

October 23, 2020

Patricia Comings-Thibault
Lakeshore Ranch Community Development District Manager
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Dear Ms. Comings-Thibault:

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The public facilities located within the two phases of the Lakeshore Ranch Community Development District have been completed. Refer to Figure 1 for the location of Lakeshore Ranch Community Development District. Refer to Figure 2 for Development Plan showing the CDD owned property as well as the property boundaries.

On September 10, 2019, the District approved capital projects (the "2019 Project") as defined in this report.

The District issued a Special Assessment Refunding and Improvement Bonds, Series 2019A-1 and i Subordinate Special Assessment Refunding and Improvement Bonds, Series 2019A-2 (collectively, the "Series 2019 Bonds"). The Series 2019 Bonds are being issued for the purpose of (i) refunding all of the District's outstanding Series 2005 Bonds, (ii) financing the costs of the 2019 Project, (iii) funding debt service reserve accounts for the Series 2019 Bonds and (iv) paying the costs of issuance of the Series 2019 Bonds. Below is a list of capital projects to be included within the 2019 Project.

1. Utility Cart and Storage Building
2. Sitting Areas
3. Security System
4. Clubhouse Sound System
5. Community Signage Upgrade
6. Heaters for Existing Pool
7. New Roofing
8. Roadway Striping and Signage

Below please find the information required (A) through (E) and our responses to be included as required for the Lakeshore Ranch Community Development District Facility Report.

- A. Provide a description of existing public facilities owned and operated by the special district. This description should include the current location, capacity, and current demands placed on the facility.

The Lakeshore Ranch Community Development District encompasses approximately 481 acres and consists of two phases. The development is located in parts of Sections 26, 27 and 28, Township 25 South, Range 18 East. The District is bound by U.S. Highway 41 and

miscellaneous commercial uses on platted lands to the east; Tierra Del Sol, platted residential lands to the north; platted and unplatted lands to the south; and unplatted agriculturally zoned land to the west. The infrastructure has been installed, tested and placed into service for the two phases and includes potable water, fire, sanitary sewer, stormwater management facilities, roadways, sidewalks, and a recreational facility to accommodate 672 single family homes at buildout.

The existing stormwater facilities are owned and operated by the Lakeshore Ranch Community Development District and include inlets, storm pipes, stormwater ponds and wetlands. The ponds have been designed and constructed to address stormwater runoff in accordance with the Southwest Florida Water Management District and Pasco County rules and regulations that were in affect at the time of permitting. The capacity of the system is such that it will treat and attenuate stormwater runoff within the subdivision for the designed storm events. The present demand placed on the system is less than the design as the project has not reached 100% home buildout.

The existing 8.7 acres of recreational facilities includes a pool amenities center, hard courts and associated parking and infrastructure to accommodate two phases of the Lakeshore Ranch Community Development District. The current demand on the recreational facilities is acceptable as the District has not reached complete buildout.

Right-of-way improvements are owned and maintained by the District and include asphaltic roadways; concrete curb, gutter and sidewalks; drainage infrastructure; and pavement markings and signage. The capacity of roads and sidewalks are adequate to accommodate all vehicle and pedestrian demand at build out. The current demand on these systems is significantly less than design as the development has not reached 100% home build-out.

Sanitary Sewer services are owned and maintained by the County. Internal sewer services are provided via an 8" gravity system connected to pump stations with force main connections to the Counties sanitary sewer utilities along U.S. Highway 41. Per the design Engineers Report the County indicated via commitment letter, it would have capacity to serve the District at build out. The sanitary sewer system is currently operating at satisfactory condition.

Water Services are owned and maintained by the County. The District is served by a 16-inch potable water main located within the U.S. Highway 41 right-of-way. Internal development is served by 4-inch, 6-inch and 8-inch lines with appurtenant valves and fire hydrants. Per the Establishment Engineers Report the County indicated they have capacity to serve the District at build out. The potable water system is currently operating at satisfactory condition.

- B. Provide a description of each public facility the District is building, improving or expanding, or is currently proposing to build, improve, or expand within five years. For each public facility identified, describe how the District currently proposes to finance the facility.

The following is a description of the improvements to be completed within the next five years; however, most are due to be completed in 2021.

1. Utility Cart and Storage Building

Furnish and install 14' x 20' shed, concrete slab, electrical service and site preparation. This project includes a utility cart that will be utilized for onsite maintenance. Contingency, Professional Fees and General Conditions are also included in the estimated costs which will be funded by the Series 2019 Bond.

2. *Sitting Areas*

Includes multiple bench and concrete slab locations around existing ponds throughout the community. This project is funded by the Series 2019 Bonds.

3. *Security System*

Installation of a security system including cameras, monitors, and data storage equipment throughout the Lakeshore Ranch community. This security system will replace the existing outdated security system. The system will be installed at amenity areas to protect the District's infrastructure and equipment. This project is funded by the Series 2019 Bonds.

4. *Clubhouse Sound System*

Installation of a sound system for the clubhouse and meeting room. This is to replace the existing outdated system. The system will provide audio equipment for meetings and functions in the existing clubhouse. The clubhouse facilities are available for use by the community residence upon payment of the applicable fees set by the District. This project is funded by the Series 2019 Bonds.

5. *Community Signage Upgrade*

Furnish and install replacement signage throughout the community due to age and deteriorating appearance of the existing original signage. This project is funded by the Series 2019 Bonds.

6. *Heaters for Existing Pool*

Furnish and install heaters for the existing lap pool. This will replace the aged and maintenance burdened heaters and provide the community with swimming all year round. This project is funded by the Series 2019 Bonds.

7. *New Roofing*

Furnish and install new roofing or upgrades to the existing roof for the CDD owned and maintained buildings. Existing infrastructure is approaching its service life and requires replacement to protect the District's assets. This project is funded by the Series 2019 Bonds.

8. *Roadway Signage and Striping*

Furnish and install new signage and pavement markings. Existing pavement markings and signage are and fading or otherwise deteriorating to the point of needing replacement to maintain proper traffic control level of service. This project is funded by the Series 2019 Bonds.

- C. If the special district currently proposes to replace any of the facilities Identified in Paragraph 1 or Paragraph 2 within the next ten years, then a date for scheduled replacement of said amenities shall be provided.

As of this reporting there are no facilities identified needing to be replaced within the next ten years except for specific items outlined in Section B. Facilities will be re-evaluation prior to the next reporting period to determine if replacement is required to maintain the required level of service.

- D. Provide the anticipated time the construction, improvement or expansion of each facility will be completed.

It is anticipated that the improvements indicated in Section B will be completed by the end of 2021.

- E. Provide the anticipated capacity of and demands of each public facility when completed. In the case of an improvement/expansion of a public facility, both the existing and anticipated capacity shall be listed.

The Engineer is not aware of any proposed facilities replacements or additions that are required to meet the existing or anticipated infrastructure demands of the District.

We trust the above information addresses the information required. Please do not hesitate to contact us if we can be of further assistance.

Sincerely,



Thomas Burke P.E.
Senior Project Manager
Cardno