costs associated with proposals would need to be revised, with the Tampa Fence proposal in particular needing to be doubled. Ms. Thibault advised for a proposal to be at an amount not to exceed \$1,400.00.

On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Tampa Fence Dog Park Fence Proposal, in an amount not to exceed \$1,400.00, for the Lakeshore Ranch Community Development District.

- C. Exhibit 12: Consideration of Vesta Gatehouse Cleaning Services Proposal - \$248/mo.

Ms. Karpay advised that this would amount to a \$2,976.00 annual charge. Mr. Rose requested that the Board consider tabling the motion until the security services responsibilities were worked out.

EIGHTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Supervisors Requests

Mr. Rose noted resident correspondence requesting visual indication for right lanes for a roundabout. Mr. Rose also requested proposals for a television or a screen for the meeting room.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

A resident requested clearly defined maps for District property to aid in dog walking routes. Mr. Rose noted that these were provided by Pasco County, and suggested that they be included in packets for new residents in the future.

A resident asked for clarification as to the audio project and details of use for the upgraded system.

ELEVENTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn 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.*

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 8

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

April 30, 2020

Lakeshore Ranch Community Development District
Balance Sheet
April 30, 2020

	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	\$ 39,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,315
CASH - Debit Cards	1,940	-	-	-	-	-	1,940
Investments:							
GF MMK	1,409,102	-	-	-	-	-	1,409,102
GF RESERVE	-	433,992	-	-	-	-	433,992
DS REVENUE	-	-	-	703,706	-	-	703,706
DS RESERVE	-	-	-	321,873	-	-	321,873
COST OF ISSUANCE	-	-	-	101	-	-	101
PREPAYMENT	-	-	-	143,261	-	-	143,261
ACQUISITION/CONST FD A-1 2019	-	-	-	-	-	482,774	482,774
ACQUISITION/CONST FD A-2 2019	-	-	-	-	-	123,757	123,757
DEPOSITS (UTILITY)	3,510	-	-	-	-	-	3,510
PREPAID EXPENSES	578	-	-	-	-	-	578
ASSESSMENTS RECEIVABLE	2,476	-	-	1,623	-	-	4,099
DUE FROM OTHER FUNDS	-	-	-	10,310	-	-	10,310
TOTAL ASSETS	\$ 1,456,921	\$ 433,992	\$ -	\$ 1,180,875	\$ -	\$ 606,531	\$ 3,678,319
LIABILITIES:							
ACCOUNTS PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED REVENUE (CY-Roll)	2,476	-	-	1,623	-	-	4,099
DUE TO OTHER FUNDS	10,310	-	-	-	-	-	10,310
FUND BALANCES:							
NONSPENDABLE - PREPAID AND DEPOSITS	4,088	-	-	-	-	-	4,088
RESTRICTED FOR:							
DEBT SERVICE	-	-	-	1,179,252	-	-	1,179,252
CAPITAL PROJECTS	-	4,655	-	-	-	606,531	611,186
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:	1,000,772	-	-	-	-	-	1,000,772
TOTAL LIABILITIES & FUND BALANCE	\$ 1,456,921	\$ 433,992	\$ -	\$ 1,180,875	\$ -	\$ 606,531	\$ 3,678,319

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

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through April 30, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,044,817	\$ 1,044,817	\$ 1,042,418	\$ (2,399)
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	-	-	5,258	5,258
OTHER MISCELLANEOUS REVENUE:				
EVENT REVENUE	-	-	400	400
CLUBHOUSE RENTAL	-	-	2,122	2,122
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	3,490	3,490
EASEMENT AGREEMENT FEES	-	-	300	300
FUND BALANCE FORWARD	100,000	-	-	-
TOTAL REVENUE	1,144,817	1,044,817	1,053,987	9,170
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES	12,000	7,000	5,200	1,800
PAYROLL TAXES	918	536	398	138
PAYROLL SERVICE FEE	650	379	343	36
DISTRICT MANAGEMENT (DPFG)	62,100	36,225	36,225	-
DISTRICT ENGINEER	16,000	9,333	16,331	(6,998)
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	2,849	(2,249)
DUES, LICENSES & FEES	750	-	-	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,265	2,265	5,477	(3,212)
LEGAL SERVICES - GENERAL	20,000	11,667	14,495	(2,829)
MISCELLANEOUS ADMINISTRATIVE	650	379	2,350	(1,971)
TOTAL ADMINISTRATIVE EXPENSES	131,289	78,697	93,927	(15,230)
SECURITY OPERATIONS				
SECURITY CONTRACT	135,524	79,056	61,120	17,936
SECURITY SYSTEM	2,500	1,458	720	738
TOTAL SECURITY OPERATIONS	138,024	80,514	61,840	18,674
UTILITIES:				
UTILITY - ELECTRICITY	35,000	20,417	16,339	4,078
UTILITY - STREETLIGHTS	64,800	37,800	31,350	6,450
UTILITY - GAS	17,000	9,917	11,897	(1,980)
UTILITY - WATER	8,500	4,958	3,174	1,784
SOLID WASTE CONTROL - RECREATION FACILITY	660	440	416	24
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	700	700	724	(24)
TOTAL UTILITIES	126,660	74,232	63,900	10,332
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	2,900	2,847	53
LAKE/POND BANK MAINTENANCE	35,000	20,417	-	20,417
AQUATIC MAINTENANCE (Contract)	27,300	15,750	15,750	-
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	700	700	-	700
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	22,234	22,234	22,207	27
LANDSCAPE MAINTENANCE	143,858	71,918	73,139	(1,221)
LANDSCAPE REPLACEMENT & FERT/CHEM	46,768	27,281	22,705	4,577
IRRIGATION REPAIRS & MAINTENANCE	5,000	2,917	5,108	(2,191)
RUST PREVENTION	10,680	5,340	5,340	-
LANDSCAPE IMPROVEMENTS	15,000	8,750	9,784	(1,034)
TOTAL PHYSICAL ENVIRONMENT	309,440	178,207	156,880	21,327
ROAD & STREET FACILITIES				
GATE MAINTENANCE	7,500	4,375	5,009	(634)
SIDEWALK REPAIR & MAINTENANCE	2,500	1,458	-	1,458
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,000	6,750	5,500	1,250
STREET SIGN REPAIR & REPLACEMENT	3,000	1,750	1,242	508
ROADWAY REPAIR & MAINTENANCE	4,000	2,333	11	2,322
TOTAL ROAD & STREET FACILITIES	25,000	16,667	11,762	4,905

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2019 Through April 30, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
PARKS & RECREATION				
MANAGEMENT CONTRACT	161,769	94,365	92,888	1,477
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	1,458	222	1,236
POOL PERMITS	705	-	-	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	15,000	8,750	7,794	956
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	9,917	9,437	480
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	823	1,426	(603)
CLUBHOUSE PEST CONTROL	500	340	965	(625)
CLUBHOUSE OFFICE SUPPLIES	3,500	2,042	1,977	65
CLUBHOUSE JANITORIAL SERVICES	4,500	2,625	1,382	1,243
CLUBHOUSE LIGHTING REPLACEMENT	1,000	583	503	80
TENNIS/BASKETBALL COURT REPAIRS	3,000	1,750	-	1,750
MISCELLANEOUS EXPENSES	6,000	3,500	1,641	1,859
SECURITY / FIRE SYSTEM	2,500	1,572	2,340	(768)
LICENSES AND DUES FOR MOVIES	1,500	1,500	1,033	467
SPECIAL EVENTS	13,413	7,824	4,906	2,918
PRESSURE WASH	6,000	6,000	8,294	(2,294)
CAPITAL PROJECTS	20,545	-	-	-
TOTAL PARKS & RECREATION	260,932	143,050	134,809	8,241
TOTAL EXPENDITURE BEFORE CONTINGENCY	991,345	571,366	523,117	48,249
CONTINGENCY	15,472	-	-	-
TOTAL EXPENDITURES BEFORE OTHER USES	1,006,817	571,366	523,117	48,249
TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	-	-	-
TOTAL OTHER FINANCING USES	138,000	-	-	-
TOTAL EXPENDITURES	1,144,817	571,366	523,117	48,249
NET CHANGE IN FUND BALANCE	-	473,451	530,870	57,419
FUND BALANCE - BEGINNING	1,239,582	1,239,582	913,264	913,264
FUND BALANCE FORWARD SOURCES	138,000	-	-	-
FUND BALANCE FORWARD USES	(100,000)	-	-	-
FUND BALANCE - ENDING	\$ 1,277,582	\$ 1,713,033	\$ 1,444,134	\$ 970,683

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 April 30, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	1,661
TOTAL REVENUE	1,661
 EXPENDITURES	
MISCELLANEOUS EXPENSES	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 1,661
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
TRANSFERS-OUT TO CAPITAL PROJ	-
TOTAL OTHER FINANCING SOURCES (USES)	-
 NET CHANGE IN FUND BALANCE	 1,661
 FUND BALANCE - BEGINNING	 432,330
 FUND BALANCE - ENDING	 \$ 433,992

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2005
For The Period From October 1, 2019 Through April 30, 2020

	FY 2020 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
ASSESSMENTS-ON-ROLL (GROSS)	\$ 740,038	\$ 556,508	\$ -	\$ (556,508)
ASSESSMENTS DISCOUNT	(29,602)	-	-	-
ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
PREPAYMENT	-	-	-	-
INTEREST--INVESTMENT	-	-	2,353	2,353
FUND BALANCE FORWARD	3,652	-	-	-
TOTAL REVENUE	714,088	556,508	2,353	(554,155)
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	-	556,508	(194,522)	(751,030)
OTHER FINANCING SOURCES (USES)				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	(354,985)	(354,985)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(354,985)	(354,985)
NET CHANGE IN FUND BALANCE	-	556,508	(549,507)	(1,106,015)
FUND BALANCE - BEGINNING	-	-	549,507	549,507
FUND BALANCE APPROPRIATED	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ 556,508	\$ -	\$ (556,508)

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019
For The Period From October 1, 2019 Through April 30, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL	\$ 683,288
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	143,101
INTEREST--INVESTMENT	2,155
FUND BALANCE FORWARD	-
TOTAL REVENUE	828,544
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	(6,888,537)
OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	695,763
BOND PROCEEDS	7,492,177
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	(120,150)
TOTAL OTHER FINANCING SOURCES (USES)	8,067,789
NET CHANGE IN FUND BALANCE	1,179,253
FUND BALANCE - BEGINNING	-
FUND BALANCE APPROPRIATED	-
FUND BALANCE - ENDING	\$ 1,179,253

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Capital Projects
For The Period From October 1, 2019 Through April 30, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	1,320
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	1,320
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 1,320
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	1,312
TRANSFERS-OUT	(342,090)
TOTAL OTHER FINANCING SOURCES (USES)	(340,778)
 NET CHANGE IN FUND BALANCE	 (339,458)
 FUND BALANCE - BEGINNING	 339,458
 FUND BALANCE - ENDING	 \$ -

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For The Period From October 1, 2019 Through April 30, 2020

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	2,051
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	2,051
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 2,051
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
BOND PROCEEDS	604,480
TRANSFERS-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	604,480
 NET CHANGE IN FUND BALANCE	 606,531
 FUND BALANCE - BEGINNING	 -
 FUND BALANCE - ENDING	 \$ 606,531

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
April 30, 2020

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 42,280.21
Plus: Deposits In Transit	-
Less: Outstanding Checks	(2,965.43)
	<hr/>
<i>Adjusted Bank Balance</i>	<u><u>\$ 39,314.78</u></u>
<i>Beginning Balance Per Books</i>	\$ 10,337.77
Cash deposits & Credits	100,003.11
Cash Disbursements & Transfers	(71,026.10)
	<hr/>
<i>Balance Per Books</i>	<u><u>\$ 39,314.78</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	DPGF 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 Ampitheatre		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	Streetslights-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	DPGF 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 Ampitheatre		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	DPGF 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 Cybes 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	Blvd Median 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 United	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	Streetslights- 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		9.45	26,718.69
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 United	Interest		3.67	25,388.33
				50,669.77	77,793.94	25,388.33
12/2/2019	9130	DPGF 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 Ampitheatre		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

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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	10/31-11/27 - 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
1/2/2020	9145	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January		5,175.00	24,307.11
1/2/2020		Lakeshore Ranch GF	Rentals	495.80		24,802.91
1/3/2020	ACH01032020	Frontier Communications	12/10-01/09- Phone		49.77	24,753.14
1/6/2020	ACH010620	Pasco County Utilities Services Branch	11/7-12/8 19707 Sundance Lake Blvd Ampitheatre		25.48	24,727.66
1/7/2020		Bank United	Funds Transfer	515,590.80		540,318.46
1/8/2020	2271	Lakeshore CDD c/o US Bank	Tax Collection Distribution		468,390.80	71,927.66
1/8/2020	2272	Cardno, Inc.	Professional Svc thru 6/28/19 (Rcd 1/6/20), 10/18, 8/16		12,476.70	59,450.96
1/10/2020	2273	ADT Security Services	12/29/19-03/28/2020 Burglar Alarm Monitoring		239.97	59,210.99
1/10/2020	2274	Innersync	ADA Website Hosting, ADA PDF Overage		4,977.34	54,233.65
1/10/2020	2275	Pasco County Utilities Services Branch	Solid Waste Assessment - 2019		650.14	53,583.51
1/10/2020	2276	Straley Robin Vericker	Legal Svcs thru 12/15/19		1,776.74	51,806.77
1/10/2020	2277	Suncoast Rust Control, Inc	Rust Prevention - December 2019		890.00	50,916.77
1/10/2020	2278	Vesta Property Services, Inc.	Amenity Mgmt - January 2020		13,284.00	37,632.77
1/17/2020	717797DD	Christine Lagnese	BOS Mtg - 1/8/20		184.70	37,448.07
1/17/2020	ACH011720	Innovative Employer Solutions	BOS Mtg - 1/8/20		202.00	37,246.07
1/17/2020	717796DD	James Hollingsworth	BOS Mtg - 1/8/20		184.70	37,061.37
1/17/2020	717799DD	John H Rose	BOS Mtg - 1/8/20		184.70	36,876.67
1/17/2020	717798DD	Ronald Mitchell	BOS Mtg - 1/8/20		184.70	36,691.97
1/17/2020	6	Shawn McCaig	BOS Mtg - 1/8/20		184.70	36,507.27
1/17/2020		Pasco County Tax Collector	Overpayment: Real Estate Bills	88.07		36,595.34
1/23/2020	2279	FL Dept of Revenue	4th Qtr 2019 Sales Tax		38.50	36,556.84
1/24/2020	ACH012420.1	Withlacoochee River Electric	11/27 - 01/02 19530 Sundance Lake Blvd		233.62	36,323.22
1/24/2020	ACH012420.2	Withlacoochee River Electric	11/27-01/02- 18960 Falcon Crest Blvd Well		42.48	36,280.74
1/24/2020	ACH012420.3	Withlacoochee River Electric	Streightlights - December		5,216.33	31,064.41
1/24/2020	ACH012420.4	Withlacoochee River Electric	11/27/01/02 - 19602 Sundance Lake Blvd		186.14	30,878.27
1/24/2020	ACH012420.5	Withlacoochee River Electric	11/27-01/02- 8703 Land O Lakes Blvd		316.84	30,561.43
1/24/2020	ACH012420.6	Withlacoochee River Electric	11/27-01/02- 19730 Sundance Lake Blvd Clubhouse		1,544.10	29,017.33
1/24/2020	ACH012420.7	Withlacoochee River Electric	11/27-01/02 - 19825 Sundance Lake Blvd		491.78	28,525.55
1/24/2020	ACH012420.8	Withlacoochee River Electric	11/27-01/02 - 19707 Sundance Lake Blvd		58.59	28,466.96
1/24/2020	ACH012420.9	Withlacoochee River Electric	11/27-01/02 - 8522 Water Color Dr		86.02	28,380.94
1/24/2020		Bank United	Funds Transfer		800.00	27,580.94
1/25/2020	ACH012520	City of Clearwater	12/12/19-01/14/20 - Gas		3,192.26	24,388.68
1/26/2020	ACH012620	Frontier Communications	01/01/20-01/31/20- Internet/Phone Clubhouse		906.63	23,482.05
1/27/2020	ACH012720	Pasco County Utilities Services Branch	11/21-12/23 - 19707 Sundance Lake Blvd		62.14	23,419.91
1/27/2020	ACH012720.2	Pasco County Utilities Services Branch	11/21-12/23 - 19602 Sundance Lake Blvd		11.56	23,408.35
1/27/2020	ACH012720.3	Pasco County Utilities Services Branch	11/21-12/23 - O Sundance Lake Blvd		400.40	23,007.95
1/27/2020	ACH012720.4	Pasco County Utilities Services Branch	11/21-12/23 - 19730 Sundance Lake Blvd		9.65	22,998.30
1/27/2020	ACH012720.5	Pasco County Utilities Services Branch	11/21-12/23 - 19825 Sundance Lake Blvd		11.56	22,986.74
1/27/2020	2280	Aramark Refreshment Services	Supplies 12/17/19		82.06	22,904.68
1/27/2020	2281	Central Termite & Pest Control	Pest Control - Extended warrenty insurance for 2020		275.00	22,629.68
1/27/2020	2282	City Electric Supply Co	Electric Supplies		44.00	22,585.68
1/27/2020	2283	Clean Sweep Supply Co	Supplies 12/17/19		348.52	22,237.16
1/27/2020	2284	Fastsigns	2 Signs and installation		212.85	22,024.31
1/27/2020	2285	Fitness Logic	Replace weight stack pin on Paramount lef curl machine		14.15	22,010.16
1/27/2020	2286	Reed Electric, LLC	Relocate power for aerator pump		1,834.03	20,176.13
1/27/2020	2287	Tampa Bay Times	Legal Ad 1/5/20 - Security Services		193.00	19,983.13
1/29/2020	1292020ACH	Waste Connections of Florida	2/1-2/29 - Solid Waste		52.00	19,931.13
1/31/2020	ACH013120	Frontier Communications	01/07/20-02/06/20 - Internet/Phone Ampitheatre		81.97	19,849.16
1/31/2020	ACH013120-2	Frontier Communications	01/07/20-02/06/20 - Cable/ Internet Gate		279.10	19,570.06
1/31/2020		Bank United	Interest	14.41		19,584.47
				516,189.08	526,086.72	19,584.47
2/2/2020	ACH020220	Frontier Communications	01/10/20-02/09/20 Phone		49.41	19,535.06
2/6/2020		Bank United	Funds Transfer	100,000.00		119,535.06
2/6/2020	2288	Cardno, Inc.	Professional Svc thru 01/24/2020		1,541.75	117,993.31
2/6/2020	2289	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February		5,175.00	112,818.31
2/6/2020	2290	Straley Robin Vericker	Legal Svcs thru 01/15/19		1,652.90	111,165.41
2/6/2020	2291	Suncoast Rust Control, Inc	Rust Control - February		890.00	110,275.41
2/6/2020	2292	Vesta Property Services, Inc.	Amenity Mgmt - Feb 2020		13,284.00	96,991.41
2/6/2020	2293	Yellowstone Landscape	Landscape Maint - Jan, Plant Install, Irrigation Repair		18,337.36	78,654.05
2/14/2020	2295	Southern Automated Access Services	Gate Repair		592.86	78,061.19
2/20/2020	2296	Clean Sweep Supply Co	Supplies		619.62	77,441.57
2/20/2020	2297	Cool Today Plumbing Today Energy Today	Qtrly A/C Maintenance Agreement - 3 of 4 payments		507.50	76,934.07
2/20/2020	2298	Dynamic Security Inc.	01/01-01/31 - Security		11,085.60	65,848.47
2/20/2020	2299	Insect IQ, Inc.	Pest Control - Qtrly		95.00	65,753.47
2/20/2020	2300	Pasco County Utilities Services Branch	12/8-1/9 - 19707 Sundance Lake Blvd Ampitheatre		25.48	65,727.99
2/20/2020	2301	Solitude Lake Management	5464		2,250.00	63,477.99
2/20/2020	2302	Southern Automated Access Services	Barcode Stickers		485.00	62,992.99
2/20/2020	2303	Yellowstone Landscape	Landscape Maint - Dec, Irrigation Repair		12,247.80	50,745.19
2/21/2020	729456DD	Christine Lagnese	BOS Mtg - 2/12/20		184.70	50,560.49
2/21/2020	02122020ACH	Innovative Employer Solutions	BOS Mtg - 2/12/20		171.40	50,389.09
2/21/2020	729458DD	John H Rose	BOS Mtg - 2/12/20		184.70	50,204.39
2/21/2020	729457DD	Ronald Mitchell	BOS Mtg - 2/12/20		184.70	50,019.69
2/21/2020	7	Shawn McCaig	BOS Mtg - 2/12/20		184.70	49,834.99
2/21/2020	1495454-2/2	Withlacoochee River Electric	1/2-2/3 - 8703 Land O Lakes Blvd		252.46	49,582.53

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Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
2/21/2020	1495455-2/2	Withlacoochee River Electric	1/2-2/3 - 19530 Sundance Lake Blvd		171.34	49,411.19
2/21/2020	1495457-2/2	Withlacoochee River Electric	Streetlights- January		5,216.33	44,194.86
2/21/2020	1495456-2/2	Withlacoochee River Electric	1/2-2/3 - 18960 Falcon Crest Blvd Well		41.87	44,152.99
2/21/2020	1495458-2/2	Withlacoochee River Electric	1/2-2/3 - 19602 Sundance Lake Blvd		176.42	43,976.57
2/21/2020	1495460-2/2	Withlacoochee River Electric	1/2-2/3 - 19730 Sundance Lake Blvd Clubhouse		1,507.92	42,468.65
2/21/2020	1495461-2/2	Withlacoochee River Electric	1/2-2/3 - 19825 Sundance Lake Blvd		433.70	42,034.95
2/21/2020	1495462-2/2	Withlacoochee River Electric	1/2-2/3 - 19707 Sundance Lake Blvd		56.14	41,978.81
2/21/2020	1495463-2/2	Withlacoochee River Electric	1/2-2/3 - 8522 Water Color Dr		81.11	41,897.70
2/21/2020	ACH 2/26 3	Pasco County Utilities Services Branch	12/23 - 1/22 - 19602 Sundance Lake Blvd		9.65	41,888.05
2/24/2020		Bank United	Funds Transfer		1,100.00	40,788.05
2/25/2020	204400187	Frontier Communications	2/1-2/29 - Internet/Phone Clubhouse		906.63	39,881.42
2/26/2020	ACH 2/26 1	Pasco County Utilities Services Branch	12/23 - 1/22 - O Sundance Lake Blvd		431.00	39,450.42
2/26/2020	ACH 2/26 2	Pasco County Utilities Services Branch	12/23 - 1/23 - 19730 Sundance Lake Blvd		9.65	39,440.77
2/26/2020	ACH 2/26 4	Pasco County Utilities Services Branch	12/23 - 1/22 19707 Sundance Lake Blvd		69.79	39,370.98
2/26/2020	345600ACH	Pasco County Utilities Services Branch	- 19825 Sundance Lake Blvd		13.47	39,357.51
2/27/2020	2304	City of Clearwater	01/15 - 2/11 - Gas		3,089.14	36,268.37
2/27/2020	2305	Dynamic Security Inc.	12/01-12/31 - Security		11,085.60	25,182.77
2/27/2020	2306	Fitness Logic	Qtrly Equipment Maint - Feb		155.00	25,027.77
2/27/2020	2307	Frontier Communications	02/07 - 03/06 - Cable/ Internet/Phone		414.12	24,613.65
2/27/2020	2308	HOME REPAIR SOLUTIONS	Straighten signs		530.00	24,083.65
2/27/2020	2310	Reed Electric, LLC	Troubleshoot and repair electric lights in clubhouse (parts and labor)		243.32	23,840.33
2/28/2020	43488626022	Waste Connections of Florida	3/1-3/31 - Solid Waste		52.00	23,788.33
2/29/2020		Bank United	Interest		6.02	23,794.35
				100,006.02	95,796.14	23,794.35
3/2/2020	20495042ACH	Frontier Communications	2/7-3/6 - Cable/ Internet Gate - Duplicate		282.74	23,511.61
3/3/2020	20495043ACH	Frontier Communications	2/7-3/6 - Internet/Phone Ampitheatre Duplicate		81.97	23,429.64
3/3/2020	2312	Southern Automated Access Services	Barcode Stickers		485.00	22,944.64
3/3/2020	2313	Fitness Logic	Replace battery on Cybex arc trainer		164.99	22,779.65
3/3/2020	2314	Southern Automated Access Services	Gate Repair		519.80	22,259.85
3/3/2020	2315	Straley Robin Vericker	Legal Svcs thru 02/15/19, Legal Svcs thru 2/15 Easement Encroachment		3,150.05	19,109.80
3/3/2020	2316	Vesta Property Services, Inc.	Amenity Mgmt - March 2020		13,284.00	5,825.80
3/3/2020		Bank United	Funds Transfer	50,000.00		55,825.80
3/3/2020			VOID: Funds Transfer	-		55,825.80
3/4/2020	2317	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		5,175.00	50,650.80
3/4/2020	03042020ACH	City of Clearwater	1/15-2/11 - Gas		3,089.14	47,561.66
3/5/2020		Lakeshore Ranch GF	Access card & barcode		28.00	47,589.66
3/5/2020		Lakeshore Ranch GF	yoga		11.00	47,600.66
3/5/2020		Lakeshore Ranch GF	Pizza & Movie Night		6.00	47,606.66
3/5/2020		Lakeshore Ranch GF	Zumba		12.30	47,618.96
3/5/2020		Lakeshore Ranch GF	Rental		100.00	47,718.96
3/5/2020		Lakeshore Ranch GF	barcode		3.00	47,721.96
3/5/2020		Lakeshore Ranch GF	Stickers		6.00	47,727.96
3/5/2020		Lakeshore Ranch GF	Rental		100.00	47,827.96
3/5/2020		Lakeshore Ranch GF	Rental		57.00	47,884.96
3/5/2020		Lakeshore Ranch GF	Rental		100.00	47,984.96
3/5/2020		Lakeshore Ranch GF	Rental		135.00	48,119.96
3/5/2020	20486585ACH	Frontier Communications	2/10-3/10 - Phone - Duplicate		49.41	48,070.55
3/6/2020		Lakeshore Ranch GF	CH Rentals, Events, Cards	619.00		48,689.55
3/9/2020	030920ACH	Pasco County Utilities Services Branch	01/09 - 2/10 - 19707 Sundance Lake Blvd Ampitheatre		25.48	48,664.07
3/11/2020	2318	Dynamic Security Inc.	2/1-2/29 - Security		10,370.40	38,293.67
3/11/2020	2319	HOME REPAIR SOLUTIONS	Remove two park benches, install concrete steel bollards		1,365.00	36,928.67
3/11/2020	2320	Insect IQ, Inc.	Pest Control - Extensive Trapping		500.00	36,428.67
3/11/2020	2321	Solitude Lake Management	Lake & Pond Maint - March		2,250.00	34,178.67
3/12/2020		Lakeshore Ranch GF	driveaway paver extension	150.00		34,328.67
3/12/2020	031220ACH	James Hollingsworth	BOS Mtg - 2/12/20		184.70	34,143.97
3/12/2020	031220ACH	Innovative Employer Solutions	BOS Mtg - 2/12/20		79.60	34,064.37
3/13/2020		Bank United	Funds Transfer		553.00	33,511.37
3/20/2020	032020ACH	Withlacoochee River Electric	Streetlights- February		5,216.33	28,295.04
3/20/2020	032020ACH	Innovative Employer Solutions	BOS Mtg - 3/11/20		202.00	28,093.04
3/20/2020	736213DD	James Hollingsworth	BOS Mtg - 3/11/20		184.70	27,908.34
3/20/2020	736214DD	Christine Lagnese	BOS Mtg - 3/11/20		184.70	27,723.64
3/20/2020	8	Shawn McCall	BOS Mtg - 3/11/20		184.70	27,538.94
3/20/2020	736215DD	Ronald Mitchell	BOS Mtg - 3/11/20		184.70	27,354.24
3/20/2020	736216DD	John H Rose	BOS Mtg - 3/11/20		184.70	27,169.54
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 8522 Water Color Dr		61.93	27,107.61
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 19707 Sundance Lake Blvd		53.70	27,053.91
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 19825 Sundance Lake Blvd		412.86	26,641.05
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 19730 Sundance Lake Blvd Clubhouse		1,392.50	25,248.55
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 19602 Sundance Lake Blvd		156.62	25,091.93
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 18960 Falcon Crest Blvd Well		41.78	25,050.15
3/20/2020	032020ACH	Withlacoochee River Electric	2/3 - 3/2 - 19530 Sundance Lake Blvd		108.80	24,941.35
3/20/2020	032020ACH	Withlacoochee River Electric	2/3-3/2 - 8703 Land O Lakes Blvd		171.42	24,769.93
3/21/2020	032120ACH	Waste Connections of Florida	4/1 - 4/30 - Solid Waste paid twice ach and check		52.00	24,717.93
3/23/2020	032320ACH	Pasco County Utilities Services Branch	1/22 - 2/19 - 19730 Sundance Lake Blvd		9.84	24,708.09
3/23/2020	032320ACH	Pasco County Utilities Services Branch	1/22 - 2/19 - O Sundance Lake Blvd		455.12	24,252.97
3/23/2020	032320ACH	Pasco County Utilities Services Branch	1/22 - 2/19 - 19602 Sundance Lake Blvd		9.84	24,243.13
3/23/2020	032320ACH	Pasco County Utilities Services Branch	1/22 - 2/19 19825 Sundance Lake Blvd		11.79	24,231.34
3/23/2020	032320ACH	Pasco County Utilities Services Branch	1/22 - 2/19 19707 Sundance Lake Blvd		63.38	24,167.96
3/24/2020	03242020ACH	Frontier Communications	3/1 - 3/31 - Internet/Phone Clubhouse		906.63	23,261.33
3/30/2020		Lakeshore Ranch GF	Rental, Event Revenue	691.55		23,952.88
3/31/2020	033120ACH	Frontier Communications	3/29 - 6/28 Burglar Alarm Monitoring		304.90	23,647.98
3/31/2020	033120ACH	Frontier Communications	3/7 - 04/6 Internet/Phone Ampitheatre		81.97	23,566.01
3/31/2020		Bank United	Funds Transfer	50,000.00		73,566.01
3/31/2020	2323	ADT Security Services	3/29-6/28 - Burglar Alarm Monitoring		239.97	73,326.04
3/31/2020	2324	Aramark Refreshment Services	Supplies 2/11/20		90.10	73,235.94
3/31/2020	2325	Cardno, Inc.	Professional Svc thru 02/28/2020		1,518.75	71,717.19
3/31/2020	2326	Lakeshore CDD c/o US Bank	Tax Collection Distribution		50,378.14	21,339.05
3/31/2020	2327	Straley Robin Vericker	Legal Svcs thru 3/15/19		3,619.95	17,719.10
3/31/2020	2328	Suncoast Rust Control, Inc	Rust Prevention - February		890.00	16,829.10
3/31/2020	2329	Waste Connections of Florida	4/1 - 4/30 - Solid Waste		52.00	16,777.10
3/31/2020	2330	Yellowstone Landscape	Spring Annual Mix, Addt Plant Install		6,443.10	10,334.00
3/31/2020		Bank United	Interest		3.77	10,337.77
				102,022.62	115,479.20	10,337.77
4/1/2020	2322	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April		5,175.00	5,162.77
4/6/2020	040620ACH	Pasco County Utilities Services Branch	2/10 - 3/10 - 19707 Sundance Lake Blvd Ampitheatre		25.48	5,137.29
4/8/2020	2332	Solitude Lake Management	5464		4,500.00	637.29
4/8/2020	2333	Southern Automated Access Services	emergency bar code reader repair		170.00	467.29
4/8/2020		Bank United	Funds Transfer	50,000.00		50,467.29
4/8/2020	2334	Suncoast Rust Control, Inc	Rust Prevention - March		890.00	49,577.29
4/8/2020	2335	Vesta Property Services, Inc.	Amenity Mgmt - April 2020		13,284.00	36,293.29
4/8/2020	2336	Aramark Refreshment Services	Supplies		349.40	35,943.89
4/17/2020	041720ACH	Withlacoochee River Electric	Streetlights- March		5,196.86	30,747.03
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 19707 Sundance Lake Blvd		54.83	30,692.20
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 19825 Sundance Lake Blvd		381.32	30,310.88
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 19730 Sundance Lake Blvd Clubhouse		1,407.32	28,903.56
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 19602 Sundance Lake Blvd		157.50	28,746.06
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 18960 Falcon Crest Blvd Well		41.52	28,704.54
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 19530 Sundance Lake Blvd		154.70	28,549.84
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/1 - 8703 Land O Lakes Blvd		235.11	28,314.73
4/17/2020	041720ACH	Withlacoochee River Electric	3/2 - 4/2 - 8522 Water Color Dr		65.42	28,249.31
4/17/2020	2337	Southern Automated Access Services	Repair on exit gate		150.00	28,099.31
4/17/2020	2339	Yellowstone Landscape	Landscape Maint - March & April		27,173.80	925.51
4/20/2020	04202020ACH	Pasco County Utilities Services Branch	2/19 - 3/19 O Sundance Lake Blvd		447.32	478.19
4/20/2020	042020ACH	Pasco County Utilities Services Branch	2/19 - 3/19 19602 Sundance Lake Blvd		9.84	468.35
4/20/2020	042020ACH	Pasco County Utilities Services Branch	2/19 - 3/19 19825 Sundance Lake Blvd		13.74	454.61

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2020

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
4/20/2020	04242020ACH	Pasco County Utilities Services Branch	2/19 - 3/19 19730 Sundance Lake Blvd		9.84	444.77
4/20/2020	042020ACH	Pasco County Utilities Services Branch	2/19 - 3/19 19707 Sundance Lake Blvd		63.38	381.39
4/22/2020	2340	Pasco County Utilities Services Branch	Solid Waste Assessment - 2019		74.16	307.23
4/22/2020		Bank United	Funds Transfer	50,000.00		50,307.23
4/22/2020	2341	Solitude Lake Management	Lake & Pond Maint - April		2,250.00	48,057.23
4/22/2020	2342	Southern Automated Access Services	Gate Repair		451.02	47,606.21
4/22/2020	2343	United Force Security Group Inc.	4/1-4/19 - Security		6,750.00	40,856.21
4/27/2020	04272020ACH	Frontier Communications	4/1-4/30 - Internet/Phone Clubhouse		903.27	39,952.94
4/27/2020	2344	Cool Today Plumbing Today Energy Today	A/C repairs		246.78	39,706.16
4/27/2020	2345	Fitness Logic	Replace weight stack pin on shoulder press		54.49	39,651.67
4/27/2020	2346	Southern Automated Access Services	Service Calls & Repairs		340.00	39,311.67
4/30/2020		Bank United	Interest		3.11	39,314.78
				100,003.11	71,026.10	39,314.78

EXHIBIT 9



Southern Automated Access Services, Inc

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

Estimate

Date	Estimate#
3/24/2020	1316

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

Description	Qty	Cost	Total
Multi Code Remote Control.	2	25.00	50.00
Hourly tech rate for quarterly maintenance customer.		85.00	85.00
Program and deliver.			
Sales Tax		7.00%	0.00
Estimate valid for 30 days.		Total	\$135.00

Please sign and return if acceptable

Signature

Don H. Rose
Chair LSR CDD
3/25/2020

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Invoice

Date	Invoice #
4/6/2020	7700

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

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1.43333	1 hour 26 minutes EMERGENCY RATE. Report that barcode reader isn't working. After powering unit back up, could not duplicate issue. Voltage and connections were good. Appears to be an intermittent issue. We've recommended replacing reader in the past. Guard also reported that the exit gates did not open but started working again with power cycle. Could not duplicate issue.		4/4/2020	0.00
1	Same day/after hour emergency service call hourly rate.	170.00		170.00
	Sales Tax	7.00%		0.00
<i>OK</i> <i>John H. Rose</i> <i>Chairman, CDD WSR</i> <i>4/6/2020</i>				

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

Total \$170.00

Southern Automated Access Services LLC is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Payments/Credits \$0.00

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Balance Due \$170.00

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.



Southern Automated Access Services, Inc

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

Estimate

Date	Estimate#
4/14/2020	1332

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

Description	Qty	Cost	Total
This estimate is to replace two omni boards and one DC2000 battery back up in the exit lane.			
DC2000 battery backup controller	1	585.00	585.00
Quarterly maintenance part discount.		-10.00%	-58.50
Elite Omni Control Board	2	420.00	840.00
Quarterly maintenance part discount.		-10.00%	-84.00
Hourly tech rate for quarterly maintenance customer.	1.5	85.00	127.50
Sales Tax		7.00%	0.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$1,410.00

Please sign and return if acceptable

Signature

W. H. Rose
Chair LSR CDD
4/14/2020

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com

EXHIBIT 10



3861 68TH Ave. N.

Pinellas Park, FL. 33781

Phone: 727-521-3667

Cell: 352-531-6069

Email: scott.moon@dormakaba.com

To: SARA COX

Phone: 813-338-6839

email: DISTRICTAP@DPFG.COM

SVO# 161-605425

WO# [CC ON FILE](#)

Quotation

Date: 4/20/2020

Customer: LAKESORE RANCH

Address: 19730 SUNDANCE LAKE BLVD

City: LAND O LAKES FL 34638

Customer#: 39483

Prepared by: SCOTT MOON

Technician: JIM LEMIEUX

Door Location: MAILROOM

Door#

# Units	Part number	Description	Unit Price	Net
1	OPT00116	AIR MOTION PRESENCE SENSOR	\$ 450.00	\$ 450.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
1 HOURS		INITIAL LABOR	\$ 90.00	\$ 90.00
1 HOUR		INITIAL TRAVEL	\$ 90.00	\$ 90.00
			\$ -	\$ -
			\$ -	\$ -
2 HOURS		RETURN LABOR	\$ 90.00	\$ 180.00
1 HOUR		RETURN TRAVEL	\$ 90.00	\$ 90.00
			\$ -	\$ -
			\$ -	\$ -
		Freight	\$	22.50
		Tax	\$	31.50
		Quoted Price Includes Tax if applicable	\$	954.00

Comments:

INSTALL NEW AIR MOTION SENSOR.

Accepted By: John H. Rose ASR CDD

Print Name: John H. Rose Chair

Accepted Date: 4/27/2020

Purchase Order Number: _____

This Quotation and any resulting contract shall be subject to dormakaba's terms and conditions for sale unless otherwise agreed upon in writing by authorized representative of the parties to this Quote.

EXHIBIT 11

Fireman Tom's Pressure Washing Co.
(407)459-2032
Firemantomspw@gmail.com



LakeShore Ranch CDD
15310 Amberly Drive, Suite 175
Tampa, FL 33647

**Jobsite address:
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638 **

ESTIMATE

Estimate # 200504-01

Estimate Date 05/04/2020

Item	Description	Unit Price	Quantity	Amount
Service	Pressure wash and chemically treat/sanitize using a Chlorine solution on the entire pool deck, and all of the pool chairs and furniture.	1500.00	1.00	1,500.00
NOTES: - All pool furniture and the deck will be treated with a Chlorine solution to ensure effective cleaning and sanitation.				
<i>OK</i> <i>John H. Rose</i> <i>Chair LSR CDD</i> <i>5/4/20</i>		Subtotal		1,500.00
		Total		1,500.00
		Amount Paid		0.00
		Estimate		\$1,500.00

EXHIBIT 12



TAMPA FENCE

Highest Quality
Lowest Price

Tampa Fence, 2613 Wilson Cr, Lutz, FL 33548 (813) 960-4300

Date: 3/31/20

Estimate

To: Raymond Lotito
Lakeshore Ranch

Description:

Install 8 sections (6ft wide each) of 4ft high – 3 rail black aluminum fencing (Commercial Grade)- Install 2 – 4ft wide gates across sidewalk.

Fence to be installed at dog park.

Total Cost: \$1390

Warranty: Tampa Fence agrees to a one-year workmanship warranty, covering all installation and construction of the fence. Manufacturer agrees to guarantee their product for the duration of the term for such said products (see manufacturer warranty for details) Vinyl, chain link and aluminum products covered by manufacturer warranty (wood products not included)

Zoning and Permitting: Tampa Fence shall advise of customer of local zoning regulations, but responsibility for complying with regulations, HOA approvals and required permits shall rest with the customer.

Fence Location: Tampa Fence, upon request, will assist customer in determining where fence is to be erected. If property pins cannot be located, the customer shall provide a copy of the property survey to determine property boundaries.

Tampa Fence will assume the responsibility for having public utilities marked and located. However, Tampa Fence assumes no responsibility for unmarked utilities or sprinkler lines or any other unmarked objects or lines. Tampa Fence will make every effort to avoid sprinkler heads and lines. However, in the event that they are damaged it is the responsibility of the customer to repair or replace such items.

Payment Agreement: Customer agrees to make a 25% down payment on the total contracted amount at the time of acceptance and agreement of contract. 50% Deposit will be required for all special-order products. The remaining amount will be due on day of completion of all work. A late penalty of \$25 per day shall be applied to any accounts not paid on date of completion.

Customer Signature John H. Rose Chair Date 4/3/2020
LSRCDD

Tampa Fence Representative Signature: Tom Goode Date: March 31, 2020

EXHIBIT 13



April 16, 2020

Patricia Comings-Thibault
DP&F Group
15310 Amberly Drive Suite 175
Tampa FL 33647

Dear Ms. Comings-Thibault:

Pursuant to Florida Statute, the following voter registration statistics are provided for their respective community development districts as of April 15, 2020.

- | | |
|--|-------|
| • Ballantrae Community Development District | 1,702 |
| • LakeShore Ranch Community Development District | 1,199 |

As always, please call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, consisting of stylized loops and a long horizontal stroke extending to the right.

Tiffannie A. Alligood
Chief Administrative Officer

EXHIBIT 14

**AFFIDAVIT OF INTENTION
SPECIAL DISTRICT CANDIDATE**

**State of Florida
Pasco County**

I, _____, a candidate for the special
(Print name)

district of: _____ in the
(District name including district #, seat #, or group #)

General Election certify that I will not collect, solicit, or accept any contribution; *be it a gift, subscription, conveyance, deposit, loan, payment, or distribution of money or anything of value including contributions in kind having an attributable monetary value in any form, made for the purpose of influencing the results of an election or making an electioneering communication (106.011(5), Florida Statutes)*. I further certify that the only expenditure made on behalf of my candidacy will be the candidate qualifying fee or, in lieu of the qualifying fee, the signature verification fee for candidate petitions.

I certify that in the event I collect, solicit, or accept any contribution, as described above, or make a campaign expenditure; *be it a purchase, payment, distribution, loan, advance, transfer of funds by a campaign treasurer or deputy campaign treasurer between a primary depository and a separate interest-bearing account or certificates of deposit, or gift of money or anything of value made for the purpose of influencing the results of an election or making an electioneering communication (106.011(10), Florida Statutes)* my campaign will be governed by Chapter 106, Florida Statutes.

**UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE
FOREGOING AFFIDAVIT AND THAT THE FACTS STATED IN IT ARE TRUE.**

Signature of Candidate

Date

**CANDIDATE OATH –
NONPARTISAN OFFICE**

(Do not use this form if a Judicial or School Board Candidate)

Check box **only** if you are seeking to qualify as a write-in candidate:

☐ Write-in candidate

OFFICE USE ONLY

Candidate Oath

(Section 99.021(1)(a), Florida Statutes)

I, _____
(Print name above as you wish it to appear on the ballot. If your last name consists of two or more names but has no hyphen, check box ☐. (See page 2 - Compound Last Names). No change can be made after the end of qualifying. Although a write-in candidate's name is not printed on the ballot, the name must be printed above for oath purposes.)

am a candidate for the nonpartisan office of _____, _____,
(Office) (District #)

_____, _____; I am a qualified elector of _____ County, Florida;
(Circuit #) (Group or Seat #)

I am qualified under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

Candidate's Florida Voter Registration Number (located on your voter information card): _____

Phonetic spelling for audio ballot: Print name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 2 of this form): *[Not applicable to write-in candidates.]*

X ()

Signature of Candidate Telephone Number Email Address

Address City State ZIP Code

STATE OF FLORIDA

COUNTY OF _____

Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by physical ____ or
online ____ presence this _____ day of _____, 20____.

Personally Known: _____ or Produced Identification: _____

Type of Identification Produced: _____

DS-DE 302NP (Rev. 04/20)

Rule 1S-2.0001, F.A.C.

Compound Last Names

If your last name consists of two or more names and has no hyphen, check the box in the Candidate Oath section. If you fail to check the box, your name will be listed with the name appearing last on the line. Example: John Jones Smith – If the last name has no hyphen and you do not check the box, the last name on the ballot would be “Smith”. If you check the box, your last name would be listed on the ballot as “Jones Smith.” If you have a hyphen within your last name, the last name would be listed as “Jones-Smith”.

Guide for Designating Phonetic Spelling of Candidate’s Name for Audio Ballot

1. Use tables below.
2. Use upper case for “stressed” syllables. Use lower case for “unstressed” syllables.
3. Use dashes (-) to separate syllables.
4. Add any notes such as rhyming examples, silent letters, *etc.*

Vowels			
Stressed Vowel Sounds		Unstressed Vowel Sounds	
EE	(FEET) feet	uh	(SO-fuh) sofa (FING-guhr) finger
I	(FIT) fit		
E	(BED) bed		
A	(KAT) cat (KAD) cad		
AH	(FAH-thur) father (PAHR) par		
AH	(HAHT) hot (TAH-dee) toddy		
UH	(FUHJ) fudge (FLUHD) flood		
UH	(CHUHRCH) church		
AW	(FAWN) fawn	Certain Vowel Sounds with R	
U	(FUL) full	AHR	(PAHR) par
OO	(FOOD) food	ER	(PER) pair
OU	(FOUND) found	IR	(PIR) peer
O	(FO) foe	OR	(POR) pour
EI	(FEIT) fight	OOR	(POOR) poor
AI	(FAIT) fate	UHR	(PUHR) purr
OI	(FOIL) foil		
YOO	(FYOOR-ee-uhs) furious		

Consonants			
B	(BED) bed	R	(RED) red
D	(DET) debt	S	(SET) set
F	(FED) fed	T	(TEN) ten
G	(GET) get	V	(VET) vet
H	(HED) head	Y	(YET) yet
HW	(HWICH) which	W	(WICH) witch
J	(JUHJ) jug	CH	(CHUCRCH) church
K	(KAD) cad	SH	(SHEEP) sheep
L	(LAIM) lame	TS	(ITS) its (PITS-feeld) Pittsfield
M	(MAT) mat	TH	(THEI) thigh
N	(NET) net	TH	(THEI) Thy
NG	(SING-uhr) singer	ZH	(A-zuhr) azure (VI-zuhn) vision
P	(PET) pet	Z	(GOODZ) goods (HUH-buhz-tuhn) Hubbardston

Examples of Phonetically Spelled Names	
NAME ON BALLOT	PRONOUNCED AS
Mishaud	mee-SHO ('d' is silent)
Jahn	HAHN (rhyme: fawn)
Beauprez	boo-PRAI (rhyme: hooray)
Maniscalco	man-uh-SKAL-ko
Tangipahoa	TAN-ji-pah-HO-uh
Monte	Mahn-TAI
Tanya	TAWN-yuh (not TAN)

Do not submit this page to the filing officer.

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2019**Please print or type your name, mailing
address, agency name, and position below:**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

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

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2019.

MANNER OF CALCULATING REPORTABLE INTERESTS:

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

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

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

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

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

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

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

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

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

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

NAME OF CREDITOR	ADDRESS OF CREDITOR

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

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

PART G — TRAINING

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

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

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

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

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

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

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

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

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

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

Candidates file this form together with their filing papers.

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

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

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

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

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2019.

NOTICE

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

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

WHO MUST FILE FORM 1:

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

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

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

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

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

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

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

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

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

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

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

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

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

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

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

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

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

INSTRUCTIONS FOR COMPLETING FORM 1:

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

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

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2019.

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

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

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

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

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

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

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

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

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

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

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

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

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

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

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

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

PART C — REAL PROPERTY

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

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

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

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

PART D — INTANGIBLE PERSONAL PROPERTY

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

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

PART E — LIABILITIES

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

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

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

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

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

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

PART G — TRAINING CERTIFICATION

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

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

(End of Dollar Value Thresholds Instructions.)

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

PART A — PRIMARY SOURCES OF INCOME

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

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

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

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

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

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

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

PART B — SECONDARY SOURCES OF INCOME

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

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

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

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

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

Examples:

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

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

PART C — REAL PROPERTY

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

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

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

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

PART D — INTANGIBLE PERSONAL PROPERTY

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

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

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

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

PART E — LIABILITIES

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

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

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

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

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

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

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

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

PART G — TRAINING CERTIFICATION

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

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

(End of Percentage Thresholds Instructions.)

EXHIBIT 15

LAKESHORE RANCH CDD
STATEMENT 1
2021 PROPOSED BUDGET- GENERAL FUND

	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MARCH	FY 2021 PROPOSED	VARIANCE 2020 TO 2021
1 REVENUE									
2									
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,050,251	1,056,164	\$ 1,049,224	\$ 1,052,793	\$ 1,049,879	\$ 1,044,817	\$ 1,026,688	\$ 1,044,817	-
4 ASSESSMENTS - PY Excess Fees	7,304	2,738	1,858	6,669	-	-	-	-	-
5 INTEREST EARNINGS	1,777	4,032	5,103	4,625	16,140	-	5,128	-	-
6 OTHER MISCELLANEOUS REVENUE:									
7 EVENT REVENUE	384	558	1,498	3,501	2,884	-	400	-	-
8 CLUBHOUSE RENTAL	2,960	2,247	2,719	2,645	5,441	-	2,122	-	-
9 MISCELLANEOUS	1,718	2,464	4,865	4,408	4,475	-	3,490	-	-
10 EASEMENT AGREEMENT FEES					2,850		300		
11 FUND BALANCE FORWARD	-	-	-	-	-	100,000	-	100,000	-
12 TOTAL REVENUE	1,064,394	1,068,203	1,065,267	1,074,641	1,081,668	1,144,817	1,038,128	1,144,817	-
13									
14 EXPENDITURES									
15 ADMINISTRATIVE EXPENSES									
16 SUPERVISORS FEES	14,845	11,522	11,000	11,800	10,600	12,000	5,200	12,000	-
17 PAYROLL TAXES	848	887	842	903	811	918	398	918	-
18 PAYROLL SERVICE FEE	312	770	673	645	823	650	343	650	-
19 ADMINISTRATIVE SERVICES	3,248	-	-	-	-	-	-	-	-
20 DISTRICT MANAGEMENT	48,260	57,000	58,500	58,500	62,100	62,100	31,050	62,100	-
21 FINANCIAL CONSULTING SERVICES	6,255	-	-	-	-	-	-	-	-
22 ACCOUNTING SERVICES	6,381	-	-	-	-	-	-	-	-
23 DISTRICT ENGINEER	1,705	-	13,056	31,929	30,821	16,000	16,331	20,000	4,000
24 DISSEMINATION SERVICES (DISCLOSURE)	5,000	5,000	5,000	4,250	-	4,250	4,250	4,250	-
25 TRUSTEES FEES	4,337	4,337	4,337	4,337	4,445	4,771	3,578	4,041	(730)
26 FLORIDA FILING FEE	150	325	175	175	175	175	175	175	-
27 AUDITING SERVICES	2,800	3,000	2,390	2,500	2,600	3,200	-	2,600	(600)
28 ARBITRAGE REBATE CALCULATION	-	1,300	650	650	650	650	-	650	-
29 INSURANCE (Public Officials)	3,748	-	2,085	2,085	2,200	2,310	2,255	2,481	171
30 LEGAL ADVERTISING	1,168	2,046	874	572	3,058	600	2,849	1,500	900
31 DUES, LICENSES & FEES	371	-	150	150	150	750	-	750	-
32 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	1,135	960	978	998	2,580	2,265	5,477	1,650	(615)
33 LEGAL SERVICES - GENERAL	32,929	18,968	26,104	36,484	27,581	20,000	14,495	25,000	5,000
34 MISCELLANEOUS ADMIN	640	792	225	417	338	650	2,350	650	-
35 TOTAL ADMINISTRATIVE EXPENDITURES	134,131	106,907	127,039	156,395	148,933	131,289	88,752	139,415	8,126
36									
37 SECURITY OPERATIONS									
38 SECURITY CONTRACT	147,476	148,275	163,572	163,992	129,471	135,524	54,370	132,480	(3,044)
39 SECURITY SYSTEM	2,054	2,052	2,606	1,432	1,220	2,500	720	2,500	-
40 SECURITY - TRAFFIC MONITORING	-	-	960	-	-	-	-	-	-
41 TOTAL SECURITY OPERATIONS	149,530	150,327	167,138	165,424	130,691	138,024	55,090	134,980	(3,044)
42									
43 UTILITIES:									
44 UTILITY - ELECTRICITY	38,323	29,307	28,163	30,226	31,735	35,000	13,841	35,000	-
45 UTILITY - STREETLIGHTS	56,984	63,280	62,234	63,186	57,691	64,800	26,153	64,500	(300)
46 UTILITY - GAS	15,054	12,429	11,435	15,467	12,774	17,000	11,514	16,500	(500)
47 UTILITY - WATER	19,872	11,280	7,152	8,027	5,991	8,500	2,579	8,500	-
48 SOLID WASTE CONTROL-RECREATION FAC.	428	454	624	624	624	660	364	660	-
49 SOLID WASTE ASSESSMENT	357	352	439	674	680	700	650	700	-
50 TOTAL UTILITIES	131,017	117,102	110,047	118,204	109,495	126,660	55,102	125,860	(800)
51									
52 PHYSICAL ENVIRONMENT									
53 STORMWATER NON ADVALOREM ASSESS.	1,042	1,680	1,680	2,800	2,799	2,900	2,847	2,900	-
54 LAKE/POND BANK MAINTENANCE	23,336	819	19,655	15,680	37,599	35,000	-	35,000	-
55 AQUATIC MAINTENANCE CONTRACT	17,532	24,040	25,200	26,355	27,000	27,300	13,500	27,300	-
56 WETLAND/MITIGATION AREA MONITORING&MAINT	-	-	-	-	-	-	-	-	-
57 INLET MONITORING	-	-	2,450	2,450	-	700	-	500	(200)
58 POND 25	-	24,883	594	-	-	-	-	-	-
59 GENERAL LIABILITY/PROPERTY INSURANCE	23,487	25,958	23,995	23,995	21,575	22,234	22,207	24,428	2,194
60 LANDSCAPE MAINTENANCE	122,521	122,000	122,000	139,202	143,009	143,858	49,140	147,082	3,224
61 LANDSCAPE REPLACEMENT & FERT/CHEM	23,167	8,701	18,725	25,755	36,837	46,768	19,530	48,100	1,332
62 IRRIGATION REPAIRS & MAINTENANCE	5,696	3,888	2,536	15,078	7,306	5,000	5,108	6,000	1,000
63 RUST PREVENTION	6,545	8,140	7,680	12,430	9,790	10,680	4,450	10,680	-
64 LANDSCAPE IMPROVEMENTS	-	1,002	21,418	7,199	13,831	15,000	9,784	25,000	10,000
65 LANDSCAPE MAINT-LOTS PAID ESTANCIA	-	82,264	-	-	-	-	-	-	-
66 TOTAL PHYSICAL ENVIRONMENT	223,326	303,375	245,933	270,944	299,746	309,440	126,566	326,990	17,550
67									
68 ROAD & STREET FACILITIES									
69 GATE MAINTENANCE	2,738	5,270	6,548	7,654	11,515	7,500	3,898	7,500	-
70 SIDEWALK REPAIR & MAINTENANCE	-	-	4,158	-	2,065	2,500	-	2,500	-
71 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	6,805	7,900	4,093	5,500	5,533	8,000	5,500	8,000	-
72 STREET SIGN REPAIR & REPLACEMENT	-	3,154	3,989	3,295	110	3,000	1,242	3,000	-
73 ROADWAY REPAIR & MAINTENANCE	185	3,200	7,794	-	9,975	4,000	11	4,000	-
74 TOTAL ROAD & STREET FACILITIES	9,728	19,524	26,582	16,449	29,198	25,000	10,651	25,000	-

LAKESHORE RANCH CDD
STATEMENT 1
2021 PROPOSED BUDGET- GENERAL FUND

	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MARCH	FY 2021 PROPOSED	VARIANCE 2020 TO 2021
75									
76 PARKS & RECREATION									
77 MANAGEMENT CONTRACT	157,525	157,620	155,370	155,430	155,415	161,769	79,604	161,769	-
78 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	5,213	354	6,342	1,976	274	2,500	222	2,500	-
79 POOL PERMITS	-	-	705	705	705	705	-	705	-
80 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	11,049	13,614	10,523	7,824	6,902	15,000	7,791	13,000	(2,000)
81 CLUBHOUSE TELEPHONE, FAX, INTERNET	11,886	14,349	14,123	16,333	14,711	17,000	8,128	17,000	-
82 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,613	1,125	2,027	2,272	2,188	1,500	1,371	1,500	-
83 CLUBHOUSE PEST CONTROL	2,241	320	810	245	2,670	500	965	500	-
84 CLUBHOUSE OFFICE SUPPLIES	3,086	3,329	4,533	8,349	5,654	3,500	1,977	4,000	500
85 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	4,229	3,428	4,325	4,786	4,805	4,500	1,382	4,500	-
86 CLUBHOUSE LIGHTING REPLACEMENT	874	1,785	-	1,510	956	1,000	260	1,000	-
87 TENNIS/BASKETBALL COURT REPAIRS	14	64	38	2,020	1,105	3,000	-	3,000	-
88 MISCELLANEOUS EXPENSES	3,309	12,415	4,153	4,580	9,654	6,000	1,641	6,000	-
89 SECURITY / FIRE SYSTEM	-	2,532	2,404	2,343	2,109	2,500	2,340	2,500	-
90 LICENSES AND DUES FOR MOVIES	-	857	1,159	1,214	967	1,500	1,033	1,500	-
91 SPECIAL EVENTS	9,492	12,540	11,570	13,366	13,150	13,413	4,996	13,500	87
92 PRESSURE WASH	-	5,932	-	1,162	127	6,000	8,294	6,000	-
93 CAPITAL PROJECTS	-	-	-	24,199	7,703	20,545	-	10,000	(10,545)
94 TOTAL PARKS & RECREATION									
95									
96 TOTAL EXPENDITURES BEFORE CONTINGENCY									
97									
98 CONTINGENCY	-	10,790	7,331	132,718	2,399	15,472	-	5,598	(9,874)
99									
100 TOTAL EXPENDITURES BEFORE OTHER USES									
101 TRANSFER-OUT TO CAPITAL RESERVE FUND	-	-	-	-	53,472	138,000	-	138,000	-
102 TOTAL OTHER FINANCING USES	-	-	-	-	53,472	138,000	-	138,000	-
103									
104 TOTAL EXPENDITURES									
105									
106 NET CHANGE IN FUND BALANCE	206,132	129,914	163,115	(33,807)	78,639	-	582,054	-	-
107									
108 FUND BALANCE - BEGINNING (FY 2018 Audit Adjusted)	774,227	980,359	1,110,274	1,273,390	1,239,583	1,371,693	1,371,693	\$ 1,409,693	
109 FUND BALANCE FORWARD SOURCES					53,472	138,000		\$ 138,000	
110 FUND BALANCE FORWARD USES						(100,000)		(100,000)	
111 FUND BALANCE - ENDING									

Fund Balance	
One Quarter Operating Capital - not inclusive of transfer to reserves	\$ 251,704
Beginning Renewal & Replacement	186,588
FY 2015 Reserves - Renewal & Replace	43,992
FY 2016 Reserves -Renewal & Replace	46,191
FY 2017 Reserves - Renewal & Replace	48,501
FY 2018 Reserves - Renewal & Replace	50,926
FY 2019 Reserves - Renewal & Replace	53,472
FY 2020 Reserves - Renewal & Replacement	138,000
FY 21 Reserves - Renewal & Replacement	138,000
Emergency Reserve Fund	187,570
FY 20 Decrease - Fund Balance Forward	(100,000)
FY 21 Decrease Fund Balance Forward	(100,000)
Unassigned	502,749
Total Fund Balance	\$ 1,447,693

STATEMENT 3 - CONTRACT SUMMARY				
FINANCIAL STATEMENT CATEGORY	VENDOR	CONTRACT	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
15 ADMINISTRATIVE EXPENSES				
16 SUPERVISORS FEES	BOARD OF SUPEVISORS PAYROLL	N/A	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting.
17 PAYROLL TAXES	PAYROLL TAXES	N/A	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll.
18 PAYROLL SERVICE FEE	PAYROLL SERVICE FEE	ANNUAL RENEWAL	650	\$50 PER CDD MEETING PLUS \$50 YEAR END PROCESSING
19 ADMINISTRATIVE SERVICES	NO LONGER UTILIZED		-	No longer utilized
20 DISTRICT MANAGEMENT	DPPG - Auto Renewal	Renews-Terminated by Either Party Upon 60 Days Notice	62,100	The District receives Management & Accounting services as part of the agreement with DPPG
21 FINANCIAL CONSULTING SERVICES	NO LONGER UTILIZED - PRIOR DM	-	-	No longer utilized
22 ACCOUNTING SERVICES	NO LONGER UTILIZED - PRIOR DM	-	-	No longer utilized
23 DISTRICT ENGINEER	Cardno Engineering Services	PRESENT	20,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
24 DISSEMINATION SERVICES (DISCLOSURE REPORT)	DPPG - Auto Renewal	Renews-Terminated by Either Party Upon 60 Days Notice	4,250	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.
25 TRUSTEES FEES	US BANK	Pursuant to the Trust Indenture	4,041	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit
26 FLORIDA FILING FEE	FLORIDA DEPT. OF ECONOMIC OPPORTUNITY	Statute Manadated	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
27 AUDITING SERVICES	DMHB	9/30/2018	2,600	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. FY 20-\$2,600 and FY 21-\$2,700
28 ARBITRAGE REBATE CALCULATION	LLS TAX SERVICE	PROPOSD EACH YEAR	650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The amount considers the new bond issuance
29 INSURANCE (Public Officials)	EGIS INSURANCE		2,481	BASE ON FY 2020 RENEWAL PREMIUM CONFIRMATION WITH EGIS
30 LEGAL ADVERTISING	TAMPA BAY TIMES	N/A	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
31 DUES, LICENSES & FEES	VARIOUS	N/A	750	ESTIMATED
32 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	Campus Suites		1,650	ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Added \$250 for page overages
33 LEGAL SERVICES - GENERAL	STRALEY, ROBIN, VERICKER	PRESENT	25,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
34 MISCELLANEOUS ADMIN	VARIOUS		650	Discretionary as needed, Includes such itmes as bank checks
35 TOTAL ADMINISTRATIVE EXPENDITURES		Total	139,415	
36				
37 SECURITY OPERATIONS				
38 SECURITY CONTRACT	Ulted Force Security	Contract start date - April 1, 2020	132,480	Contract allows for Un Armed Security Officer 8,616 hours per year at \$15.00 per hour and additional amount of \$3,240 r anticipated holiday payroll for 6 federal holidays
39 SECURITY SYSTEM	ADT		2,500	Burglar Alarm Monitoring, \$80 per month. Additional for misc. items such as service calls, etc.
40 SECURITY - TRAFFIC MONITORING	As needed from Pasco County Sheriff	NA	-	
41 TOTAL SECURITY OPERATIONS		Total	134,980	
42				
43 UTILITIES:				
44 UTILITY - ELECTRICITY	WITHLACOOCHEE RIVER ELECTRIC	PRESENT	35,000	7 meters - 5 on Sundance, 1 on Land O Lakes, 1 on Water Color. Based on estimated usage.
45 UTILITY - STREETLIGHTS	WITHLACOOCHEE RIVER ELECTRIC	PRESENT	64,500	Approximately 213 streetlight poles. Projected at \$5,400 monthly
46 UTILITY - GAS	CITY OF CLEARWATER	PRESENT	16,500	19730 Sundance Lake Blvd. usage
47 UTILITY - WATER	PASCO COUNTY	PRESENT	8,500	6 meters - 1, meter on Rock Spring was a hydrant meter and no longer has high usage. Avg \$600 monthly
48 SOLID WASTE CONTROL - RECREATION FACILITY	WASTE CONNECTIONS OF FLORIDA	PRESENT	660	Clubhouse Waste Removal

	FINANCIAL STATEMENT CATEGORY	VENDOR	CONTRACT	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
49	SOLID WASTE ASSESSMENT	PASCO COUNTY		700	Solid Waste Assessment
50	TOTAL UTILITIES		Total	125,860	
51					
52	PHYSICAL ENVIRONMENT				
53	STORMWATER NON ADVALOREM ASSESSMENT	MIKE FASANO, TAX COLLECTOR	4	2,900	Pasco County Stormwater Non-Advalorem Assessment
54	LAKE/POND BANK MAINTENANCE	SOLITUDE	NA	35,000	Projects that relate to maintenance such as removing torpedo grass and plantings, cattail removal, erosion repairs - \$10,000. Additional amount of \$25,000 is to address midge fly treatment
55	AQUATIC MAINTENANCE CONTRACT	SOLITUDE	AUTO RENEW	27,300	Approximates \$2,250 monthly until August 2020. Anticipated increase of \$150 monthly from August 2020-September 2020
56	WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	ECOLOGICAL CONSULTANTS	NA	-	Monitoring and maintenance, this was released by SWFWMD and is no longer required per Ecological consultants - January 16, 2014
57	INLET MONITORING	CORNERSTONE SOLUTIONS		500	Cornerstone Solutions for inlet monitoring for compliance, as needed
58	POND 25		NA	-	
59	GENERAL LIABILITY/PROPERTY INSURANCE	EGIS INSURANCE	Quoted Every year	24,428	Based on FY 2021 insurance quote from Egis
60	LANDSCAPE MAINTENANCE	YELLOWSTONE	Contract will renew 10/31/2021	147,082	General Landscape Maintenance - \$130,987, Irrigation \$12,595. Annuals are \$875 on a quarterly basis for 500 annuals per quarter
61	LANDSCAPE REPLACEMENT & FERT/CHEM	YELLOWSTONE	Contract will renew 10/31/2021	48,100	Mulch is \$27,000, applied two times yearly. Fertilization is \$17,000 yearly and pest control is \$4,100 yearly.
62	IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	Contract will renew 10/31/2021	6,000	Repairs for the irrigation system
63	RUST PREVENTION	SUNCOAST RUST	30 Day Notice-Month to Month	10,680	Contract is \$890 monthly to service three wells. Previously it was for 2 wells
64	LANDSCAPE IMPROVEMENTS	YELLOWSTONE	Contract will renew 10/31/2021	25,000	Landscape Contingency for various improvement projects. To be considered : Plant fill ins at clubhouse - \$12,985. Sod conversion - \$13,350, 1st roundabout plant fill in-\$4,550. Intersection at Post Island Loop - \$4,125, Entry gate area - \$2,750. Water color Jasmine bed conversion - \$16,875
65	LANDSCAPE MAINTENANCE - LOTS PAID ESTANCIA		NA	-	No longer applicable
66	TOTAL PHYSICAL ENVIRONMENT		Total	326,990	
67					
68	ROAD & STREET FACILITIES				
69	GATE MAINTENANCE	SOUTHERN AUTOMATED ACCESS	N/A	7,500	Quarterly gate maintenance of \$350 plus miscellaneous supplies and repairs. Barcode stickers, etc.
70	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	N/A	2,500	Miscellaneous expenditures related to sidewalk repair as needed
71	STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	VARIOUS	N/A	8,000	Holiday lighting projected to be \$6,000, additional amount of \$3,000 related to lighting repairs at entrance. Streetlights are repaired by Withlacoochee
72	STREET SIGN REPAIR & REPLACEMENT	VARIOUS	N/A	3,000	Miscellaneous expenditures related to street signs as needed
73	ROADWAY REPAIR & MAINTENANCE	VARIOUS	N/A	4,000	Miscellaneous expenditures related to roadway as needed.
74	TOTAL ROAD & STREET FACILITIES		Total	25,000	
75					

	FINANCIAL STATEMENT CATEGORY	VENDOR	CONTRACT	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
76	PARKS & RECREATION				
77	MANAGEMENT CONTRACT	VESTA PROPERTY SERVICES	Renews-Terminated by Either Party Upon 60 Days Notice	161,769	Contract service for 9 months is \$12,855 and for three months is \$13,285. New contract would run fiscal year going forward and the new increase is budgeted at 4% on top of the prior rates
78	POOL/WATER PARK/ FOUNTAIN MAINTENANCE	VARIOUS	N/A	2,500	As needed
79	POOL PERMITS			705	As required by Pasco Florida Department of Health, permits are usually pulled in May
80	CLUBHOUSE FACILITY MAINTENANCE	VARIOUS	N/A	13,000	Miscellaneous repairs and supplies as needed/ Clubhouse Manager. Also includes an agreement with Alert. Agreement calls for \$175 monthly , 2 inspections yearly, and 6 changes of filters per year for air conditioning
81	CLUBHOUSE TELEPHONE, FAX, INTERNET	FRONTIER	ONGOING	17,000	Frontier communications for internet and phone and cable. Changed from verizon in April 2016. Slight increase in FY 2018
82	CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	FITNESS LOGIC	N/A	1,500	Quarterly maintenance of \$155 plus misc needs
83	CLUBHOUSE PEST CONTROL	AGAPE PEST CONTRAL	N/A	500	Quarterly maintenance of \$80 plus additional amount of \$180 for miscellaneous
84	CLUBHOUSE OFFICE SUPPLIES	As needed for the office	N/A	4,000	As needed
85	CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	VARIOUS	N/A	4,500	Various janitorial supplies
86	CLUBHOUSE LIGHTING REPLACEMENT	VARIOUS VENDORS AS NEEDED		1,000	As needed
87	TENNIS/BASKETBALL COURT REPAIRS	VARIOUS		3,000	As needed
88	MISCELLANEOUS EXPENSES	VARIOUS		6,000	As needed
89	SECURITY / FIRE SYSTEM	FLORIDA FIRE SERVICE		2,500	annual maintenance service and inspection and any associated repairs
90	LICENSES AND DUES FOR MOVIES			1,500	Motion Picture Licensing -\$900, SESAC Music is \$200 yearly, additional for slight anticipated increases
91	SPECIAL EVENTS	VARIOUS	N/A	13,500	As needed
92	PRESSURE WASH			6,000	
93	CAPITAL PROJECTS			10,000	To be determined by the Board of Supervisors
94	TOTAL PARKS & RECREATION		Total	248,974	
95					
96	TOTAL EXPENDITURES BEFORE CONTINGENCY			1,001,219	
97					
98	CONTINGENCY			5,598	
99					
100	TOTAL EXPENDITURES BEFORE OTHER USES			1,006,817	
101	TRANSFER OUT TO CAPITAL RESERVE ACCOUNT			138,000	
102	TOTAL OTHER FINANCING USES			-	
103					
104	TOTAL EXPENDITURES			1,144,817	

EXHIBIT 16



Lakeshore Ranch CDD

Aquatic Maintenance Proposal

April 30th, 2020

Prepared for:

Lakeshore Ranch CDD

Patricia Comings-Thibault, District Manager

250 International Parkway, Suite #280 Lake Mary FL 32746



Prepared by:

Mr. Joe Hamilton, Owner/Operator

Steadfast Environmental, LLC

30435 Commerce Dr. Suite 102

San Antonio, FL 33576

(813) 610-3927 Mobile

joe@steadfastenv.com • www.steadfastenv.com/home

April 30th, 2020

Lakeshore Ranch CDD

Patricia Comings-Thibault, District Manager

250 International Parkway, Suite #280 Lake Mary FL 32746

Dear Patricia,

We greatly appreciate the opportunity to bid on this project for you. Attached is the Agreement for waterway services at Lakeshore Ranch CDD.

Our range of aquatic services are listed below;

- Long lasting results based off applied herbicide techniques
- Superior buffering and littoral maintenance
- Exceptional physical removal of nuisance and invasive vegetation.
- Planting of native beneficial vegetation.
- Conservation Cutback Services.
- Pond dye application.
- Stocking of Triploid grass carp for submersed aquatic plant species control.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Steadfast Environmental, LLC.

Signature

A handwritten signature in cursive script that reads "Joseph C. Hamilton".

Joseph C. Hamilton, Owner/Operator

Monthly Maintenance Program:

Program to consist of: (Areas #1-46 as indicated on attached map) Area to be serviced measures 35,864 LF

- Monthly herbicide treatment of invasive and exotic vegetation.
- Inspections of outflow structures.
- Removal of normal size trash and debris items.
- Pond dye applications (If desirable).

Occurrence: 2 events/month

Annual Cost: \$23,670.24

(\$1,972.52 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

Special Services Include:

- Physical & Mechanical Removals of invasive and exotic vegetation.
- Planting of native and desirable, low lying aquatic vegetation.
- Triploid Grass Carp stocking for submersed aquatic vegetation.
- Aluminum Sulfate Applications to better control algae.
- Bush hogging & Conservation/Woodline Cutbacks.

Thank you for reaching out with interest in our services! We look forward to building a long term, professional relationship.



Joseph Hamilton, Owner/Operator.

Lakeshore Ranch CDD Rep.

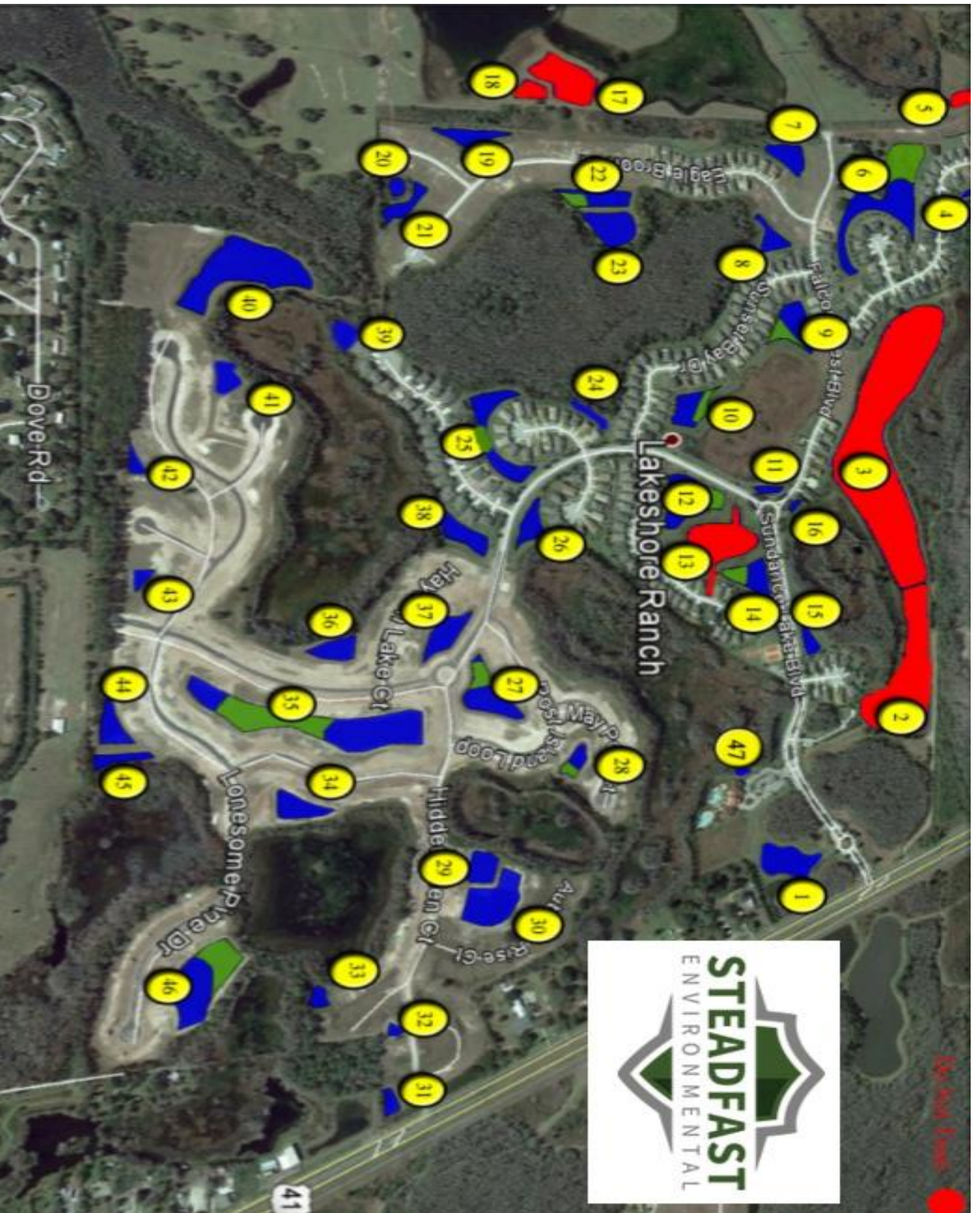


EXHIBIT 17

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

PROPOSAL

Lakeshore Ranch CDD

Asphalt Repairs

5/5/2020

Fill fence post holes in asphalt roadway completely with concrete

2 locations @ \$100 each

TOTAL \$200

EXHIBIT 18

**LakeShore Ranch CDD
Gate Operators Bid Summary**

VENDOR & CONTACT INFO	BASE BID	OPTIONAL BID	Warranty	Extended Service Contract Available	Service Call Costs	Staff	Years In Business	Office Location
	Supply And Install Four Viking FI Gate Operators	Supply And Install Four Viking 21 Gate Operators						
Gate Pros 863-781-2277 cknight@gate- pros.com	\$16,600		2 years on parts 1 year labor		\$200 1 st hour + parts \$100 per hour after the 1 st hour Emergency Calls \$200 per hr.	2 Technicians	7	Parrish, FL
		\$19,800	2 years on parts 1 year labor					
Liberty Access Solutions 813-410-3917 mpope@libertyacc essolutions.com	\$13,400		5 years on Viking Parts 1 year labor		\$130 + parts 1 st hour \$90 per hour after the 1 st hour	1 FT, 1 PT (1099)Tech on.	2	Lutz, FL
		\$17,100	5 years on Viking Parts 1 year labor					
Southern Automated Access Services 813-714-1430 Southernaccessserv ices.com	\$13,150		5 years on Viking Parts 1 year labor	Yes, quarterly maintenance agreement \$300 per inspection.	\$85 first hour + parts \$85 every hour after 1 st hour	3 FT Technicians	9	Land o' Lakes, FL
		\$18,500	5 years on Viking Parts 1 year labor					



8920 Erie Lane
Parrish, FL 34219

(863) 781-2277 ph

GatePros

PROPOSAL

(941) 776-0857 fax

PROPOSAL SUBMITTED TO Lakeshore Ranch	PHONE	DATE 3/20/20
STREET	JOB NAME Operator Replacement	
CITY, STATE, ZIP CODE	JOB LOCATIONS Main Entrance	
ARCHITECT CJK	DATE OF PLANS	JOB PHONE

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 (If Needed)	6	\$175.00	\$1,050.00
2 Year Parts and 1 Year Labor Warranty			
		TOTAL	\$17,650.00

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:



8920 Erie Lane
Parrish, FL 34219

(863) 781-2277 ph

GatePros

PROPOSAL

(941) 776-0857 fax

PROPOSAL SUBMITTED TO Lakeshore Ranch	PHONE	DATE 3/20/20
STREET	JOB NAME Operator Replacement	
CITY, STATE, ZIP CODE	JOB LOCATIONS Main Entrance	
ARCHITECT CJK	DATE OF PLANS	JOB PHONE

We hereby submit specifications and materials for:

	QTY	PRICE	TOTAL
--	-----	-------	-------

Remove existing gate operators and replace with

Viking T21 operators	4	\$4,950.00	\$19,800.00
----------------------	---	------------	-------------

Loop Detectors (If Needed)	6	\$175.00	\$1,050.00
----------------------------	---	----------	------------

2 Year Parts and 1 Year Labor Warranty

TOTAL	\$20,850.00
-------	-------------

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.

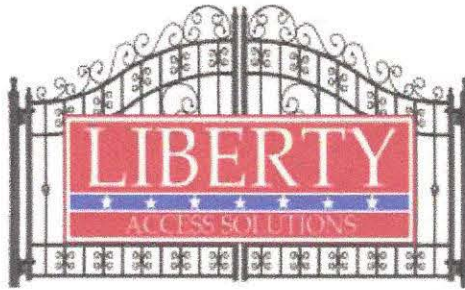
Acceptance of Proposal----- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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 #552

Generated on 3/18/2020

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

3/18/2020: 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: \$13,400.00

Proposal Good for 60 days

Payment Terms: NET0/NO RETENTION

Please initial each page

Acceptance of Terms & Conditions Sign Here: _____

Printed Name of Buyer: _____

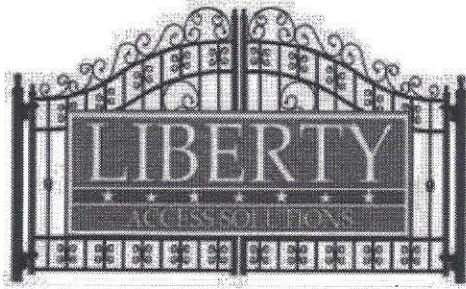
Date Signed: _____

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

How long in business - 2 yrs. -
- employees = 1 - + 1-1099
- 60 customers -

Start-up Company
Jan - 2019

Jamie Costa -



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

Quote #527

Generated on 1/8/2020

Lakeshore Ranch

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

- 3/18-1:30 - OK

T-21 - Beefer Unit - Industrial Strength
- 300 cycles -
- control board -

Replacing both Gate Operators

1/8/2020: 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 T-21 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

maybe 1/2 or 1 -

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: \$17,100.00

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

*\$130. service call + parts - \$90 after 1st hour -
Current - 110v. scanned - VAI -
Grounding rods -
WREC - surge suppression -
Service Contracts - silver, gold, platinum*



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

Gate Automation, Card Access and CCTV Security Cameras

Liberty Access Solutions is a full service, turnkey company. If you have vehicular access gates, they need routine maintenance or repairs from time to time. We offer a 24 hour response time to all customers at very affordable, competitive rates. If you have a card access system for your gates or amenities like clubhouse or pool access, we specialize in servicing almost all commonly used systems. If you have an existing CCTV system or need to upgrade or want a new camera system, we have 17 years of experience to assist you in doing this. Feel free to inquire.

Our hours of operation are from Monday thru Friday, from 8am till 5pm. Emergency service can also be provided for weekend calls

Below is a list of some of our current customers. Feel free to contact them as a reference to our level of expertise and provided satisfaction.

Current Customer Properties

The Lodge at Lakecrest
The Sanctuary at Highlands
The Millennium Westshore
The Preserve at Mobbly Bay
Cypress Grand Apartments
Saddlebrook Golf Resort
Madeira Apartments
Riverview Apartments
Sweetwater Cove
Westwood Reserve
Oak Manor Apartments
Park at Chesterfield Apartments
Turtle Creek Apartments

If we can be of further assistance, please do not hesitate to contact us.
Thank you



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Estimate

Date	Estimate#
4/6/2020	1326

Name / Address
Lakeshore Ranch CDD c/o DPFG 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
Operators have 5 year manufacturer warranty. Loop detectors have 1 year warranty. 1 year workmanship.			
\$6,575. 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	\$13,150.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com



Southern Automated Access Services, Inc

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

Estimate

Date	Estimate#
4/6/2020	1325

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 T-21 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. Existing photo eyes work properly, no need to replace. Operators have 5 year manufacturer warranty. Loop detectors have 1 year warranty. 1 year workmanship. \$8,875. 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. Sales Tax		17,750.00	17,750.00
		0.00	0.00
		7.00%	0.00
Estimate valid for 30 days.		Total	\$17,750.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com

EXHIBIT 19



LAKE SHORE RANCH CDD LAUNCH GUIDE





March 2, 2020

LakeShore Ranch CDD Board
19730 Sundance Lake Blvd.
Land O Lakes, FL 34638

Dear Board Members,

United Force Security and Gate Sentry are pleased to partner together to serve your community's security and visitor management needs. Gate Sentry is the technology partner for United Force Security, and we look forward to providing your residents with the best visitor management service available.

One of the most critical steps to launching Gate Sentry successfully is to communicate the new service to your community residents several times throughout the implementation process. We recommend that you communicate the coming service at least 3-4 times, beginning with an introduction of Gate Sentry within the next few days and continuing with additional information via newsletters, your website, and any social media outlets over the next several weeks. With communication being a critical component requiring Board support, this implementation guide will provide sample communication content and optimal timing for communications throughout the process.

Gate Sentry will make a significant impact on the security of your community and we look forward to helping you achieve your goals for enhancing the security and visitor access for the entire community. Thank you for selecting us and . . . Welcome to Gate Sentry!

Best Regards,

A handwritten signature in black ink, appearing to read "MR", with a stylized flourish extending from the end.

Michael Rendon
Executive Account Manager



LAKE SHORE RANCH IMPLEMENTATION TIMELINE

Target Date	Owner	Activity	Implementation Activity
Week of March 2	BOD/Management	Introductory Communication	Send introductory communication to all residents
Week of March 2	Management	Submit Contacts & Resident Data	Management sends key contacts and resident data
Week of March 9	Gate Sentry	Create Resident Accounts	Clean/parse data to create resident Gate Sentry accounts
March 18	Gate Sentry & Management	Send Resident Account Letter	Resident account instructions sent - email & USPS
March 26	Gate Sentry & Management	Confirm Onsite Launch Details	Confirm onsite launch details, location, and resources
March 27	Management	Launch Day Communications	Reminder resident communication regarding launch
April 1 st	Gate Sentry & United Force Sec.	Onsite Launch	Security staff transition & Gate Sentry security launch
April 1 st (PM)	Gate Sentry, Board & Management	Owner Orientation	Board discussion followed by owner presentation/Q&A



ONSITE LAUNCH SCHEDULE

The Property Manager is responsible for 1) scheduling time for administrator training; and 2) scheduling the facilities for the Board debrief and resident open house presentation.

TIME	SECURITY ACTIVITY	OWNER
9AM - 12PM	Security Training Session 1 Area Manager, Site Supervisor, & two other guards	Security Manager & Gate Sentry
<i>Comment:</i>	<i>Should not schedule more than 3 guards per session</i>	
1PM - 4PM	Security Training Session 2 Supervisor & afternoon/weekend guards	Security Manager & Gate Sentry
<i>Comment:</i>	<i>Supervisor overseeing initial introduction</i>	

TIME	OWNER/MANAGER ACTIVITY	OWNER
4:30PM – 5PM	Property Management Admin Overview/Training	Manager & Gate Sentry
5:30PM	HOA Board/Manager Policy & Debrief	BOD/Mgmt. & Gate Sentry
6PM - 7PM	Resident Orientation Presentation	BOD/Mgmt. & Gate Sentry



COMMUNICATION SAMPLES



Gate Sentry Community Introduction



The **LakeShore Ranch CDD Board** is pleased to announce that our community will begin using a new visitor management system to enhance visitor access into the community. The Board has selected Gate Sentry as the new visitor management provider.

Gate Sentry is the next generation in visitor management, which allows our residents to have direct access to their own guest list via mobile applications and the internet. By linking our residents directly to the gate attendants, Gate Sentry provides your guest list updates to the gate staff in real-time, ensuring that they have the most up-to-date and accurate visitor information available. Best of all, when a visitor arrives, you will receive arrival notifications in your email inbox and/or your mobile device, when using the Gate Sentry mobile application.

Within the next few weeks you will receive your personalized Gate Sentry account information. This will arrive both by regular mail from our management office and by email directly from Gate Sentry if your email address is on file. When you receive your account information, please be sure to log into your account to update your contact information and visitor information.

A **homeowner orientation** is scheduled for **Wednesday, April 1st at 6:00pm** to provide all homeowners with an overview and to answer any questions about Gate Sentry. Gate Sentry representatives will be on hand after the meeting to provide account support if needed. Our security staff will begin using Gate Sentry at the entry gate that day to manage visitor access so be sure to log into your account and update your guest list before then.

We are excited to bring this new technology to our community. With Gate Sentry you will have the ability to know and control who is visiting your home from anywhere in the world! For more information please visit GateSentry.com.



SAMPLE RESIDENT WELCOME LETTER

(SENT TO MANAGER FOR MAILING)

Welcome to Gate Sentry!

Gate Sentry is pleased to provide a revolutionary benefit to you as a member of the community. Gate Sentry is the premier visitor management solution for prestigious guarded properties, linking residents directly to the security team in order to enhance visitor access into the community. Your visitor updates will be available to the security staff in real-time, ensuring that they have the most up-to-date and accurate visitor information available. In addition, when a visitor arrives you will receive immediate arrival notifications in your email inbox and/or your mobile device, when you use our mobile app. Now, from anywhere in the world you will have the ability to know and control who is visiting your home.

To access your personalized Gate Sentry account, please use the following information:

1. GET OUR FREE APP OR ACCESS THE INTERNET



Search for "Gate Sentry" on Google Play on your Android smart phone



Search for "Gate Sentry" on the Apple App Store . . . (for iPads, select "iPhone Only")



Gate Sentry on the Internet <https://portal.gatesentry.com>

2. CREATE YOUR ACCOUNT

On the login screen, create your account by choosing your user name and password then enter your email address and the personal access code listed below. Take note of any capitalization in your user name and password, your entries are case sensitive.

Personal access code: * SAMPLE *

3. UPDATE YOUR INFORMATION

- Update all personal information to ensure the gate attendants can contact you if needed
- Add guests, track visitor history, & receive visitor notifications on your phone or email

4. GET HELP

Notify us of any issues accessing your account by emailing support@GateSentry.com.



RESIDENT ORIENTATION REMINDER

Next week our community will begin using Gate Sentry, a revolutionary visitor management system, that will give you direct access to your guest list at the gate and will give our security staff better control of visitor access of and enhance resident communication. The HOA Board is excited to add this technology as part of our overall community quality-of-life and we know Gate Sentry will make a significant impact on the safety and security of our community. Gate Sentry is accessible to all homeowners at no cost and provides tremendous benefits to everyone in our neighborhood.

By now you should have received a welcome letter from Gate Sentry with an account activation code and instructions on how to access your account. To learn more about Gate Sentry or just get help accessing your account please join us at the Gate Sentry orientation scheduled for:

Day:	
Date:	
Time:	
Location:	

If you have not received your Gate Sentry welcome letter, please contact the Property Manager with your email address to have that information sent to you.

EXHIBIT 20

From: [Patricia Comings-Thibault](#)
To: "Lori R. Karpay"; Patricia.Duhaime@hotmail.com
Cc: [Records Lake Mary](#)
Subject: RE: Got the Stuck at Home Blues? 3rd Edition
Date: Monday, April 27, 2020 2:42:07 PM

Ms. Duhaime

I am in receipt of your email regarding a credit on CDD fees due to the amenity closure.

As of this point in time the Board has not discussed the issuance of a credit due to the closure.

I will slate your email for the agenda so that the Board can further consider.

Patricia Thibault

DPEG

250 International Parkway, Suite 280

Lake Mary, FL 32746

Office (321) 263-0132, ext. 4205

Cell (407)221 - 9153

From: The Clubhouse <theclubhouse@lakeshoreranch.net>
Sent: Monday, April 27, 2020 1:20 PM
To: Lori R. Karpay <lkarpay@vestapropertyservices.com>
Subject: FW: Got the Stuck at Home Blues? 3rd Edition

LakeShore Ranch Clubhouse
813.388.6839
19730 Sundance Lake Blvd.
Land O Lakes, FL 34638

From: Patty Duhaime <patricia.duhaime@hotmail.com>
Sent: Monday, April 27, 2020 12:50 PM
To: The Clubhouse <theclubhouse@lakeshoreranch.net>
Subject: RE: Got the Stuck at Home Blues? 3rd Edition

What should we as residents expect as a credit for our HOA dues while we have not been able to use our Amenities???

From: [Patricia Comings-Thibault](#)
To: ["jonathan.kramer@gmail.com"](mailto:jonathan.kramer@gmail.com)
Cc: [Records Lake Mary](#)
Subject: Closure of Lakeshore Amenity Facilities - Agenda Item
Date: Wednesday, April 29, 2020 11:48:16 AM

My name is Patricia Thibault and I serve as the District Manager for the Lakeshore Ranch CDD. I am in receipt of your email whereby you are requesting a reduction in fees due to the closure of the amenity facilities.

As you are aware, we are in unprecedented times as it relates to the virus. As the email blasts advises, we are closing the amenities in order to mitigate the spread of the virus. Our amenity closings follow the guidance of Pasco County and the Governor and the CDD Board of Supervisors. The specific Pasco County park and recreation facility closings can be found <https://www.pascocountyfl.net/4156/Closures>

As Pasco County has risen in the number of cases to 234 and 6 deaths with 16 cases being specifically identified in your zip code it is imperative that the District incorporate measures to protect the residents of the Lakeshore Ranch CDD. Therefore, under the strict guidance of the Board of Supervisors, Pasco County Government and the Governor of the State of Florida, the amenity facilities will remain closed until executive orders and directives have been lifted. We understand these mandates can impact the movement of residents in the community and the use of our beautiful facilities and we appreciate your understanding of the matter.

As to a reimbursement to residents, the matter will be on the agenda for Board discussion at their May meeting. I will advise you that the costs associated with the District have almost remained the same; the loan payment to the bondholder for the construction of the facility, the District Amenity Manager and Maintenance Personnel are still staffing so that they can deal with overall maintenance and vendor issues, pool maintenance, facility maintenance, utilities will see some small cost savings.

In essence, though you have not been able to enjoy the facilities (pursuant to direction from the Governor, the County and the President), the costs associated with the running of the facility have not decreased significantly. Again, the matter will be an agenda item for Board discussion at their May meeting.

I thank you for your understanding of my email and should you have any additional questions please feel free to reach out to me.

Patricia Thibault

DPEG

250 International Parkway, Suite 280

Lake Mary, FL 32746

Office (321) 263-0132, ext. 4205

Cell (407)221 - 9153