

# **Lakeshore Ranch**

## **CDD**

March 11, 2025

6:30 PM

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

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, March 11, 2025

Time: 6:30 PM–Regular Meeting Beginning at the  
Clubhouse

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

## ***Agenda***

***Note: For the full agenda package, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)***

### **I. Roll Call**

### **II. Pledge of Allegiance**

### **III. Professional & Operations Management**

**A. Stantec- District Engineering Report** – Greg Woodcock- Project Manager

**B. District Counsel**

➤ Discussion on Amenity Policies

**Exhibit 1**

### **IV. Professional Vendor Operations**

**A. Redtree Landscape Systems**

**1. Redtree February Maintenance Report January 2025**

**Exhibit 2**

➤ **Consideration of Proposals**

a. Redtree - Tree Staking (2) Cypress Trees at Entry Monument  
Proposal **\$1,100.00**

**Exhibit 3**

b. Redtree – Tree Debris Cleanup Proposal - 19555 Sunset Bay Drive  
**\$900.00**

**Exhibit 4**

c. Redtree Root Pruning and Root Barrier Installation Proposal  
**\$3,700.00**

**Exhibit 5**

a. Redtree - Holly Tree Replacement Proposal for Lakeshore Ranch  
at Amphitheater - **\$1,800.00**

**Exhibit 6**

b. Redtree Removal of (1) Tree at the First Roundabout near the  
Entrance - **\$650.00**

**Exhibit 7**

c. Redtree Fallen Tree and Planter Bed Cleanup Proposal **\$250.00**

**Exhibit 8**

d. Redtree Landscape Enhancement Proposal for Amphitheater  
Woodline Proposal **\$2,250.00**

**Exhibit 9**

e. Redtree Landscape Enhancement Proposal Northside of Entrance  
**\$840.00**

**Exhibit 10**

f. Redtree Sylvester Palm Replacement Proposal **\$13,250.00**

**Exhibit 11**

- g. Redtree Walking Area Debris Cleanup Near 19308 Autumn Chase Court Proposal **\$150.00** [Exhibit 12](#)
- h. Redtree Enhancement Proposal Remove Existing Flax Lily **\$1,500.00** [Exhibit 13](#)
- i. Redtree Sylvester Palm Replacement **\$7,250.00** [Exhibit 14](#)
- j. Redtree Debris Cleanup in the Natural Area on the East Side of Amenities Pool **\$450.00** [Exhibit 15](#)
- k. Redtree Debris Cleanup in the Conservation Area on the East Side of Amenity Center **\$450.00** [Exhibit 16](#)
- l. Redtree Debris Flush Cut on the East Side of the Amenity Center **\$550.00** [Exhibit 17](#)
- m. Redtree – Irrigation Pump Repair Proposal for Total Quoted Price of **\$3,075.00** [Exhibit 18](#)
- a. Redtree – Landscape Enhancement Proposal
  - Install drainage rock to bottom of pot [Exhibit 19](#)
  - Install organic potting mix to pots
  - Install 2 Pink Hibiscus 3gal

**B. Florida Commercial Care, INC**

➤ **Consideration of Proposals**

- i. Quote #12 Secure and Straighten (2) Leaning Cypress with new Bracing **\$890.44** [Exhibit 20](#)
- ii. Quote # 13 Flush Cut and Remove Dead for Better Storm Water Flow - **\$985.00** [Exhibit 21](#)
- iii. Quote # 14 - Cut back and Prune Root Balls on (2) trees along the Sidewalk, Install Root Barriers around both and cut back and shave the Lifted Concrete - **\$3,650.00** [Exhibit 22](#)
- iv. Quote # 15 Remove (2) diseased Holly Tree & Install (2) 30g Japanese Blueberries with Bracing- **\$1,975.00** [Exhibit 23](#)
- v. Quote # 16 Flush cut and Remove (1) Tree - **\$710.00** [Exhibit 24](#)
- vi. Quote # 17 - Cut back and Remove Fallen Tree - **\$273.00** [Exhibit 25](#)
- vii. Quote # 18 Clean-up and cut back Invasive Overgrowth along Fence Line, West side of Amphitheater - **\$1,933.40** [Exhibit 26](#)
- viii. Quote# 19 Install (30) 3g Loropetalum, Add Mulch to Match Existing Color - **\$925.00** [Exhibit 27](#)
- i. Quote # 20 Remove Root Ball and Dispose / Install (1) Sylvester Palm - **\$11,551.26** [Exhibit 28](#)
- ii. Quote #21 Cut up Branch Near Conservation Area and Dispose **\$165.00** [Exhibit 29](#)
- iii. Quote # 22 Install (50) 3g Variegated Flax Lilly/ Add Mulch to match Existing Color - **\$1,655.00** [Exhibit 30](#)
- iv. Quote # 23 Remove and Dispose Root Balls - **\$7,980.00**
  - Install (2) Washingtonia Palms 14' ct with bracing. [Exhibit 31](#)
  - Install (2) Washingtonia Palms 16' ct with bracing.
  - Install (1) Washingtonia Palm 18' ct with bracing.
- v. Quote # 24 - Cut up and Remove Debris on East Side Amenities Pool [Exhibit 32](#)

- **\$495.00**

vi. Quote # 25 Cut up and Remove Debris on East Side Amenities Pool - **Exhibit 33**  
**\$495.00**

vii. Quote # 26 Flush Cut and Remove Debris near Amenity Center - **Exhibit 34**  
**\$606.00**

**C. Steadfast Environmental**

1. Consideration of Proposals

i. Steadfast – Pond #37 to be Restored Utilizing Shoreline Sock **Exhibit 35**  
Proposal for a Total Cost of **\$27,600.00**

ii. Steadfast Waterway Inspection Report Dated March 03, 2025 **Exhibit 36**

**D. Consideration of Pressure Washing Proposals**

i. American Power Washing - **\$750.00** **Exhibit 37**

ii. Breeze - **\$350.00** **Exhibit 38**

i. Florida Brothers Maintenance & Repair LLC - **\$1,260.00** **Exhibit 39**

**E. BREEZE Operations**

1. Monthly Analytics **Exhibit 40**

2. Hurricane Guide **Exhibit 41**

3. Field Inspection Report Dated February 26, 2025 **Exhibit 42**

**F. Amenity Center Management Report**

1. Report Dated February 2025 **Exhibit 43**

2. Debit Credit Card Report Dated February 01, 2025 – February 28, 2025 **Exhibit 44**  
(Under Separate Cover)

3. Lakeshore Ranch Clubhouse Maintenance Inspection Report **Exhibit 45**

**V. Budget Amendment**

A. Consideration for Adoption of **Resolution 2025-04**, FY 2024-2025 Budget Amendment **Exhibit 46**

➤ Exhibit A: FY 2024-2025 Amended Budget

**VI. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 11, 2025, **Exhibit 47**

B. Consideration for Acceptance – The January 2025 Unaudited Financial Report **Exhibit 48**

1. Financial Variance Report (Under Separate Cover) **Exhibit 49**

**VII. Staff Reports**

A. District Manager

B. District Attorney

**VIII. Supervisors' Requests and Comments**

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



**X. Close Regular Meeting**

**XI. Private Discussion of Security System (*Exempt from Sunshine and Public Records Laws*)**

A. Open Private Discussion on Security

B. Discussion of Security

C. Close Private Discussion on Security

**XII. Reopen Regular Meeting**

**XIII. Adjournment**

# **EXHIBIT 1**

**[Return to Agenda](#)**



# LakeShore Ranch

COMMUNITY DEVELOPMENT DISTRICT

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## COMMUNITY GUIDELINES

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LakeShore Ranch Community Development District  
19730 Sundance Lake Boulevard  
Land O' Lakes, Florida 34638  
813.388.6839

# OVERVIEW

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## Hours of Operation

Clubhouse	Monday - Thursday:	11am - 7 pm
	Fridays:	11 am - 9 pm
	Saturdays:	10 am - 9 pm
	Sundays:	12 pm - 5 pm
Community Mailroom	Daily	24 hours
Gatehouse	Daily	24 hours
Fitness Center	Daily	24 hours
Swimming Pools	Daily	One-half hour after sunrise to one-half hour before sunset
Basketball Courts	Daily	7 am - 10 pm
Tennis Courts	Daily	7 am - 10 pm
Outdoor Areas	Daily	Dawn to Dusk

*\*\*All hours of operation are subject to change. The LakeShore Ranch Community Development District maintains the right to close the facilities due to any unforeseen circumstances.*

## Operating Calendar and Holidays

### Holidays

The facility will be closed on the following days:

- Thanksgiving
- Christmas
- New Year's Day
- Easter

### Inclement Weather

We will make every attempt to remain open during times of inclement weather; however, the facilities will be closed if the conditions are determined to be a threat to the residents and members and staff. The Clubhouse facility is not a designated emergency shelter.

### Maintenance Days

In an effort to achieve the highest standards of facility cleanliness and safety, there will be times when certain areas of the facility will be shut down for improvements, cleaning, and preventative maintenance. Resident understanding and patience are appreciated as efforts are made to improve and maintain the cleanliness, safety, and aesthetics of the facility. Whenever possible, maintenance days will be planned in advance and residents and members will be notified.

## Facility Access and Eligibility for Use

All residents, members of households living in our community and designated tenants; hereinafter, called "residents," are entitled to use the community facilities and amenities. Furthermore, approved non-resident members; hereinafter, called "members," who pay the applicable annual non-resident usage fee may also use the community facilities and amenities.

Non-resident owners who have delegated the right to use the community amenities to a tenant must contact the Homeowner's Association (HOA) Manager regarding the application process. Once approved by the HOA, the owner must provide written authorization, a listing of tenants and a copy of the lease to the Clubhouse Manager. Tenants will be required to provide proof of residency before they receive access ID cards to the facility. Non-resident owners are responsible for providing mailbox keys to any approved tenants in their household.

The management reserves the right to suspend a resident's or member's use of the amenities for failure to follow the policies and procedures, posted rules and regulations, directives of staff on duty, and for a resident's or member's failure to pay any amounts owed to the District.

## Disclaimer

***Homeowners and guests using the facilities do so at their own risk.*** The safety of our residents and members and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The LakeShore Ranch Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and members are responsible for their actions and those of their guests.

## Access Cards

Use of the District's amenity areas is restricted to residents, members, and their guests. An access card is necessary to gain entry to the amenity areas. These photo identification cards are issued during resident/member orientations. Initial access cards, additional cards and replacements for lost or damaged cards are available at the Clubhouse for a fee. No more than four (4) access cards (issued to those 16 years or older) may be held by any resident or member household at any time. This access card system protects you and the facility from unapproved non-resident entry. Under no circumstance should a resident or member provide their access card to an unapproved non-resident to allow them to utilize the amenities.

## Guest Policies

### Clubhouse, Pools and Pool Area:

Resident and member households will be able to bring up to 4 guests with them to the facility unless the facility has been rented for a private event or function. These guests must be accompanied by an adult resident or member (18 years or older). Inquire at the Clubhouse about a pre-approved exception for up to 4 additional Guest Pool Passes. Residents and members 16 to 17 years old, who are visiting the facility without their families may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

### Fitness Center:

Due to the size of the Fitness Center, resident and member households will be able to bring up to 2 guests with them to the facility. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 16 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

### Outdoor Areas (Playcourts, Amphitheater, Playground, Dock):

Resident and member households will be able to bring up to 4 guests with them to the outdoor amenities. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 14 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older.

# **GATEHOUSE SERVICES**

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## **Description of Gatehouse Services**

The purpose behind the Gatehouse is for its attendants to give a sense of vigilance and to add a certain aspect of awareness to the community, but not to control or prevent crime. Our team of Gatehouse Attendants contributes to the community by monitoring the flow of vehicular and pedestrian traffic entering and exiting the property. The District does not have the authority to turn visitors away on a public roadway.

## **Coverage**

Gatehouse attendants will be on duty 24 hours a day 7 days a week. They are to report suspicious person(s) or activity to the Pasco County Sheriff's Department.

## **Barcode Stickers**

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

## **Entrance by Motor Vehicles**

Vehicles with LakeShore Ranch barcodes should use the right lane. A scanner will read the barcode and automatically open the right lane resident's and member's gate.

Vehicles without LakeShore Ranch barcodes should enter the "Visitor" or Gatehouse side. Visitors will be greeted by Gatehouse Attendants and the following information, if possible, is to be recorded on the visitor log:

- 1) Make and Model of vehicle
- 2) License tag of vehicle
- 3) Time of Entry
- 4) Destination or purpose

If a vehicle does not stop, or "tailgates" another vehicle through the gate, the Gatehouse Attendant will, if possible, record the tag number and a general description of the vehicle.

# **PROGRAMS, ACTIVITIES AND SERVICES**

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## **Program Descriptions**

We are pleased to offer our residents and members a wide variety of programs and activities designed to meet the needs of residents and members of all ages, interests, and skill levels.

Each year, the staff will evaluate and improve upon existing programs, as well as, continually add new activities in each category. The format of each program or activity will be structured to provide participants most effectively with a positive recreational experience of the highest caliber.

## **Program Calendars and Flyers**

Residents and members can easily find information on new programs and events by picking up the monthly program calendars, flyers, and program guides. Information on programs is also posted on community bulletin boards and sent out via email.

## **Program Registrations**

Programs will be open to residents, members, and their guests only. Residents and members may register guests for programs; however, in order to provide residents and members with priority registration, guests will be assessed a surcharge and will only be able to register for programs if space permits.

Registration dates and deadlines will be advertised each month. Registration will typically end one week prior to the start of the class or event unless otherwise noted.

## **Private Rental Usage Guidelines and Request Form**

Private Rental Request and Waiver Forms are utilized for private rental of specified indoor amenities available for private functions. Residents must read and agree to follow the Private Rental Usage Guidelines before a request will be approved.

## **Program Fees and Payment Types**

A variety of complimentary and fee-based programs will be offered to residents and members. Fees for programs and events are occasionally required to offset the cost of instruction, supplies, equipment, and entertainment. Full payment by cash or check must be made at the time of registration.

## **Program Changes, Cancellations, Refunds and Credits**

Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

The staff will notify residents and members if there is a need to change or cancel a program. If a program is cancelled, residents and members may be issued a refund or credit.

## **RSVPS and Registration Deadlines**

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline.

Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs, events and the availability of space, late registration may not always be feasible.

## **Waiting Lists**

Some programs may have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the residents and members on the waiting list will be contacted. This waiting list will also be utilized to determine if an addition program can be offered.

## **Resident Clubs and Interest Groups**

Our facilities will host many interest group and activity club meetings and social events. Clubs and interest groups will be resident managed and self-supporting. The staff will help to facilitate meetings and assist in the development and promotion of activities developed by the clubs. Any resident or member wishing to develop an interest group or club should contact the Clubhouse Manager to receive information and an application.

Meeting and event dates will be subject to facility availability. All clubs must be open to any resident or member. Guests may be permitted to attend club functions on a limited basis with permission from the staff.

## **Babysitting, Pet Sitting and Tutoring Contact List**

The community maintains a list of babysitters, pet sitters and tutors available in the community. Residents and members may elect to participate in the directory by opting into this program on the New Resident or New Member Information Form and Waiver provided during the orientation.

Contacts provided on the Babysitting and Pet Sitting Lists do not mean that the community supports, endorses, or recommends the individuals listed.

## **Program Suggestions and Ideas**

The staff is constantly striving to improve programs and services offered to the community. Residents and members are encouraged to submit ideas and suggestions for upcoming programs by completing a Comments and Suggestion Form.



# FACILITY FEATURES AND USAGE GUIDELINES

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## Community Amenities Overview

LakeShore Ranch offers residents and members a wide variety of resort style amenities and services including:

- Fitness Center
- Aerobics and Massage Rooms
- Lap and Fitness Pool
- Resort Style Pool
- Kiddie Splash Pool
- Catering Kitchen
- Covered Screened Veranda
- Florida Room for Entertaining
- Activities Center
- Business Center
- Conference Room
- Tennis and Basketball Courts
- Tot Lot and Children's Playground
- Outdoor Amphitheater Area
- Dog Park
- Fishing Dock/Picnic Area
- Canoeing, Kayaking and Fishing on Lake Mariel

## General Facility Policies and Guidelines

The following usage guidelines have been established to maintain the facility and ensure the safety and enjoyment of all residents and members. Specific rules for each area are posted and included in a resident or member Welcome Packet.

### General Facility Policies

1. All residents and members are entitled to utilize the amenities if they meet all eligibility requirements.
2. Residents and members must have, at all times in their possession, their access card for identification and to enter and utilize the amenities.
3. In the Clubhouse, Pools, and Pool Area, residents and members under the age of 16 must be accompanied by an adult resident or member (18 years or older).
4. In the Outdoor Areas (Playcourts, Playground, Dock, Amphitheater), the minimum age allowed unsupervised by an adult resident or member (18 years or older), is 14.
5. Residents and members are encouraged to speak to their physician before engaging in physical exercise. All residents and members utilize the amenities at their own risk.
6. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
7. With the exception of the pool and wet areas where bathing suits are permitted, residents and members must be properly attired with shirts and shoes to utilize the amenities.
8. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
9. Food and drink will be limited to designated areas only.
10. Smoking is permitted in designated areas only, and all waste must be disposed of in the appropriate receptacles. Smoking in the facility is not permitted under any circumstance.
11. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenity Facilities, except at pre-approved special events. All Private Events where alcohol

- is to be served will require a licensed and insured vendor of alcoholic beverages. They must provide proof of this to the Clubhouse at LakeShore Ranch prior to the event.
12. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
  13. Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual using the Clubhouse facilities, or District property.
  14. Use of profane or inappropriate language is prohibited.
  15. Bullying, fighting, and vandalism are prohibited.
  16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
  17. Excessive noise that will disturb other residents and members and guests is not permitted.
  18. Any type of harassment or disrespect to staff or other residents and members is prohibited.
  19. Residents and members are responsible for cleaning up after themselves and helping to keep the amenity areas clean at all times.
  20. Residents and members are encouraged to let the staff know if an area of the facility or a piece of equipment needs cleaning or maintenance.
  21. All equipment and supplies provided for use of the amenities must be returned in good condition after use.
  22. With the exception of service animals, resident's and member's pets are not permitted at the Clubhouse facilities.
  23. Skateboards are prohibited on the Clubhouse property.
  24. Bicycles, scooters, roller skates, rollerblades, roller shoes and skateboards are not permitted inside the Clubhouse facilities.
  25. Bicycles and other vehicles are to be parked in designated outdoor areas only.
  26. All programs and services including personal training, group exercise, tennis lessons, and instructional programs must be conducted by an approved, certified, insured Independent Contractor with a contractual agreement with the management company.
  27. To prevent disturbance to others, use of cellular telephones is limited while in the facility. Residents, members, and guests are asked to keep their ringers turned off, or on vibrate while in the facility.
  28. The facility and staff are not responsible for lost or stolen items. Staff members are not permitted to hold valuables or accept deliveries for patrons.
  29. All found items should be turned in to the staff for storage in the lost and found. Items will be stored in the lost and found for up to seven days.
  30. Residents and members are encouraged to assist the staff in the enforcement of the usage guidelines. Residents and members may notify the staff on duty if an individual is violating usage guidelines.
  31. Weapons of any kind are not allowed on District property.
  32. The Clubhouse amenities are equipped with closed circuit televisions for monitoring and recording purposes only. They are not intended to be used as safety prevention.
  33. Overnight parking at the Clubhouse parking lot or other parking areas is not permitted without a parking pass. Residents may request an overnight parking pass for visiting guest(s) by contacting the Clubhouse Manager a minimum of twenty-four (24) hours in advance of the date(s) the parking pass will be needed. Passes are available for a maximum of four (4) vehicles for a maximum of seven (7) days. All parking passes will be available on a first come, first serve basis subject to the reasonable discretion of the Clubhouse Manager. Parking passes are not available for RVs, boats, trailers, moving trucks, etc. Any vehicle parked overnight without a pass or parked longer than the time period permitted by the parking pass, will be towed at the owner's expense.
  34. Vehicles parked in the wide pathway leading to the Amphitheater will be towed at the owner's expense. This path is designed for maintenance and emergency vehicles.
  35. Policies are subject to change as deemed necessary after approval by the Board of Supervisors.

## **Fitness Center and Spa**

The Community Clubhouse offers a Fitness Center with cardiovascular and strength training equipment along with free weights. There is also a multi-purpose workout room that can be utilized for a variety of exercises. A Spa Room is available for massage therapy services that will be offered by appointment only.

### **Usage Guidelines**

1. All residents and members are encouraged to consult their physician before beginning an exercise program.
2. Residents and members between the ages of 13 – 15 must be accompanied by a parent/guardian at all times to utilize the fitness room.
3. Residents and members ages 16 and older may utilize the fitness center independently, but they must have an access card and a signed waiver on file.
4. Adult residents and members (18 years and older) may have 2 guests while using the Fitness Center.
5. Residents and members between the ages of 16 and 17 may have one guest of the same age or older, while using the Fitness Center.
6. All residents must have their guests sign in at the Clubhouse each time they visit. Sign in sheets are located in the Fitness Center and Clubhouse.
7. Appropriate attire including shorts, shirts and closed toed athletic footwear must be worn at all times in the fitness center. No black soled shoes or cleats.
8. All equipment must be wiped down before use with the wipes and/or spray provided.
9. If a resident, member, or guest is waiting, cardiovascular equipment utilization is limited to 30 minutes.
10. If a resident, member, or guest is waiting for the weight equipment, individuals should allow others to “work in” between sets.
11. Stacked weight equipment should not be slammed while lifting.
12. All free weights should be put back in the proper area after use.
13. Food is not permitted in the Fitness Center.
14. Water or other sport drinks must be contained in non-breakable spill-proof containers.
15. When using cell phones in the Fitness Center, please keep your phone ringer on vibrate, and accept/make calls outside of the building.
16. Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
17. All instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
18. Spa massage hours are by appointment only. Please allow 24 hours notice for cancellations and rescheduling. If you are unable to call within 8 hours, a fee will be imposed.
19. A full menu of services will be posted and updated by the staff.
20. Spa massage is designed for adult use. Persons must be at least 18 years of age to receive services or be in the Spa Massage area.
21. Massage Therapists are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
22. Our Spa Massage area is a place of tranquility and relaxation. Beepers and cell phones are not permitted.
23. All concerns, equipment malfunctions, and maintenance needs should be reported to the staff.
24. All other general facility and guest policies apply.

## **Clubhouse Pools and Pool Area**

We are pleased to provide our residents and members with a fantastic aquatic amenity area.

### **Usage Guidelines**

1. Swim at your own risk. The pool areas are not supervised by lifeguards.

2. In the event of an emergency, call 911.
3. The pool area is open daily from one half hour after sunrise to one half hour before sunset. No night-time swimming is permitted. No one is permitted in the area at any other time unless a specific event is scheduled.
4. No one under the age of 16 is allowed in the pool area alone unless accompanied by an adult resident or member (18 years or older).
5. Anyone under the age of 10 must be directly supervised by an adult resident or member (18 years or older) in the water, or from the deck area at all times.
6. All swimmers must shower before initially entering the pool.
7. Lap lanes are to be used only by persons swimming laps or water walking or jogging.
8. Flotation devices, such as rafts, rings, or play items are not allowed in the lap pool. Swim aids and aquatic exercise equipment are permitted.
9. Rafts are not allowed in the resort or kiddie pool. Small balls or toys should be kept at a minimum when other bathers are present.
10. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
11. Bicycles, scooters, roller skates, rollerblades, roller shoes, skateboards, and anything with wheels, are not permitted on the pool deck.
12. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms.
13. Food and drinks are not permitted in the pool or near the perimeter (within 4 feet) of the pool area but are permitted in designated areas in the patio area of the pool deck.
14. Residents and members are responsible for cleaning up after themselves.
15. Smoking, including e-cigarettes, in the pool area is prohibited.
16. Persons with open cuts, wounds, sores, or blisters may not use the pool.
17. Persons that are ill with diarrhea cannot enter the pool.
18. No person should use the pool with or suspected of having a communicable disease, which could be transmitted through the use of the pool.
19. Appropriate swimming attire (swimsuits) must be worn at all times. No thong swimwear is permitted at the facility.
20. Swim diapers are recommended for use by infants/children that are not toilet trained.
21. Animals are not permitted in the pool or wet areas with the exception of service animals.
22. Dives, flips, back jumps, or other dangerous actions from the side of the pool are prohibited.
23. No running or horseplay is allowed in the pool or wet areas.
24. Only authorized staff members are allowed in the filter rooms, chemical storage rooms and staff office area.
25. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
26. ADA chair lifts are for use by disabled residents, members, and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
27. Chair lifts are designed for self- use. Clubhouse Staff is not authorized to assist with use beyond initial review of operating instructions.
28. Chair lifts are rated for 300 lb. maximum capacity.
29. The pool may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
30. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
31. The fire pit may be utilized by adult residents and members only and operated by the Clubhouse staff only.
32. The outdoor grill is available on a first come, first served basis. The Clubhouse has BBQ tools, or you may bring your own. When done using the grill, please clean up after yourself and make sure the propane tank and grill are turned off.
33. All swim instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.

34. Pool policies, including hours of operation, may be changed at the discretion of the District's Board of Supervisors.
35. All other general facility and guest policies apply.

### **Activities Center, Meeting Rooms, and Gathering Areas**

The facility contains common social areas that are open for the use of residents, members, and their guests. These areas may have scheduled programs or Private Events during specific times of business operating hours.

#### **Usage Guidelines**

1. All areas are open for resident and member utilization unless a structured program, event or Private Event Rental is taking place.
2. Private Event Rentals require completion of an indemnification agreement, a security deposit, and a specified rental fee.
3. A schedule of activities will be posted and updated by the staff.
4. No one under the age of 16 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).
5. Only specified areas are available for Private Event Rentals.
6. Profanity is prohibited.
7. Residents and members are responsible for cleaning up after themselves.
8. Cell-phone use at the pool table is prohibited.
9. Gambling is not supported by the facility.
10. Food and beverages may only be consumed in designated areas.
11. All other general facility and guest policies apply.

### **Business Center and Community Mailroom**

We provide a variety of business services for the convenience of the residents and members. The Business Center is for teens and adults to create documents, access the internet, send e-mails, fax, print and copy. The Community Mailroom is designed for easy resident access for incoming and outgoing mail.

#### **Usage Guidelines**

1. The Business Center will be open during posted business hours of operation.
2. No one under the age of 16 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
3. The Clubhouse area is a "wireless hot spot" for you to enjoy the benefit of a wireless internet connection while working off your laptop computer. Your laptop must have a wireless enabled device and the encryption code in order to connect.
4. Food and drinks will not be permitted in the Business Center.
5. Disruptive behavior, including loud talking and cell phone use will not be permitted.
6. Please lower volume or mute sound when accessing anything that may be a disturbance to others.
7. Changes to system configuration are not permitted.
8. Downloading of files or software is not permitted.
9. E-mail attachments must be loaded onto disks, or a flash drive before opening to protect against viruses.
10. Parental controls and security restrictions have been applied to all computers.
11. Reports are generated listing all websites you logon to or attempt to logon to.
12. Time restrictions and a schedule of fees for business services will be posted and updated by the staff.
13. Please log off all computer programs when you leave the Business Center.
14. Do not shut off the computers unless requested to do so by the management.
15. The Community Mailroom is accessible with your access card 24 hours a day, 7 days a week. The only exception is when the USPS mail carrier is delivering the mail and the doors are locked.

16. Staff members are not permitted to accept deliveries for residents and members.
17. Three mailbox keys are issued to the first homeowner who occupies a home after their closing.
18. When a homeowner leases or sells their home, they are responsible for turning the mailbox keys over to the new tenant or owner.
19. If any or all the mailbox keys are lost, the expense for replacement of the mailbox lock will have to be coordinated through USPS, by the current owner.
20. All other general facility and guest policies apply.

## **Tennis Courts**

Our community offers lighted tennis courts for informal use, lessons, and league play.

### **Usage Guidelines**

1. Courts are available for use by residents, members, and their guests on a first come first serve basis only.
2. Courts may only be reserved for a community approved program or event.
3. The courts are lighted and can be used until 10:00 pm each night.
4. A schedule of activities will be posted and updated by the staff.
5. When other players are waiting, tennis court use should be limited to 1 hour.
6. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
7. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels are not permitted on the courts.
8. All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
9. The rules established by the United States Tennis Association (U.S.T.A.) should be strictly followed and adhered to by all players at all times.
10. Smoking in the tennis court areas is prohibited.
11. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
12. Profanity, fighting and disruptive behavior will not be tolerated.
13. No furniture will be allowed on the playing surfaces.
14. All tennis instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
15. All other general facility and guest policies apply.

## **Basketball Courts**

Our community offers a full-size basketball court for residents, members, and their guests.

### **Usage Guidelines**

1. Courts are available for use by residents, members, and their guests on a first come first serve basis only and cannot be reserved for a private function.
2. Courts may only be reserved for a community approved program or event.
3. The courts are lighted and can be used until 10:00 pm each night.
4. A schedule of activities will be posted and updated by the staff.
5. Residents and members are responsible for bringing their own equipment.
6. All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the basketball courts.
7. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).

8. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels that may damage the courts are prohibited.
9. Profanity, fighting and disruptive behavior will not be tolerated.
10. Smoking on the courts is prohibited.
11. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
12. All sports instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
13. All other general facility and guest policies apply.

## **Amphitheater, Picnic Area, and All Outdoor Areas**

The Amphitheater, Picnic Area and all other outdoor areas have been beautifully designed and maintained for enjoyment and utilization.

### **Usage Guidelines**

1. The Amphitheater, Picnic Area and all outdoor areas are available for use by residents, members, and their guests on a first come first serve basis only. These areas may only be reserved for a community approved program or event.
2. A schedule of activities will be posted and updated by the staff.
3. No one under the age of 14 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).
4. Children must remain in sight of those responsible for providing supervision at all times.
5. Bikes, rollerblades, skateboards, and equipment with wheels is prohibited.
6. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
7. Pets must be kept on a leash and residents and members must pick up and dispose of pet waste in appropriate outdoor receptacles.
8. Profanity, fighting and disruptive behavior will not be tolerated.
9. Smoking in these areas is prohibited.
10. Alcoholic beverages are not permitted to be consumed on the premises of these areas, except at pre-approved special events.
11. Residents and members are responsible for bringing their own equipment.
12. All instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
13. Amplified sound systems and DJs are prohibited unless it is a community approved program or event.
14. Residents and members must clean up after themselves and dispose of trash in the appropriate outdoor receptacles.
15. All other general facility and guest policies apply.
16. Maximum capacity is 160 people.

## **Playground Area**

Our community provides a Playground area for residents, members, and their guests to enjoy with their children.

### **Usage Guidelines**

1. The Playground equipment is designed for ages up to 12.
2. Residents and members may utilize the Playground and Tot Lot at their own risk.
3. Signage with usage guidelines, age, height, and/or weight requirements for the playground equipment is posted on or near each playground area.
4. Residents, members, and their guests are responsible for the behavior of their children.

5. No one under the age of 14 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).
6. Children must remain in sight of those responsible for providing supervision at all times.
7. Proper footwear is required and no loose clothing, especially with strings, should be worn.
8. The mulch material in the landscaping beds is not to be picked up, thrown, or kicked for any reason.
9. The following is not allowed around the playground equipment: Food, drinks or gum, pets of any kind (with the exception of service animals), sticks, wooden or metal bats, ropes, roller skates, roller blades or skateboards, hard balls such as baseballs, golf balls, etc.
10. Playground equipment is for all children. They should take turns and share the equipment.
11. All children are expected to play cooperatively with other children.
12. No jumping off from any high climbing bars or platforms.
13. Improper use of the equipment will not be tolerated. Use traditional methods when going up ladders and down slides. No fancy tricks.
14. If anything is wrong with the equipment or someone gets hurt, notify a staff member immediately.
15. All other general facility and guest policies apply.

## **Dog Park**

Our community offers a fenced dog park for resident and member utilization. This area is designed as a resident and member supervised, off-leash canine play area.

### **Usage Guidelines**

1. Dogs must be legally licensed and have current vaccinations.
2. Dogs must be leashed upon entering and leaving the off-leash dog areas.
3. Dogs that have attacked or bitten any person or another person's pet shall be constituted as a nuisance and are prohibited.
4. Female dogs in heat are prohibited.
5. The dog's owner/handler must remain in the dog area with the dog.
6. Dog Park hours are from dawn to dusk.
7. Residents and members will use the park at their own risk.
8. No other animals may be brought into the fenced area.
9. Children under 10 years of age are not permitted in the park.
10. Never leave dogs unattended.
11. Pinch, choker chains and spiked collars must be removed from dogs prior to entering the dog park.
12. The dog's owner/handler is responsible for picking up and disposing of all of their dog's waste in an appropriate outdoor receptacle. Please bring a bag from home.
13. Dogs under 4 months of age are prohibited.
14. All dogs must be under control of an adult resident or member (18 years or older), and there is a limit of 3 dogs per adult.
15. The dog's owner/handler is responsible for all actions of their dog.
16. Small bite sized dog treats are permitted.
17. Glass containers, food in bowls, long lasting chews and human food are not allowed.
18. Bikes, skateboards, and rollerblades are not permitted.
19. The dog's owner/handler must stop their dog from digging and are responsible for filling any holes their dog makes.
20. Please control any excessive barking.
21. Smoking is prohibited.
22. All other general facility and guest policies apply.



## Lake or Pond Areas

The lakes and ponds throughout the community are beautifully designed and maintained. These wet areas are not designed for fishing, swimming, or recreational use. An exception to this policy is Lake Mariel, the community's largest lake. Please follow the guidelines below when using Lake Mariel.

### Usage Guidelines (Lake Mariel only)

1. Residents and members may utilize Lake Mariel at their own risk.
2. Swimming is not encouraged; however, if a resident or member chooses to swim, it will be at their own risk. Lake Mariel is not supervised by lifeguards.
3. Lake usage is permitted dawn to dusk.
4. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
5. Lake Mariel is a non-motorized vessel lake.
6. Canoes and Kayaks are permitted.
7. Residents and members are responsible for bringing their own equipment.
8. Per Florida Boating Regulations, each boat must have a USCG-approved Personal Flotation Device (PFD) for each person on board. It is recommended that children under the age of 13 wear a USCG-approved PFD at all times while on board any vessel under 26 feet in length.
9. Fishing is permitted; however, please observe a catch and release policy
10. No person shall intentionally feed, entice with food, or harass any alligators or animals in the community.
11. All other general facility and guest policies apply.

## FORMS AND WAIVERS

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### New Resident and Member Information Form and Waiver

An information form is kept on file for all residents and members. This allows the staff to maintain current information on those who are eligible to utilize the amenities. This form also contains the Assumption of Risk and Waiver of Liability that must be signed by each member of the household. Photos are taken of each resident or member who is issued an access card. These photos will be placed on the access card for visual identification purposes.

### Interest Group and Club Applications

Applications may be filed by anyone wishing to form a resident or member interest group or club. These applications provide information necessary to form an interest group or club and provide the group/club with associated privileges.

### Private Event Rental Agreement

Residents and members who would like to rent the Activities Center or Conference Room for a Private Event must execute a Private Event Rental Agreement. Approved fees and a security deposit are required. This information is available at the Clubhouse office.

### Guest Registration and Waiver

Residents or members bringing guests to the Clubhouse facilities must have them sign the Guest Registration and Waiver form before they are able to enjoy the amenities.

# CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINES VIOLATIONS

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## Policy Enforcement

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

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

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

## Consequences

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

# **EXHIBIT 2**

**[Return to Agenda](#)**



## **LAKESHORE RANCH CDD**

### **LANDSCAPE MAINTENANCE REPORT:**

### **JANUARY 2025**

**TO:** District Management  
Lakeshore Ranch CDD Board of Supervisors

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

#### **Mowing and Detailing**

- The property was mowed as needed throughout the month.
- The property was detailed throughout the month for bed weeds, edging, trimming and blowing of common areas.

#### **Irrigation**

- Irrigation inspection was performed along with minor repairs and adjustments.

#### **Pest Control & Fertilization**

- On Friday, January 3<sup>rd</sup>, a full IPM was performed and applications made where needed.

#### **Tree and Landscape:**

The following proposals are awaiting approval:

- Mulch installation Proposal - \$25,675.00
- Tree Staking at Entry Monument Proposal- \$1,100.00
- Tree Debris Cleanup Proposal – 19555 Sunset Bay Drive - \$900.00
- Root Pruning and Root Barrier Installation Proposal – Watercolor Blvd - \$3,700.00
- Holly Tree Replacement Proposal – at Amphitheater - \$1,800.00
- Tree Removal Proposal – first roundabout near the entrance - \$650.00
- Enhancement Proposal – wood line cutback – west side of Amphitheater - \$2,250.00
- Enhancement Proposal – replenish bare areas – north side of entrance sign - \$840.00
- Debris Cleanup Proposal – walking area access near 19308 Autumn Chase Court - \$150.00
- Enhancement Proposal – Amphitheater Flax Lily and Mulch Installation - \$1,500.00
- Sylvester Palm Replacement Proposal - Sundance Lake Boulevard - \$7,250.00
- Debris Cleanup Proposal – Amenity Center East side - \$550.00
- Debris Cleanup Proposal – East side of Amenities Pool Area - \$450.00
- Debris Cleanup Proposal – East side of Amenity Center - \$450.00

#### **Work Orders / Service requests**

- Please do not hesitate to send any service requests to our Service Desk at [service@redtreelandscape.systems](mailto:service@redtreelandscape.systems). Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

# **EXHIBIT 3**

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*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**TREE STAKING PROPOSAL  
FOR  
LAKESHORE RANCH CDD**

***Entry Monument***

Attention: Ms. Patricia Comings-Thibault – District Manager

January 16, 2025

**Scope of Work:**

**Stake (2) Cypress trees at the entry monument.**



- Stake (2) Cypress trees.
- Includes all labor and materials.

**Total Cost: \$1,100.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapesystems.com](mailto:jburrkett@redtreelandscapesystems.com) / Cell phone: (727) 267-2059

# **EXHIBIT 4**

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5532 Auld Lane, Holiday FL 34690

## Tree and Debris Cleanup Proposal

FOR

***Lakeshore Ranch CDD***

***19555 Sunset Bay Drive***

Attention: Patricia Comings-Thibault – District Manager

January 28, 2025

Scope of Work – Cut up and remove debris, as tree is inhibiting storm water flow.



- Cut up & remove debris to promote storm water flow.
- Includes all labor, debris disposal, hauling and dump fees.

**PRICE: \$900.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059



# **EXHIBIT 5**

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5532 Auld Lane, Holiday FL 34690

## Root Pruning and Root Barrier Installation Proposal

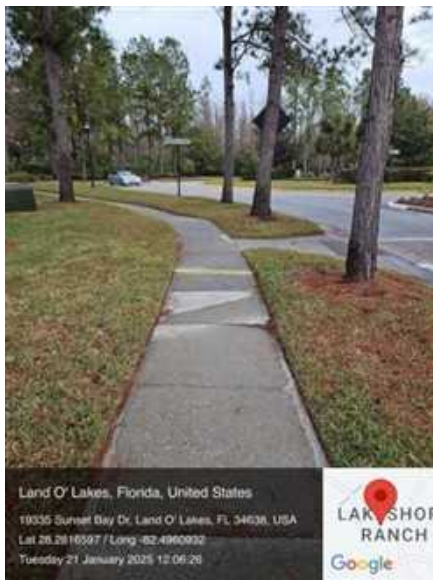
FOR

### ***Lakeshore Ranch CDD Watercolor Boulevard***

Attention: Patricia Comings-Thibault – District Manager  
January 28, 2025

**Scope of Work – Prune roots of (2) trees and install root barrier - both on Watercolor Boulevard**

**Across from roundabout  
at Sundance & Watercolor**



**at Sunset Bay Drive**



- Prune roots of (2) trees.
- Install root barrier for both trees.
- Includes all labor, materials, debris disposal, hauling and dump fees.

**PER TREE \$1,850.00 x 2 TREES – TOTAL PRICE: \$3,700.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059

# **EXHIBIT 6**

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5532 Auld Lane, Holiday FL 34690

**January 20, 2025**

**Holly Tree Replacement Proposal**

**For**

**Lakeshore Ranch at Amphitheater**

**Attn: Michael Sakellarides**

**[michael@breezehome.com](mailto:michael@breezehome.com)**



- 2 Nellie Stevens Holly trees are showing signs of disease that is non preventive and non curable... I suggest changing to Japanese Blueberry
- Remove 2 diseased Holly trees and haul away
- Install 2 Japanese Blueberry 30gal full to base
- Includes all materials, labor, hauling and dump fees

**Total: \$1,800.00**

---

Authorized By:

Date:

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

# **EXHIBIT 7**

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**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**TREE REMOVAL PROPOSAL  
FOR  
LAKESHORE RANCH CDD  
first roundabout near the entrance**

Attention: Ms. Patricia Comings-Thibault – District Manager

January 23, 2025

**Scope of Work:**

Remove (1) tree at the first roundabout near the entrance.



- Flush cut and remove (1) dying tree at the first roundabout near the entrance (see photo above).
- Includes all labor, debris removal, hauling and dump fees.

**Total Cost: \$650.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapesystems](mailto:jburrkett@redtreelandscapesystems) / Cell phone: (727) 267-2059

# **EXHIBIT 8**

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*The New Standard in Landscape Maintenance*

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5532 Auld Lane, Holiday FL 34690

## **Fallen Tree and Planter Bed Cleanup Proposal**

FOR

***Lakeshore Ranch CDD***

***Planter bed at 19537 Post Island Loop***

**Attention: Patricia Comings-Thibault – District Manager**

January 27, 2025

**Scope of Work – Cutback / Cleanup fallen tree and planter bed. (see photo - 19537 Post Island Loop)**



- **Cutback and cleanup fallen tree and planter bed.**
- **Includes all labor, debris disposal, hauling and dump fees.**

**PRICE: \$250.00**

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

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

**Proposal submitted by John Burkett - Client Care Specialist**  
**[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059**



# **EXHIBIT 9**

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5532 Auld Lane, Holiday FL 34690

**January 20, 2025**

**Enhancement Proposal**

**For**

**Lakeshore Ranch at Amphitheater**

**Attn: Michael Sakellarides**

**[michael@breezehome.com](mailto:michael@breezehome.com)**



- Clean out invasive's in wood line west side of amphitheater
- Spray with Garlon Herbicide
- Includes all materials, labor, hauling and dump fees

**Total: \$2,250.00**

---

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor

[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679

# **EXHIBIT 10**

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5532 Auld Lane, Holiday FL 34690

**LANDSCAPE ENHANCEMENT PROPOSAL**  
**FOR**  
**LAKESHORE RANCH CDD**  
**Northside of entrance sign**

Attention: Ms. Patricia Comings-Thibault – District Manager

January 23, 2025

**Scope of Work:**

Landscape enhancement – to replenish bare areas of Loropetalum on the northside of entrance sign.

- Install (30) 3-gallon Loropetalum to replenish bare areas.
- Includes all labor and materials.

**Total Cost: \$840.00**

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Authorized Signature to Proceed

---

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059

# **EXHIBIT 11**

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**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## **Fallen Tree and Planter Bed Cleanup Proposal**

FOR

***Lakeshore Ranch CDD***

***Planter bed at 19537 Post Island Loop***

**Attention: Patricia Comings-Thibault – District Manager**

January 27, 2025

**Scope of Work – Cutback / Cleanup fallen tree and planter bed. (see photo - 19537 Post Island Loop)**



- **Cutback and cleanup fallen tree and planter bed.**
- **Includes all labor, debris disposal, hauling and dump fees.**

**PRICE: \$250.00**

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

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

**Proposal submitted by John Burkett - Client Care Specialist**  
**[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059**



*The New Standard in Landscape Maintenance*

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 15, 2025**

**Sylvester Palm Replacement Proposal**

**For**

**Lakeshore Ranch**

**Attn: Michael Sakellarides**

**[michael@breezehome.com](mailto:michael@breezehome.com)**

- Eradicate root ball in preparation of palm tree installation
- Install 1 Sylvester Palm 18' ct to include bracing
- Includes all materials, labor, hauling & dump fees

**Total: \$13,250.00**

---

**Authorized By:**

**Date:**

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

# **EXHIBIT 12**

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5532 Auld Lane, Holiday FL 34690

## **Walking Area Debris Cleanup Proposal**

FOR

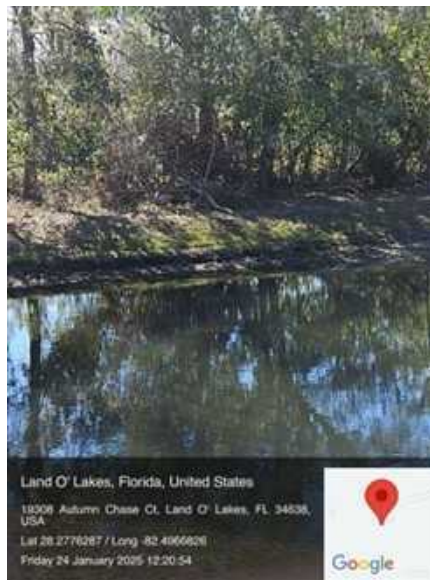
***Lakeshore Ranch CDD***

***Near 19308 Autumn Chase Court***

**Attention: Patricia Comings-Thibault – District Manager**

January 28, 2025

**Scope of Work – Cut up branch to keep from impeding on walking area access.**



- Cut up branch and throw debris in conservation area.
- Includes all labor, debris disposal, hauling and dump fees.

**PRICE: \$150.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059

# **EXHIBIT 13**

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5532 Auld Lane, Holiday FL 34690

**January 20, 2025**

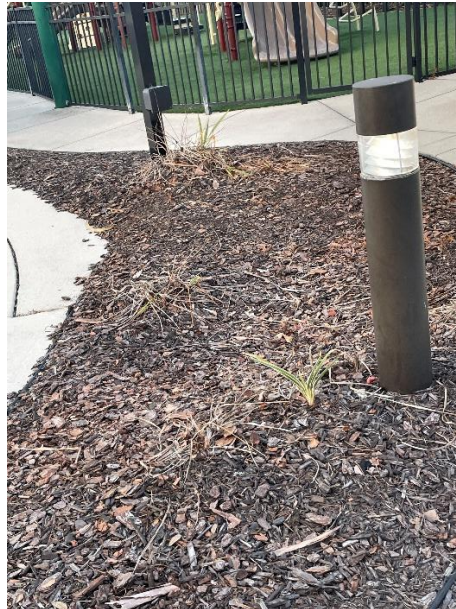
**Enhancement Proposal**

**For**

**Lakeshore Ranch at Amphitheater**

**Attn: Michael Sakellarides**

**[michael@breezehome.com](mailto:michael@breezehome.com)**



- Remove existing Flax Lily and prep area for new planting
- Install 50 Variegated Flax Lily 3gal
- Install 1 yard Coco Hardwood Mulch
- Includes all materials, labor, hauling and dump fees

**Total: \$1,500.00**

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Authorized By:

Date:

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

# **EXHIBIT 14**

**[Return to Agenda](#)**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**January 20, 2025**

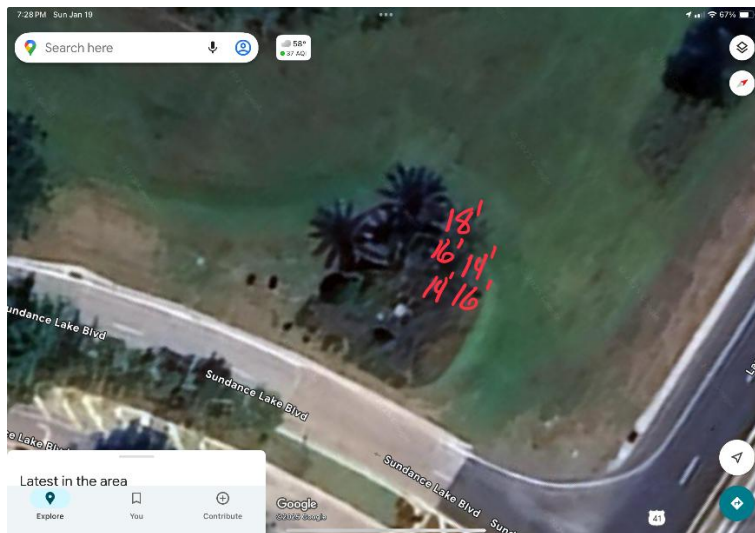
**Sylvester Palm Replacement Proposal**

**For**

**Lakeshore Ranch**

**Attn: Michael Sakellarides**

**[michael@breezehome.com](mailto:michael@breezehome.com)**



**GENERAL LAYOUT FIELD ADJUSTMENTS WILL BE MADE AS NEEDED**

- Eradacate root ball in preparation of palm tree installation
- Install 2 Washingtonian Palms 14'ct
- Install 2 Washingtonian Palms 16'ct
- Install 1 Washingtonian Palms 18'ct
- Includes all materials, labor, hauling & dump fees

**Total: \$7,250.00**

---

**Authorized By:**

**Date:**

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

# **EXHIBIT 15**

**[Return to Agenda](#)**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## **Debris Cleanup Proposal**

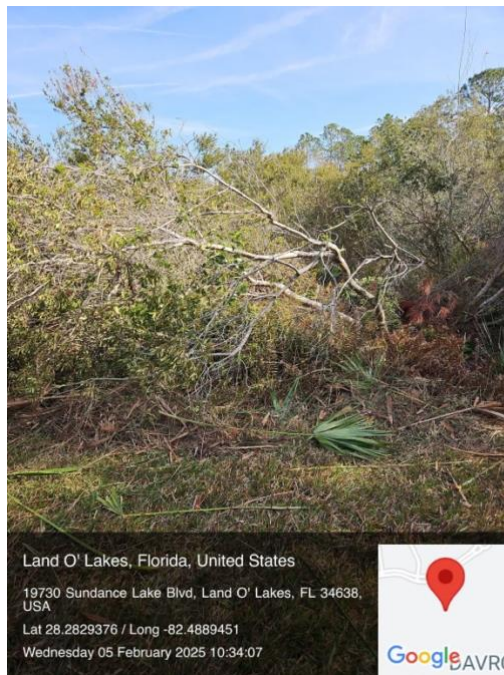
FOR

### ***Lakeshore Ranch CDD East Side of Amenities Pool***

**Attention: Patricia Comings-Thibault – District Manager**

**February 6, 2025**

**Scope of Work – Cut up and throw debris in natural area – East side of Amenities Pool area.**



- **Cut up & throw debris in natural area on the East side of Amenities Pool area.**

**PRICE: \$450.00**

---

Authorized Signature to Proceed

---

Date of Authorization

**Proposal submitted by John Burkett - Client Care Specialist**  
**[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059**

# **EXHIBIT 16**

**[Return to Agenda](#)**





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**Debris Cleanup Proposal**  
FOR  
***Lakeshore Ranch CDD***  
***East Side of Amenity Center***

Attention: Patricia Comings-Thibault – District Manager

February 6, 2025

Scope of Work – Cut up and throw debris in conservation area – East side of Amenity Center.



- Cut up and throw debris in conservation area – East side of Amenity Center.

**PRICE: \$450.00**

---

Authorized Signature to Proceed

---

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapesystems.com](mailto:jburrkett@redtreelandscapesystems.com) / Cell phone: (727) 267-2059

# **EXHIBIT 17**

**[Return to Agenda](#)**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

## **Debris Cleanup Proposal**

FOR

### ***Lakeshore Ranch CDD Amenity Center East side***

**Attention: Patricia Comings-Thibault – District Manager**

February 6, 2025

**Scope of Work – Flush cut and dispose of debris – Amenity Center East side**



- Flush cut & dispose of debris – Amenity Center East side.
- Includes all labor, debris disposal, hauling and dump fees.

**PRICE: \$550.00**

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

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

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapc.systcms](mailto:jburrkett@redtreelandscapc.systcms) / Cell phone: (727) 267-2059

# **EXHIBIT 18**

**[Return to Agenda](#)**



***The New Standard in Landscape Maintenance***

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

***IRRIGATION PUMP CONTROL BOX PROPOSAL***  
**FOR**  
**LAKESHORE RANCH CDD**

Attention: Ms. Patricia Comings-Thibault – District Manager

February 12, 2025

**Scope of Work**

The irrigation pump near 8422 Water Color Drive leaks and is malfunctioning. Its control box needs replacement.

**Materials:**

- 2-inch pressure-reducing valve with bypass line and liquid gauges
- 5 HP deluxe Franklin control box
- Pressure switch and gauge
- 2-inch galvanized union
- Miscellaneous materials
- Labor included

**TOTAL PRICE: \$3,075.00**

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**Date of Authorization**

**Proposal submitted by Matt Olson, Irrigation Manager**  
[service@redtreelandscapesystems.com](mailto:service@redtreelandscapesystems.com) / Cell phone: (727) 200-1714

## **EXHIBIT 19**

[Return to Agenda](#)



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**February 26, 2025**

**Landscape Enhancement Proposal**

**For**

**Lakeshore Ranch**

**Attn: Patricia Thibault**

**[patricia@breezehome.com](mailto:patricia@breezehome.com)**



- Remove existing plant material and soil from pots
- Install drainage rock to bottom of pot
- Install organic potting mix to pots
- Install 2 Pink Hibiscus 3gal
- Includes all materials, labor, hauling and dump fees

**Total: \$250.00**

---

**Authorized By:**

**Date:**

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

## **EXHIBIT 20**

[Return to Agenda](#)





Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 12

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Secure and straighten (2) leaning Cypress with new bracing.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$890.44**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 21**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 13

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Flush cut and remove dead for better storm water flow.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$985.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

## **EXHIBIT 22**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 14

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Cut back and prune root balls on (2) trees along the sidewalk.
- Install root barriers around both.
- Cut back and shave lifted concrete.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$3,650.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

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[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

## **EXHIBIT 23**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 15

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Remove (2) diseased Holly trees.
- Add soil to promote healthy growth.
- Install (2) 30g Japanese Blueberries with bracing.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$1,975.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

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[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 24**

[Return to Agenda](#)





Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 16

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Flush cut and remove (1) tree.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$710.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 25**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 17

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Cut back and remove fallen tree .
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$273.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 26**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 18

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Clean-up/ cut back invasive overgrowth along fence line, West side of amphitheater.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$1,933.40**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 27**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 19

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Add soil to promote healthy growth.
- Install (30) 3g Loropetalum.
- Add mulch to match existing color.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$925.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 28**

[Return to Agenda](#)





Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 20

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Remove root ball and dispose.
- Add soil to promote healthy growth.
- Install (1) Sylvester Palm 18' ct with bracing.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$11,551.26**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 29**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 21

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Cut up branch near conservation area and dispose.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$165.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 30**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 22

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Remove Flax Lilly.
- Add soil to promote healthy growth.
- Install (50) 3g Variegated Flax Lilly.
- Add mulch to match existing color.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$1,655.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 31**

[Return to Agenda](#)

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 23

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Remove and dispose of root balls.
- Install (2) Washingtonia Palms 14' ct with bracing.
- Install (2) Washingtonia Palms 16' ct with bracing.
- Install (1) Washingtonia Palm 18' ct with bracing.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$7,980.00**

Proposal Accepted \_\_\_\_\_

DATE

\_\_\_\_\_  
SIGNATURE

*Stephen McDowell*

\_\_\_\_\_  
Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

# **EXHIBIT 32**

[Return to Agenda](#)





Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 24

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Cut up and remove debris east side Amenities pool.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$495.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 33**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 25

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Cut up and remove debris east side Amenities pool.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$495.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 34**

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

February 25, 2025

Breeze Homes  
Gaby Arroyo  
19730 Sundance Lake Blvd  
Land O Lakes, FL 34638

**Re: Lakeshore Ranch**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

**QUOTE:** Exhibit 26

**DESCRIPTION OF WORK:**

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Flush cut and remove debris near Amenity Center.
- Clean up from work performed.
- Haul away debris to a local landfill.

**Total Quoted Price- \$606.00**

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

*Stephen McDowell*

Stephen McDowell  
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

[www.FloridaCommercialCare.com](http://www.FloridaCommercialCare.com)

# **EXHIBIT 35**

[Return to Agenda](#)



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE DUE ESTIMATE #  
3/3/2025 3/3/2025 EST-SCA1440

## BILL TO

Breeze  
Gaby Arroyo  
1540 International Parkway 2000  
Lake Mary FL 32746 USA

## SHIP TO

19730 Sundance Lake Blvd  
Land O' Lakes FL 34638 USA

DESCRIPTION	QTY	RATE	AMOUNT
Approximately 230 LF of erosion on aforementioned pond to be restored utilizing shoreline sock . Areas to first be prepped, void space beneath the path & adjacent to the shoreline to be back-filled with appropriate fill and compacted. Shoreline sock is then to be installed. Following this, material from pond bed to be dredged into the sock, with repaired bank to closely match previous curvature & existing slope. 6' of shoreline on average to be gained. Following this, newly constructed shoreline to be sodded to restore the bank's appearance and help retain any additional fill.			
30% deposit required due before the commencement of work. for Material Purchase. If sediment within the waterway is not suitable dredge material; additional pricing will be added for importation of suitable fill, in order to complete the project. The signing party acknowledges a 20% increase in project cost, should sediment onsite not be suitable for dredging. Watering of sod not included within this scope.	230.00	120.00	27,600.00
5 Year warranty on newly constructed shoreline.			

Thank you for your business.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 27,600.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

# **EXHIBIT 36**

[Return to Agenda](#)





## Lakeshore Ranch CDD Aquatics

---

**Inspection Date:**

3/3/2025 11:43 AM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 1

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Just a few patches of grasses present here and only requires a quick treatment next visit. No algae growth and in great condition otherwise.

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

## SITE: 4

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



### Comments:

Two small sections of submerged grasses growing at the bottom. The low water level will make the next treatment more effective against them. No algae growth observed.

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



# Inspection Report

## SITE: 6

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Filamentous algae appears to be growing around grasses in the narrow side of the SRA. A double treatment will be done for these next visit.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Ocher
			Chara

## SITE: 7

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Any surface algae present is decaying and will dissipate within the next few days. Little to no grass growth on the banks.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Ocher
			Chara



# Inspection Report

**SITE: 8**

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



**Comments:**

Submerged filamentous algae is growing around the perimeter of the SRA. This will be addressed by a tech next regular service. No notable grasses observed.

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

**SITE: 9**

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



**Comments:**

Most of the filamentous algae present here is starting to decay. If this has not continued by the next service, a tech will treat it again. Grass treatments will also be done at that time.

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



# Inspection Report

**SITE: 25**

Condition:      Excellent      Great      Good      Poor      Mixed Condition      Improving



**Comments:**

here is another case of algae mid-decay. If the condition has not improved by the next visit, a technician will re-treat this SRA for algae and grasses as well.

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

**SITE: 45**

Condition:    ✓Excellent      Great      Good      Poor      Mixed Condition      Improving



**Comments:**

No notable grass or algae growth occurring aside from lilies. Decaying algae is present near one edge.

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



# Inspection Report

**SITE: 46**

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



## Comments:

Minor grass growth around the edge. A tech will treat for these next regular service.  
No algae growth observed.

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

**SITE: 47**

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



## Comments:

Submerged filamentous algae is present in small patches. This will only require a quick algaecide treatment next visit to begin clearing up.

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

## MANAGEMENT SUMMARY



With the arrival of March almost here, the changing weather has affected some of the SRAs. The series of cold snaps have been broken as warm temperatures start occur more often during the day. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

SRA conditions were mostly good this most recent visit. Nuisance grasses, mainly slender spikerush, are present in small amounts and will continue to be a target for our technicians. Algae is minimal and mainly accumulating in shallower sections of SRAs. Due to low water levels, large sections of the beds and SRA banks are exposed. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these SRAs.

## RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid over-treating SRAs, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!

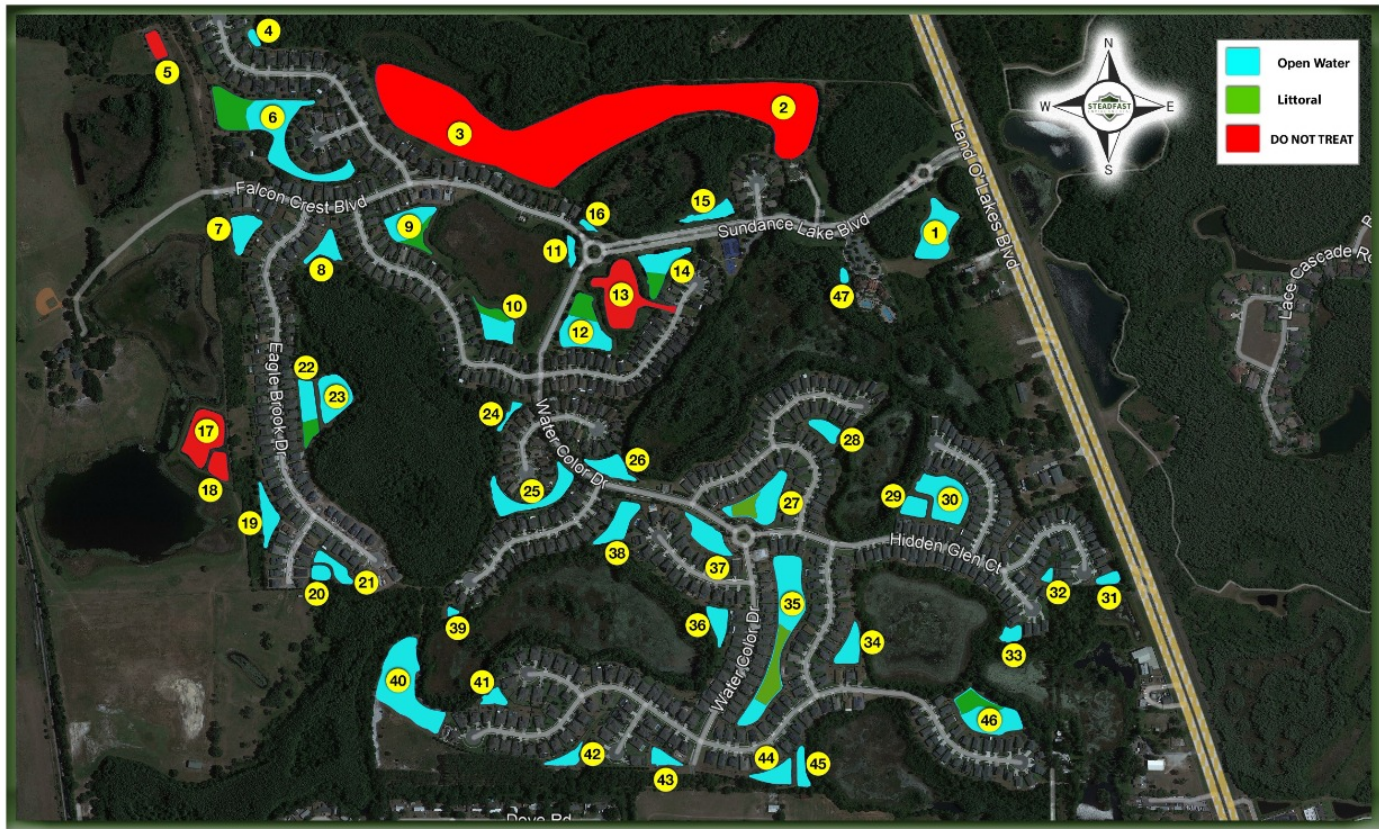


MAINTENANCE AREA



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

Gate Code:





# **EXHIBIT 37**

[Return to Agenda](#)

ACCEPT

DECLINE

# Estimate

Date: Feb 24, 2025  
No. 658

www.american-powerwashing.com

**Presented To:**  
LakeShore Ranch CDD  
Gaby Arroyo  
1540 International Parkway  
Lake Mary, FL 32746



Description	Qty	Each	Amount
<b>Location:</b> 19730 Sundance Lake Boulevard; Land O' Lakes, FL 34638			
<b>Guard House exterior soft wash cleaning</b>	1	\$750.00	\$750.00
Low pressure soft wash cleaning of Guard House to remove dirt, mold, mildew, algae.			
This cleaning includes all vertical surfaces including posts/support columns.			
<b>Additional Details:</b> * American Power Washing will provide water ** Soft wash comes with a 6 month warranty on no growth			

Total	\$750.00
-------	----------

Thank you for allowing us the opportunity to present our service to you!

# **EXHIBIT 38**

[Return to Agenda](#)

If you have any questions about this invoice, please contact

# **EXHIBIT 39**

[Return to Agenda](#)

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.  
820 Old Windsor Way  
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com  
+1 (813) 476-1933



Bill to  
Lakeshore Ranch CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

Estimate details  
Estimate no.: 1415  
Estimate date: 02/24/2025  
Expiration date: 03/22/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Pressure Wash	Pressure Washing Lakeshore Ranch Guard House Entry. Location will be prepped as first step. Any electronics, cameras etc. Will be covered as needed. Plant life will be watered down so as to protect them from the solution used. The washing itself uses a proprietary blend of fresh water, sodium hypochlorite and a disinfectant / antimicrobial agent. This breaks down at molecular level any organic or environmental factors on the property. It is allowed dwell time and then rinsed off.	1	\$1,260.00	\$1,260.00

Total \$1,260.00

Note to customer

Thank you for your business opportunity.  
  
Customer is tax exempt.

Expiry date 03/22/2025

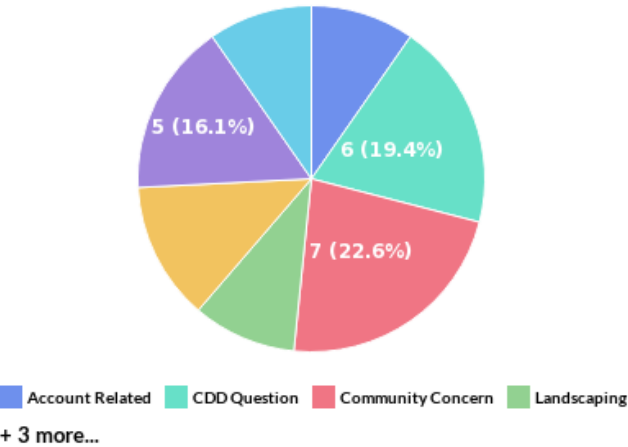
Accepted date Accepted by

# **EXHIBIT 40**

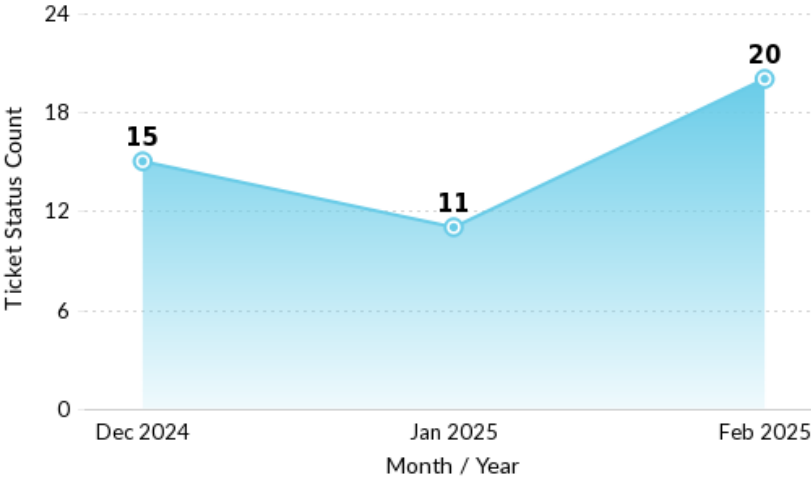
[Return to Agenda](#)

# Monthly Dashboard - Lakeshore Ranch

## Community Engagement



## Lakeshore Ranch - Tickets Resolved



Jan 2025

11 ↑

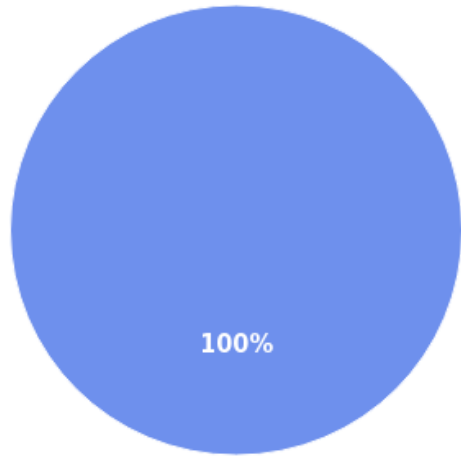
AVG Response Time

23 hrs 55 mins

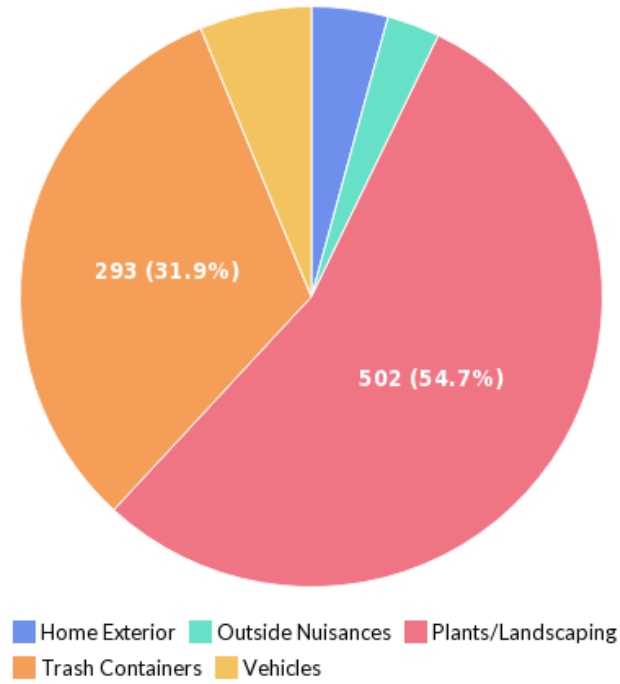


Satisfaction Rating

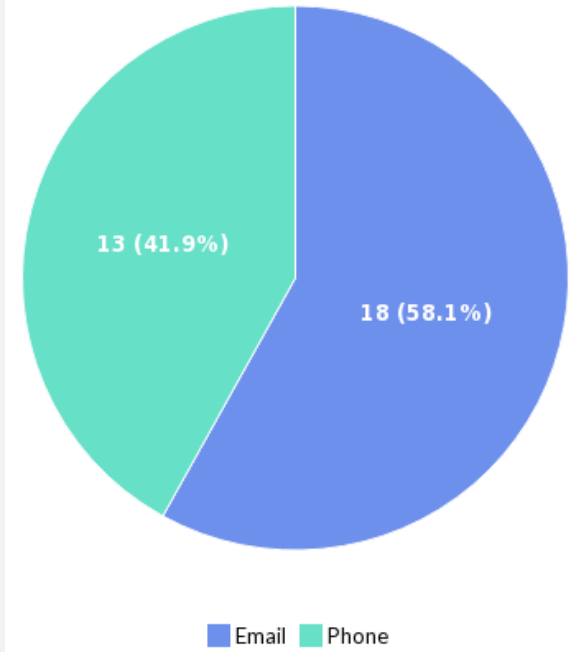
Happy! 5



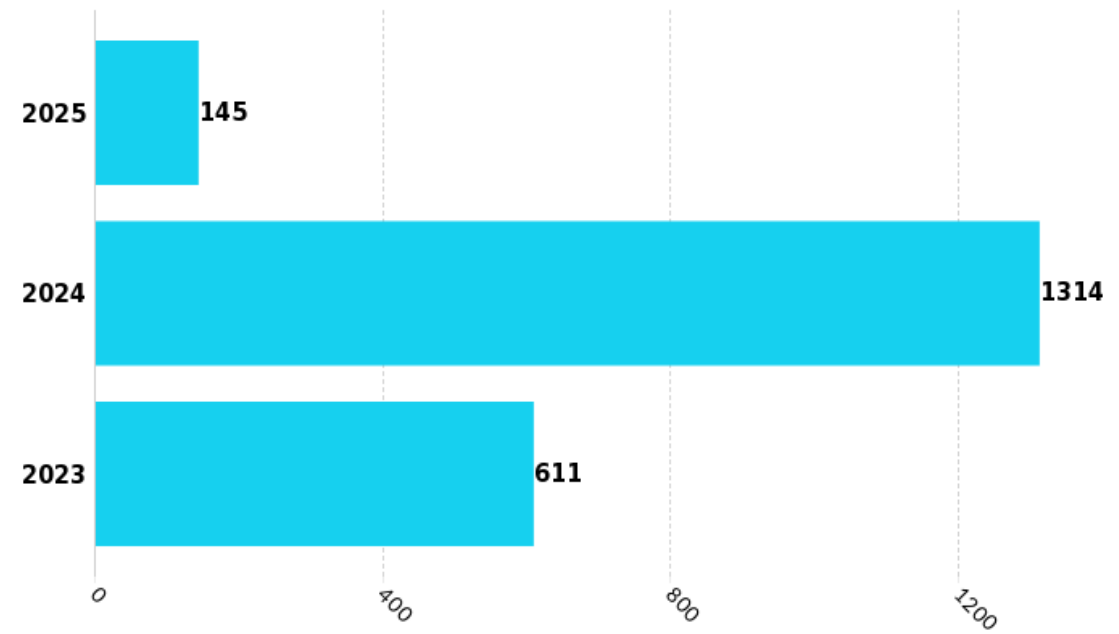
Compliances By Item



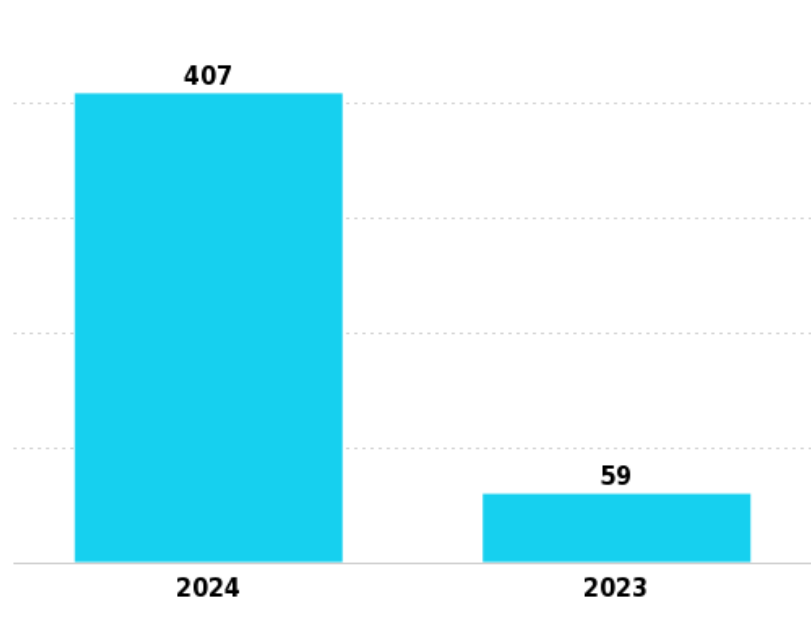
Ticket By Type



Breeze Working Hours



Field Service Hours On Site



Lakeshore Satisfaction Data

Ticket ID	Subject	Created At	Type	Status Group	Ticket Source	Company Name	Survey Received Time	Rating
276748	Lakeshore Ranch HOA	24-02-2025 14:00:38	Renter	Completed	Phone	Lakeshore Ranch		
276740	Inquiry	24-02-2025 13:40:46	CDD Question	Completed	Phone	Lakeshore Ranch		
276592	CDD Inquiry	24-02-2025 06:53:17	CDD Question	Completed	Email	Lakeshore Ranch		
275729	Automatic reply: Community Gate Update	19-02-2025 11:14:18	Question	Completed	Email	Lakeshore Ranch		
275718	Re: Community Gate Update	19-02-2025 11:02:41	Newsletters	Completed	Email	Lakeshore Ranch		
275496	Looking for Monica	18-02-2025 12:40:26	Question	Completed	Phone	Lakeshore Ranch		
275103	Swimming laps	16-02-2025 22:10:03	Pool	Completed	Email	Lakeshore Ranch		

275051	Fw: Car parked	16-02-2025 08:13:23	Community Concern	Completed	Email	Lakeshore Ranch		
275016	Clubhouse Pool Hours	15-02-2025 13:14:15	Community Concern	Completed	Email	Lakeshore Ranch		
275011	Amended Pool Hours	15-02-2025 12:50:21	Pool	Completed	Email	Lakeshore Ranch		
275003	Pool Hours	15-02-2025 11:12:07	Pool	Completed	Email	Lakeshore Ranch		
274992	Mr Carson lawsuit	15-02-2025 07:56:37	CDD Question	Completed	Email	Lakeshore Ranch		
274973	New Pool Hours	14-02-2025 19:31:10	Pool	Completed	Email	Lakeshore Ranch		
274922	Pool hours	14-02-2025 15:55:24	Amenity Center	Completed	Email	Lakeshore Ranch		
274579	Bingo inquiry	13-02-2025 11:26:03	Question	Completed	Phone	Lakeshore Ranch		
274311	Fw: 19547 Sunset Bay Tree	12-02-2025 11:07:10		Completed	Email	Lakeshore Ranch		
274143	Returned call	11-02-2025 14:40:52	Returned Call	Completed	Phone	Lakeshore Ranch		
274055	Missed call	11-02-2025 10:25:31	Returned Call	Completed	Phone	Lakeshore Ranch		
273819	19547 Sunset Bay - Lake Shore Ranch	10-02-2025 14:37:46	Landscaping	Completed	Email	Lakeshore Ranch		
273159	CDD - Lakeshore Ranch Contact [#297]	06-02-2025 13:59:42	Community Concern	Completed	Email	Lakeshore Ranch		
272846	Lakeshore Ranch Clubhouse	05-02-2025 12:54:34	Amenity Center	Completed	Phone	Lakeshore Ranch		
272821	Follow up	05-02-2025 11:54:46	Returned Call	Completed	Phone	Lakeshore Ranch		
271475	Lakeshore ranch ticket submitted	30-01-2025 08:06:59	Landscaping	Completed	Email	Lakeshore Ranch		
271002	Lakeshore ranch	28-01-2025 10:57:35	Gate/Clicker/Fob	Completed	Phone	Lakeshore Ranch		
271001	vesta properties	28-01-2025 10:56:26	Account Related	Completed	Phone	Lakeshore Ranch		
270591	CDD fee	27-01-2025 09:51:24	CDD Question	Completed	Phone	Lakeshore Ranch		
270318	Lakeshore Ranch Clubhouse	24-01-2025 15:08:43	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
270276	Agenda CDD	24-01-2025 13:11:08	CDD Question	Completed	Email	Lakeshore Ranch		

269718	Tree	22-01-2025 10:32:46	Community Concern	Completed	Phone	Lakeshore Ranch		
269384	Trash	21-01-2025 05:55:32	Trash	Completed	Email	Lakeshore Ranch		
268848	referred to GreenAcre	17-01-2025 10:44:45	Account Related	Completed	Phone	Lakeshore Ranch		
267928	Call for Lori Karpay (Lakeshore Ranch)	13-01-2025 17:06:01	Question	Completed	Phone	Lakeshore Ranch		
267638	Tennis court net	12-01-2025 17:19:57	Community Concern	Completed	Email	Lakeshore Ranch		
267521	HOA inquiry	10-01-2025 17:26:36	Question	Completed	Phone	Lakeshore Ranch		
267194	Re: Lakeshore Ranch Resident - 19737 Lonesome - Inquiry Regarding Tree Maintenance in Adjacent Conservation Area	09-01-2025 15:04:31	Landscaping	Completed	Email	Lakeshore Ranch		
265939	Landscaping LSR	06-01-2025 07:18:57		Completed	Email	Lakeshore Ranch		
265938	Security Guard / Gate	06-01-2025 07:14:42	Community Concern	Completed	Email	Lakeshore Ranch		
265752	Fw: LSR Community Landscaping	03-01-2025 16:55:57	Community Concern	Completed	Email	Lakeshore Ranch		
265473	Call for Patricia	03-01-2025 10:44:19	CDD Question	Completed	Phone	Lakeshore Ranch		
265275	Amenity center	02-01-2025 15:30:29	Amenity Center	Completed	Phone	Lakeshore Ranch		
263021	Re: Sewer line info requested	23-12-2024 13:08:40		Completed	Email	Lakeshore Ranch		
263012	Inquiry	23-12-2024 12:51:40	Question	Completed	Phone	Lakeshore Ranch		
262990	Inquiry	23-12-2024 12:20:22	Question	Completed	Phone	Lakeshore Ranch		
262820	Sewer line info requested	21-12-2024 18:35:14	Question	Completed	Email	Lakeshore Ranch		
262600	Lakeshore Ranch Clubhouse	20-12-2024 11:22:09	CDD Question	Completed	Phone	Lakeshore Ranch		Not Valid
262579	Inquiry	20-12-2024 10:29:47	Question	Completed	Phone	Lakeshore Ranch		
262534	Lakeshore Ranch Amenity Center	20-12-2024 09:11:15	Amenity Center	Completed	Phone	Lakeshore Ranch		

262310	[Lakeshore Ranch] New message received from rarjar1@verizon.net	19-12- 2024 12:17:11	Community Concern	Completed	Email	Lakeshore Ranch		
262174	CDD - Lakeshore Ranch Contact [#295]	18-12- 2024 18:15:40		Completed	Email	Lakeshore Ranch		
260981	Lakeshore Ranch	12-12- 2024 15:26:07	Question	Completed	Phone	Lakeshore Ranch		
260581	Re: Recycling Truck Fluid Leaking On Street	11-12- 2024 10:50:49	Community Concern	Completed	Email	Lakeshore Ranch		
260493	Pond 9	10-12- 2024 19:17:42	Pond	Completed	Email	Lakeshore Ranch		
260492		10-12- 2024 19:08:29	Pond	Completed	Email	Lakeshore Ranch		
260424	Re: Garofalo Residence Hurricane Milton Tree Down	10-12- 2024 15:23:14	Landscaping	Completed	Email	Lakeshore Ranch		
260140	CDD - Lakeshore Ranch Contact [#294]	09-12- 2024 15:45:39	CDD Question	Completed	Email	Lakeshore Ranch		
260058	Inquiry	09-12- 2024 12:45:39	Question	Completed	Phone	Lakeshore Ranch		
259593	Tree removal	06-12- 2024 08:30:45	Landscaping	Completed	Phone	Lakeshore Ranch		
259418	Clubhouse contact	05-12- 2024 13:18:02	Amenity Center	Completed	Phone	Lakeshore Ranch		
258778	Clean ponds around the neighborhood	03-12- 2024 11:51:23		Completed	Email	Lakeshore Ranch		
258777	Pond behind my house (dirty)	03-12- 2024 11:50:38		Completed	Email	Lakeshore Ranch		
258772	Dirty Pond	03-12- 2024 11:46:53	Pond	Completed	Email	Lakeshore Ranch		
258513	CDD Question	02-12- 2024 13:57:31	CDD Question	Completed	Email	Lakeshore Ranch		
258353	Missed Call	02-12- 2024 10:06:07	Returned Call	Completed	Phone	Lakeshore Ranch		
258185	Follow up call	30-11- 2024 11:33:14	Returned Call	Completed	Phone	Lakeshore Ranch		
258168	Incorrect Number Dialed - Looking for Guard Gate Contact at Lakeshore Ranch	30-11- 2024 10:13:02	Returned Call	Completed	Phone	Lakeshore Ranch		

258143	CDD question	29-11-2024 16:53:48	Account Related	Completed	Email	Lakeshore Ranch		
257908	Automatic reply: Have a Happy Thanksgiving!	27-11-2024 15:02:56	Newsletters	Completed	Email	Lakeshore Ranch		
256965	Club House Related	22-11-2024 11:53:22	Account Related	Completed	Phone	Lakeshore Ranch		
256908	Fallen Tree	22-11-2024 09:43:24	Community Concern	Completed	Phone	Lakeshore Ranch		
256879	Fwd: Conservation tree damage	22-11-2024 08:18:28	Community Concern	Completed	Email	Lakeshore Ranch		
256499	Missed Call	20-11-2024 15:18:08	Returned Call	Completed	Phone	Lakeshore Ranch		
256377	FW: Access to pond near 8206 Summer Brook Ct - Lakeshore	20-11-2024 11:15:56	CDD Question	Completed	Email	Lakeshore Ranch		
256228	Returned call/ no asnwer	19-11-2024 16:56:04	Returned Call	Completed	Phone	Lakeshore Ranch		
255747	CDD fee	18-11-2024 13:49:46	CDD Question	Completed	Phone	Lakeshore Ranch		
255232	Re: Inquiry call	15-11-2024 13:41:44	Community Concern	Completed	Email	Lakeshore Ranch		
255164	Lakeshore Ranch HOA	15-11-2024 11:04:48	Account Related	Completed	Phone	Lakeshore Ranch		
255043	Lakeshore Ranch HOA	14-11-2024 16:00:40	Landscaping	Completed	Phone	Lakeshore Ranch		
254388	Fwd: Access to pond near 8206 Summer Brook Ct	12-11-2024 15:08:38	Pond	Completed	Email	Lakeshore Ranch		
254261	Re: Recycling Truck Fluid Leaking On Street	12-11-2024 10:45:27	Community Concern	Completed	Email	Lakeshore Ranch		
254260	Follow up on dead branches	12-11-2024 10:42:17	Account Related	In Progress	Phone	Lakeshore Ranch		
253680	Looking For Patricia	08-11-2024 15:45:23	Account Related	Completed	Phone	Lakeshore Ranch		
253341	Fw: 19547 Sunset Bay Dr. - Lake Shore Ranch	07-11-2024 14:07:51	Community Concern	Completed	Email	Lakeshore Ranch		
253290	RE: Dead branches	07-11-2024 11:58:41	Community Concern	Completed	Email	Lakeshore Ranch		
253029	Lakeshore Ranch Amenity Center	06-11-2024 12:05:33	Amenity Center	Completed	Phone	Lakeshore Ranch		
252949	Fishing in the pond	06-11-2024 09:05:51	Pond	Completed	Phone	Lakeshore Ranch		

252761	Fallen trees	05-11-2024 12:01:10	Community Concern	Completed	Phone	Lakeshore Ranch		
252514	Irrigation busts, active leak, sunset bay/water color	04-11-2024 13:47:52	Account Related	Completed	Email	Lakeshore Ranch		
252430	HOA concern	04-11-2024 11:37:42	Question	Completed	Phone	Lakeshore Ranch		
251415	CDD - Lakeshore Ranch Contact [#290]	29-10-2024 19:30:38	Streetlights	Completed	Email	Lakeshore Ranch		
251267	CDD - Lakeshore Ranch Contact [#289]	29-10-2024 09:48:01	CDD Question	Completed	Email	Lakeshore Ranch		
251254	Call for Patricia	29-10-2024 09:27:39	CDD Question	Completed	Phone	Lakeshore Ranch		
250898	Carlos Rodriguez, this picture shows an excess amount of trees that fall over which is more than one from the property onto mines	27-10-2024 14:53:48		Completed	Email	Lakeshore Ranch		
250897	Carlos Rodriguez, this picture shows how much the bushes are pushed forward and bend it over from the trees that fell on it from your property	27-10-2024 14:52:59		Completed	Email	Lakeshore Ranch		
250896	Carlos Rodriguez they show how much the bushes are pushing on my property because of the fall of the trees that are on CDD property	27-10-2024 14:52:20		Completed	Email	Lakeshore Ranch		

250895	Carlos Rodriguez 19232 Falcon Crest Blvd. Land O Lakes FL 34638. The picture is showing where the tree fell over onto my property and I please need an answer from you guys. I'm gonna send you several more pictures but it's nowhere near my property line. T	27-10- 2024 14:51:36		Completed	Email	Lakeshore Ranch		
250710	Inquiry call	25-10- 2024 13:39:18	Account Related	Completed	Phone	Lakeshore Ranch	10/26/2024 07:14	Not Valid
250676	Lake Shore Ranch Land O Lakes	25-10- 2024 12:21:24	Community Concern	Completed	Email	Lakeshore Ranch		
250614	CDD	25-10- 2024 09:09:17	CDD Question	Completed	Phone	Lakeshore Ranch		
250610	Abandoned call from Tina Valenti	25-10- 2024 08:55:14	CDD Question	Completed	Phone	Lakeshore Ranch		
250536	Inquiry on Lakeshore Ranch Halloween Party	24-10- 2024 17:05:19	Question	Completed	Phone	Lakeshore Ranch		
250443	Lakeshore Ranch	24-10- 2024 13:34:40	Landscaping	Completed	Email	Lakeshore Ranch	10/25/2024 21:16	Not Valid
250413	Tree and debris.	24-10- 2024 12:06:07	Community Concern	Completed	Email	Lakeshore Ranch		
250388	CDD fee	24-10- 2024 11:15:34	CDD Question	Completed	Phone	Lakeshore Ranch		
250244	Inquiry	23-10- 2024 16:37:34	Amenity Center	Completed	Phone	Lakeshore Ranch		
250151	Tree damage from hurricane Milton	23-10- 2024 12:01:37	Community Concern	Completed	Phone	Lakeshore Ranch		
250140	RE: Tree damage from hurricane Milton	23-10- 2024 11:00:34		Completed	Email	Lakeshore Ranch		
249906	RE: Light at tennis courts	22-10- 2024 13:35:06	Community Concern	Completed	Email	Lakeshore Ranch		
249894	Follow-up on Fallen Tree	22-10- 2024 13:05:14	Landscaping	Completed	Phone	Lakeshore Ranch		
249888	Follow-up: no answer	22-10- 2024 12:46:46	Returned Call	Completed	Phone	Lakeshore Ranch		
249798	CDD Questions	22-10- 2024 10:13:59	Account Related	Completed	Phone	Lakeshore Ranch		



249734	Sprinkler	21-10-2024 19:05:04	Irrigation	Completed	Email	Lakeshore Ranch		
249687	CDD Question	21-10-2024 15:54:26	CDD Question	Completed	Phone	Lakeshore Ranch		
249613	Community concerns	21-10-2024 13:13:05	Community Concern	Completed	Phone	Lakeshore Ranch	10/23/2024 12:13	Happy!
249192	Clarification of Lakeshore Ranch Sign Policy	18-10-2024 12:12:42	Question	Completed	Phone	Lakeshore Ranch		
249092	This is where you see the other snap trees that even beside one fell if you need any further pictures, please call me or email me. My phone number is 516-492-8531.	18-10-2024 08:34:00		Completed	Email	Lakeshore Ranch		
249091	You can see where the trees were snap from on this photo	18-10-2024 08:32:20		Completed	Email	Lakeshore Ranch		
249090	This is how well it was clean back to that. Will you see very little shrub growing that's on the opposite side from my right to the left.	18-10-2024 08:31:37		Completed	Email	Lakeshore Ranch		
249088	This is all the overhang from the down trees and weather	18-10-2024 08:30:26		Completed	Email	Lakeshore Ranch		
249086	Overhang From Trees	18-10-2024 08:29:34	Landscaping	Completed	Email	Lakeshore Ranch		
249059	Tree fell in yard - 19140 sunset bay drive	17-10-2024 19:18:03	Community Concern	Completed	Email	Lakeshore Ranch		
248984	Doodycalls	17-10-2024 14:42:03	Question	Completed	Phone	Lakeshore Ranch		
248943	Inquiry	17-10-2024 14:00:18	Amenity Center	Completed	Phone	Lakeshore Ranch		

248807	Carlos Rodriguez 19232 Falcon Crest Blvd Land Lakes FL 34638 this was done no later than at least a month or two ago you see how clean it looked. It was back to the property line. This next set of pictures will show you how it ended up on my property. I w	17-10- 2024 09:17:49	Community Concern	Completed	Email	Lakeshore Ranch		
248369	CDD Inquiry	15-10- 2024 11:09:25	CDD Question	Completed	Phone	Lakeshore Ranch		
248336	CDD - Lakeshore Ranch Contact [#286]	15-10- 2024 10:02:36		Completed	Email	Lakeshore Ranch		
248239	Mailboxes	14-10- 2024 18:10:59	Mailbox	Completed	Chat	Lakeshore Ranch		
248171	Garofalo Residence Hurricane Milton Tree Down	14-10- 2024 15:28:43	Community Concern	Completed	Email	Lakeshore Ranch		
248107	Lakeshore Ranch HOA	14-10- 2024 13:22:21	Question	Completed	Phone	Lakeshore Ranch		
248068	Fallen Tree	14-10- 2024 12:12:06	Community Concern	Completed	Phone	Lakeshore Ranch		
248052	Reservation	14-10- 2024 12:01:25	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
247996	Clubhouse Reservation	14-10- 2024 10:31:45	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
247679	Repairs	11-10- 2024 16:31:13	Question	Completed	Email	Lakeshore Ranch		
247660	Pool Inquiry	11-10- 2024 16:03:20	Pool	Completed	Phone	Lakeshore Ranch		
247643	Dog Waste Vendor	11-10- 2024 15:01:37	Community Concern	Completed	Phone	Lakeshore Ranch		
247572	Reporting trees	11-10- 2024 11:56:42	Community Concern	Completed	Phone	Lakeshore Ranch		
247563	Hello Breeze	11-10- 2024 11:32:02	Community Concern	Completed	Email	Lakeshore Ranch		
247542	Follow-up: Electricity	11-10- 2024 10:53:02	Returned Call	Completed	Phone	Lakeshore Ranch		
247523	Downed Tree	11-10- 2024 10:11:55	Landscaping	Completed	Phone	Lakeshore Ranch		

247518	CDD - Lakeshore Ranch Contact [#284]	11-10-2024 10:05:13		Completed	Email	Lakeshore Ranch		
247507	Lakeshore Ranch	11-10-2024 09:43:39	CDD Question	Completed	Phone	Lakeshore Ranch		
247394	Flooded Drainage	10-10-2024 15:08:06	Community Concern	Completed	Phone	Lakeshore Ranch		
247333	Hello Breeze	10-10-2024 14:00:41	Community Concern	Completed	Email	Lakeshore Ranch		
247276	CDD - Lakeshore Ranch Contact [#283]	10-10-2024 11:48:27	Community Concern	Completed	Email	Lakeshore Ranch		
247269	Fallen Tree	10-10-2024 11:44:24	CDD Question	Completed	Phone	Lakeshore Ranch		
247257	Broken Limbs	10-10-2024 10:58:29	Landscaping	Completed	Email	Lakeshore Ranch		
247238	Good morning	10-10-2024 09:25:27	Community Concern	Completed	Email	Lakeshore Ranch	12/11/2024 00:00	Happy!
247166	Re: Garbage Can Wasteconnection/Baron Lakeshore Ranch	09-10-2024 12:08:01	Community Concern	Completed	Email	Lakeshore Ranch		
247162	Garbage Can Wasteconnection/Baron Lakeshore Ranch	09-10-2024 11:45:02	Community Concern	Completed	Email	Lakeshore Ranch		
246628	Good morning	06-10-2024 14:16:39	Community Concern	Completed	Email	Lakeshore Ranch		
246545	Dog Waste Vendor	05-10-2024 10:22:31	Question	Completed	Phone	Lakeshore Ranch		
245968	Banning her Borthor	03-10-2024 10:21:33	Account Related	Completed	Phone	Lakeshore Ranch		
245549	Lawn Question	02-10-2024 07:35:25	Landscaping	Completed	Email	Lakeshore Ranch		
245519	Leaking water	01-10-2024 20:14:48	Community Concern	Completed	Email	Lakeshore Ranch	10/06/2024 11:18	Happy!
245010	Re: Recycling Truck Fluid Leaking On Street	01-10-2024 07:59:44	CDD Question	Completed	Email	Lakeshore Ranch		
244381	Issues in gate security	29-09-2024 15:37:47	CDD Question	Completed	Email	Lakeshore Ranch		
244297	Re: Post-Hurricane Helene	28-09-2024 11:22:21	Interior Home Issue	Completed	Email	Lakeshore Ranch		
244226	Clubhouse Number	27-09-2024 16:14:57	Amenity Center	Completed	Phone	Lakeshore Ranch		

242108	Grass mowing of pond area behind our home	17-09-2024 14:56:00	CDD Question	Completed	Email	Lakeshore Ranch		
242018	Lakeshore Ranch Amenity Center	17-09-2024 11:08:44	Amenity Center	Completed	Phone	Lakeshore Ranch		
241815	Lakeshore Ranch Amenity Center	16-09-2024 15:28:11	Amenity Center	Completed	Phone	Lakeshore Ranch		
241686	CDD inquiry	16-09-2024 10:24:31	CDD Question	Completed	Phone	Lakeshore Ranch		
241532	Pond 7	14-09-2024 11:17:33	Pond	Completed	Email	Lakeshore Ranch		
241332	CDD - Lakeshore Ranch Contact [#281]	13-09-2024 09:23:46	CDD Question	Completed	Email	Lakeshore Ranch		
240919	8513 Eagle Brook Dr	11-09-2024 14:51:40	Account Related	Completed	Email	Lakeshore Ranch		
240102	Re: Recycling Truck Fluid Leaking On Street	09-09-2024 13:26:52		Completed	Email	Lakeshore Ranch		
240011	Lakeshore Ranch inquiry	09-09-2024 10:43:08	Realtor/Lender/Title	Completed	Phone	Lakeshore Ranch		
239827	RE: Recycling Truck Fluid Leaking On Street	07-09-2024 10:20:29	Community Concern	Completed	Email	Lakeshore Ranch		
239633	Wants to speak to Gaby	06-09-2024 12:03:38	Community Concern	Completed	Phone	Lakeshore Ranch		
238749	CDD - Lakeshore Ranch Contact [#280]	03-09-2024 13:28:46	CDD Question	Completed	Email	Lakeshore Ranch		
238459	Lakeshore Ranch	02-09-2024 10:44:33	CDD Question	Completed	Email	Lakeshore Ranch		
238318	Missed Call	31-08-2024 13:57:35	Returned Call	Completed	Phone	Lakeshore Ranch		
238308	Tree maintenance	31-08-2024 13:17:15	Landscaping	Completed	Email	Lakeshore Ranch	09/06/2024 14:55	Happy!
238308	Tree maintenance	31-08-2024 13:17:15	Landscaping	Completed	Email	Lakeshore Ranch	09/06/2024 14:55	Happy!
238103	CDD fee inquiry	30-08-2024 12:26:19	CDD Question	Completed	Phone	Lakeshore Ranch		
237839	CDD - Lakeshore Ranch Contact [#278]	29-08-2024 11:57:55	CDD Question	Completed	Email	Lakeshore Ranch		
237323	CDD	27-08-2024 11:40:41	CDD Question	Completed	Phone	Lakeshore Ranch		

237288	Tree overgrowth	27-08-2024 10:05:32	Landscaping	Completed	Chat	Lakeshore Ranch		
235454	Rules for the Lap Pool at Lake Shore Ranch	16-08-2024 13:46:21	Community Concern	Completed	Email	Lakeshore Ranch		
222605	Tree trimming Lakeshore Ranch	21-06-2024 17:01:18	Irrigation	Completed	Email	Lakeshore Ranch		
214294	RE: Joshua Tomlin - mowing easement - 8233 West Haven DR.	18-05-2024 11:23:49	Landscaping	Completed	Email	Lakeshore Ranch		
213900	19419 Sunset Bay Dr - Dead Tree	16-05-2024 16:24:20	Landscaping	In Progress	Email	Lakeshore Ranch		
131596	Returned Call	04-05-2023 10:35:30	Landscaping	Completed	Phone	Lakeshore Ranch		

# **EXHIBIT 41**

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**From:** Breeze at Lakeshore Ranch <[lakeshoreranch@breezehome.com](mailto:lakeshoreranch@breezehome.com)>

**Sent:** Monday, January 20, 2025 3:08 PM

**To:** Caroline Miller <[Caroline@breezehome.com](mailto:Caroline@breezehome.com)>

**Subject:** Lakeshore Ranch Hurricane Guide

# *lakeshore ranch residents*

## **Hurricane Guide for Residents**

### **Don't panic. Be prepared.**

The Atlantic Hurricane Season runs from June 1 through November 30. Hurricanes may impact all of Florida, including inland areas. Losses may be caused by flooding, wind, wind-driven rain, tornadoes, falling trees, and flying debris. The following guidelines will help you and your family prepare for a storm.

#### **Before the Storm**

- Designate an out-of-state friend or family member as an emergency contact for loved ones seeking information on you and your family during the storm and its aftermath.
- Check your insurance coverage. Place your important documents—including deeds, identification and insurance papers—in one waterproof bag.
- Understand your home's vulnerability to storm surge, flooding and wind.
- Determine where you will ride out the storm in a "safe room" in your home. The room should be one away from windows. Bathrooms and closets may be your best options.
- Identify a meeting place outside your home (car, backyard) if severe damage forces you to evacuate.
- Determine nearby shelter locations in the event you need to evacuate.
- Prepare for what to do with your pets if you need to evacuate. Not all shelters welcome pets. Make sure your pets' registration and vaccinations are current, and keep a copy of this documentation with you in a waterproof bag.
- Buy flashlights, battery-powered cellphone chargers, a battery-powered radio and extra batteries.
- Stock up on emergency supplies to last your family for three to seven days:
  - Bottled water: 1 gallon per person per day

- Nonperishable food items: Canned meats, fruits, vegetables, soups; protein and granola bars; dried fruits; nuts and nut butters; cereal; crackers
- Baby supplies: Formula, food and diapers
- Manual can opener
- First-aid kit
- Prescription medications, over-the-counter medications and pain relievers
- Toiletries: Toothpaste, toothbrush, toilet paper, feminine-hygiene products
- Disposable paper plates, cups and utensils
- Insect repellent and sunscreen
- Cleaning supplies: Soap, liquid detergent, disinfectant and bleach
- Pet supplies, including food and water
- Bring in or secure patio furniture, plants and all loose items on your balcony or porch.
- Secure a supply of cash (including small bills) as banks, ATMs and credit-card processing may not be available immediately after the storm.
- Fill your bathtubs with water for bathing and/or boiling.
- Fill your car's gas tank.

### **During the Storm**

- Turn off or unplug any nonessential electrical equipment.
- Turn your refrigerator up to the coldest setting in order to preserve foods as long as possible if the power fails. Avoid unnecessary opening and closing of the refrigerator doors.
- Keep your windows closed.
- Listen to your radio for updates and storm tracking.
- Use your telephone for emergencies only.
- In case of broken windows or damage to your home, retreat to your "safe room" and take cover.
- Stay indoors until the "all clear" from authorities is issued.

### **After the Storm**

- Listen to your radio for emergency updates and news reports.
- Use the phone only to report life-threatening emergencies.
- Stay off the streets until given the "all clear" from authorities. If you must go out, watch for fallen objects, downed electrical wires, weakened walls, bridges, roads and sidewalks.
- Use caution when assessing damage to your home and property.
- Once you have assessed the damage, if necessary, contact your insurance company and/or FEMA.



*For additional information on hurricane safety, please visit the following resources:*

- **Hurricanes—Be Informed:** <https://www.ready.gov/hurricanes>
- **Hurricane Seasonal Preparedness Digital Toolkit:** <https://www.ready.gov/hurricane-toolkit>
- **Hurricane Safety:** <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/hurricane.html>
- **Survival Kit Supplies:** <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/survival-kit-supplies.html>
- **FEMA (Federal Emergency Management Agency):** <https://www.fema.gov/>

**American Red Cross:** <https://www.redcross.org/>

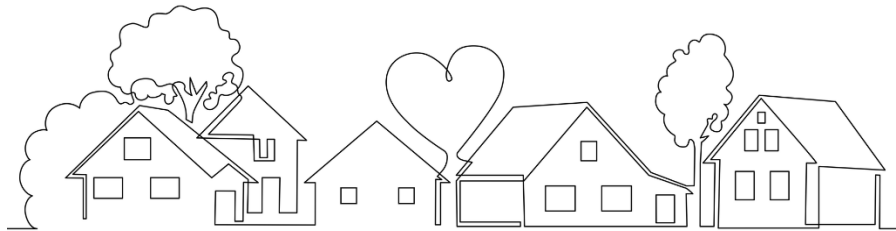
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**We are here for you!**

If you have any questions, you can always contact **Breeze Home**.

**Please be safe**

# Breeze Home



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[Visit Us](#)

[iMessage](#)

Message sent by Breeze at Breeze, Tampa, FL, United States.

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# **EXHIBIT 42**

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# **EXHIBIT 43**

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## **AMENITY CENTER MANAGEMENT REPORT**

**For the month of FEBRUARY 2025**

**Date of Meeting:** March 11, 2025

**Submitted by:** Lori Karpay

### **MAILCHIMP EMAILS**

2/5– Food truck notification  
2/6 – Save the date: Music in the park  
2/7 – Lock on lockers in fitness center notification  
2/7 – No animals permitted in playground area notification  
2/8 – Save the date: potluck karaoke  
2/8 – Reminder: kids bingo  
2/11 – CDD Board meeting info  
2/12 – Food truck notification  
2/12 – New pool hours notification  
2/13 – Reminder: kids bingo  
2/13 – Reminder: potluck karaoke  
2/14 – Kids under 18 need parental authorization  
2/16 – Concert moved to clubhouse (sent twice)  
2/19 – Reminder: Potluck karaoke  
2/19 – Parental waiver form  
2/19 – Addendum to parental waiver form explanation  
2/25 – Clubhouse manager's email not functioning notification  
2/26 – Parental waiver form reminder

### **SPECIAL EVENTS/PROGRAMMING**

- Music in the Park was moved to the clubhouse due to rain. It was still well attended and enjoyed greatly!
- Adult potluck karaoke was a blast! Excellent cuisine provided by the residents and me and everyone had a really good time.
- Kids bingo & ice cream sundaes event was a hit! Great attendance by the community.

### **FACILITY AND AMENITY MANAGEMENT**

- Please see Inspection Report.

- Bollard lights were installed and are a big improvement!

**BEFORE**



**AFTER**





- Billy had to change another tire on the utility cart which is still not functioning well. The parts are not available so he has had to use parts that are not intended for that cart but he is temporarily making them work. According to Billy, that particular cart is more than what is needed so if that cart will be replaced, it can be downscaled and chosen carefully for longevity and accessible parts.
- Due to recent discoveries that residents have brought their dogs into the playground area, a sign has been added to the gate.



- CertaPro began the exterior clubhouse painting project. The painters have been onsite six days/week working diligently. Once the job is completed, I will provide pictures.
- Billy has painted the employee entrance at the clubhouse. Next, he will paint the breezeway floor and entrance to pool bathrooms.

**BEFORE**



**AFTER**





- The front of the soffit and fascia on the outdoor bathrooms have been painted.

**BEFORE**



**AFTER**



- I emailed the towing truck Agreement and am awaiting their reply. I am reaching out to competitive companies as back up.
- Uplighting by employee door have been replaced.

**BEFORE**



**AFTER**





### UPCOMING PROJECTS:

- Billy will begin pressure washing the back wall and sidewalk at the courts & dog park, and the playground iron fence week of 3/6 & 3/7, weather permitting.
  - Pressure washing the retention wall at the path leading to the amphitheater will be done on 3/11/25.
  - Fence panels at openings on amphitheater path will be installed in March.
  - Basketball and playground poles will have padding installed in March.
  - Treadmill is expected to ship out week of 3/10/25 with installation soon after.
  - Gathering proposals to replace all of the signs to omit age limitations.
- 
- Month of February staff hours:
    - Facility Attendants: 207.38
    - Maintenance Tech: 166.10
  - Camera Inspection: Cameras still not functioning at full capacity. I continue to report any issues to Chris Sankar at DC Integrations.

### CONSIDERATIONS:

We have two planters outside the double doors to the pools with one dead plant (we pulled) and another, not in the best shape. Red Tree provided me with a quote to replace the plants with hibiscus for \$250. Please advise if we can hire Red Tree to resolve our situation. Thank you. (See supporting doc)



# **EXHIBIT 44**

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# **EXHIBIT 45**

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# Lakeshore Ranch Clubhouse Maintenance Inspection



Inspection Date: 02/28/2025

Created By: Steven Giovanniello

Vesta Property Services Regional General Manager



Daily:

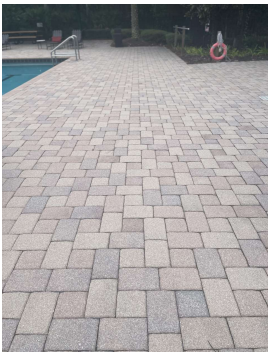
Resident Mail Room

Satisfactory

Area is brand new and functional. Maintenance to ensure this high-traffic area is kept clean and tidy at all times.

**Daily:**

Organized and cleaned



**Satisfactory**

Pool area always cleaned, organized, and all necessary pressure washing complete.

Clean outdoor table tops.

**Satisfactory**

Power blow outside Clubhouse areas , if needed

**Satisfactory**



Cleaned and orderly. All necessary pressure washing complete.

Restrooms: sinks, toilets, counters, showers & mirrors

**Satisfactory**



Playground Restroom Sink  
Clean and in working order

Empty trash in/around building/ pool/ playground, courts

**Satisfactory**

Any trash that was filled was emptied.

Sweep & Mop Clubhouse tile/wood floors

**Satisfactory**

The tile floors are well kept and cleaned throughout entire clubhouse.

Counters/Kitchen sinks clean

**Satisfactory**



Counters and appliances are cleaned and well kept throughout entire clubhouse.

Vacuum carpets

**Satisfactory**

Wipe down gym equipment.

**Satisfactory**



Equipment in fitness center is consistently wiped down and dusted on a daily basis by Maintenance and Clubhouse Staff.

**Satisfactory**

Clean glass on door and windows, inside and out.



Exterior of clubhouse, including windows and railings, were cleaned of debris and dirt.

**Satisfactory**

Disinfect door handles/railings.

Clean debris from pool

**Satisfactory**



Pools were serviced and in good working order.

**Satisfactory**

Check breezeway for debris



Breezeway and all entry areas were cleaned of any insects and debris.

**Weekly:**

Check and spray for bee nests.

**Satisfactory**



Check nets



**Satisfactory**

Sports Courts were in good working condition.

Put out/away tables and chairs for events

**N/A**

Dust; includes furniture.

**Satisfactory**



Room is consistently checked and cleaned. No issues to report with this area.

**Monthly:**

Clean and organize pool pump area.

**Satisfactory**

Clean and organize main area

**Satisfactory**

Outside shed at main clubhouse.  
Maintenance takes great care of ALL maintenance and storage spaces throughout amenity spaces.

Spray for weeds

**Ongoing**

**When Needed:**

Dust fan blades

**Satisfactory**

Lobby fans were clean and routinely dusted.

- Empty ice machine
- Check AED Machine

Satisfactory  
Satisfactory

Seasonal:

- Put seasonal items up/Teardown

N/A

As they arise:

- Clean interior doors.
- Wipe down railings

Satisfactory  
Satisfactory



Columns

Satisfactory

Checked ALL columns and everything was wiped down of debris and dirt.

- Pick up trash outside.
- Touch up painting.
- Check and clean up around sports areas/playground.
- Wipe down window sills.

Satisfactory  
Ongoing  
Satisfactory  
Satisfactory



Window sills in Fitness Center  
are clean.

Pressure Washing

Table Tops Clean

**Ongoing**

**Satisfactory**

**Additional Pictures Provided Below:**



Dog park was cleaned of all trash and debris.



Walkways and park areas were  
cleaned of all trash and debris.



Everything throughout the clubhouse  
is kept clean and neat by Maintenance  
and Clubhouse Staff.



Sink clean in ALL clubhouse restrooms.

## Tennis/Basketball:

Check nets



**Satisfactory**

Sports courts were cleaned of any trash and debris.

Check Windscreens

**Satisfactory**

Sports courts were cleaned of any trash and deris.

## Dog Park:

Inspect gate/fencing

**Satisfactory**

Check poop station

**Satisfactory**



Poop stations remain well taken care of, stocked, and no outstanding issues.

## Amp/Playground/Dock:

Trash

Inspect Playground/Dock: spray for bees



Pressure wash

**Ongoing**

**Ongoing**

Playground and dock areas were inspected for insects/pests. Clean and well maintained

**Ongoing**

Maintenance continues to keep up on pressure washing in high demand areas throughout all amenity areas.

Thank You

# **EXHIBIT 46**

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## RESOLUTION 2025-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Lakeshore Ranch Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

**WHEREAS**, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

**WHEREAS**, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

**WHEREAS**, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
  - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
  - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
  - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Lakeshore Ranch Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025”.
  - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted March 11, 2025.

**Attest:**

**Lakeshore Ranch Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
☐ Chair / ☐ Vice Chair of the Board of Supervisors

**Exhibit A:** 2024/2025 Amended Budget

LAKESHORE RANCH CDD  
FY 25 PROPOSED BUDGET AMENDMENT - #2

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment
1 REVENUE								
2								
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,052,523	\$ 1,050,532	\$ 1,145,720	\$ 1,214,327	\$ 1,201,986	\$ 1,521,766	-	1,521,766
4 INCREASE IN SPECAIAL ASSESSMENTS			-	-	319,780	70,000	-	70,000
5 TOTAL SPECIAL ASSESSMENTS	1,052,523	1,050,532	1,150,148	1,214,327	1,521,766	1,591,766	-	1,591,766
6 ASSESSMENTS - PY Excess Fees	-	-	4,428	-	-	-	-	-
7 INTEREST EARNINGS	5,731	1,415	2,355	31,660	-	15,000	-	15,000
8 OTHER MISCELLANEOUS REVENUE:								
9 EVENT REVENUE	717	-	105	1,722	-	-	-	-
10 CLUBHOUSE RENTAL	2,009	1,000	2,722	3,001	-	-	-	-
11 MISCELLANEOUS	9,285	8,333	9,596	10,848	50,000	-	-	-
12 EASEMENT AGREEMENT FEES	1,350	3,300	2,100	300	-	-	-	-
13 RESTRICTED CASH FORWARD	-	-	-	-	100,000	-	200,000	200,000
14 FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	-	-	-	-	-	-	-	-
15 FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-	-	-	-	-
16 TOTAL REVENUE	1,071,615	1,064,580	1,171,454	1,261,858	1,671,766	1,606,766	200,000	1,806,766
17								
18 EXPENDITURES								
19 ADMINISTRATIVE EXPENSES								
20 SUPERVISORS FEES	10,000	10,800	15,525	13,000	13,000	13,000	-	13,000
21 PAYROLL TAXES	765	841	780	1,040	995	995	-	995
22 PAYROLL SERVICE FEE	637	596	500	728	650	780	-	780
23 DISTRICT MANAGEMENT	62,100	62,100	54,385	56,004	56,004	56,004	-	56,004
24 DISTRICT ENGINEER	22,798	27,338	27,965	36,539	35,000	35,000	-	35,000
25 DISSEMINATION SERVICES (DISCLOSURE)	4,250	4,250	4,250	-	4,250	4,250	-	4,250
26 TRUSTEES FEES	3,578	3,368	5,117	4,040	4,041	4,041	-	4,041
27 FLORIDA FILING FEE	175	175	175	175	175	175	-	175
28 AUDITING SERVICES	2,500	2,658	2,700	3,650	3,600	3,400	-	3,400
29 ARBITRAGE REBATE CALCULATION	650	-	-	475	475	475	-	475
30 INSURANCE ( Public Officials )	2,255	2,481	-	2,761	3,900	3,144	-	3,144
31 LEGAL ADVERTISING	3,350	1,855	777	1,680	1,500	1,800	-	1,800
32 DUES, LICENSES & FEES	195	275	57	150	750	750	-	750
33 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	5,522	2,015	2,015	3,489	2,015	2,015	-	2,015
34 LEGAL SERVICES - GENERAL	30,847	32,502	49,675	54,987	35,000	50,000	-	50,000
35 MISCELLANEOUS ADMIN	2,897	7,990	1,578	-	2,500	2,500	-	2,500
36 TOTAL ADMINISTRATIVE EXPENDITURES	152,519	159,244	165,499	178,718	163,855	178,329	-	178,329
37				-				

LAKESHORE RANCH CDD  
FY 25 PROPOSED BUDGET AMENDMENT - #2

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment
38 SECURITY OPERATIONS								
39 SECURITY CONTRACT - GUARDHOUSE	120,700	135,000	137,018	180,555	175,300	175,300	-	175,300
40 SECURITY SYSTEM - CLUBHOUSE MONITORING	1,321	5,730	14,841	2,668	2,500	6,752	-	6,752
41 SECURITY CAMERA MONITORING - ENVERA	-	-	7,694	21,111	24,800	24,860	-	24,860
42 SECURITY - ROVER	-	22,140	52,870	-	-	-	-	-
43 SECURITY - FHP	-	-	3,800	6,950	-	-	-	-
44 SECURITY EQUIPMENT	-	-	7,200	-	5,000	5,000	-	5,000
45 GUARD HOUSE SUPPLIES & MAINTENANCE	-	-	-	-	1,500	1,500	-	1,500
46 TOTAL SECURITY OPERATIONS	122,021	162,870	223,423	211,284	209,100	213,412	-	213,412
47								
48 UTILITIES:								
49 UTILITY - ELECTRICITY	31,770	29,912	38,523	36,871	35,175	35,175	-	35,175
50 UTILITY - STREETLIGHTS	62,191	60,864	52,517	51,960	67,200	67,200	-	67,200
51 UTILITY - GAS	12,757	11,848	12,595	14,551	17,050	17,050	-	17,050
52 UTILITY - WATER	6,320	6,177	7,054	10,378	12,000	12,000	-	12,000
53 SOLID WASTE CONTROL-RECREATION FAC.	676	624	636	1,257	1,320	1,320	-	1,320
54 SOLID WASTE ASSESSMENT	724	842	933	-	1,000	1,000	-	1,000
55 TOTAL UTILITIES	114,438	110,267	112,258	115,017	133,745	133,745	-	133,745
56								
57 PHYSICAL ENVIRONMENT								
58 STORMWATER NON ADVALOREM ASSESS.	2,847	2,800	3,230		2,900	3,100	-	3,100
59 LAKE/POND BANK MAINTENANCE	3,490	600	9,400	1,070	10,000	25,000	-	25,000
60 AQUATIC MAINTENANCE CONTRACT	26,168	23,671	23,669	24,621	23,700	24,265	-	24,265
61 INLET MONITORING & NPDES	-	-	-		500	500	-	500
62 GENERAL LIABILITY/PROPERTY INSURANCE	22,207	25,207	28,921	30,724	39,941	51,081	-	51,081
63 LANDSCAPE MAINTENANCE	147,300	138,020	192,109	138,751	148,543	148,543	-	148,543
64 LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	40,622	41,368	52,817	26,790	75,000	39,100	-	39,100
65 IRRIGATION REPAIRS & MAINTENANCE	6,244	16,390	11,153	15,836	15,000	24,000	-	24,000
66 RUST PREVENTION	9,790	10,680	11,085	11,861	12,180	12,180	-	12,180
67 LANDSCAPE IMPROVEMENTS	17,172	19,361	20,139	29,558	25,000	77,547	-	77,547
68 TOTAL PHYSICAL ENVIRONMENT	275,840	278,097	352,523	279,211	352,764	405,316	-	405,316
69								
70 ROAD & STREET FACILITIES								
71 GATE MAINTENANCE	8,791	12,705	2,278	10,823	10,000	10,000	-	10,000
72 SIDEWALK REPAIR & MAINTENANCE	9,736	6,325	165	-	2,500	2,500	-	2,500
73 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,250	2,750	6,760	6,575	8,000	9,000	-	9,000
74 STREET SIGN REPAIR & REPLACEMENT	7,310	3,750	1,360	802	3,000	3,000	-	3,000
75 ROADWAY REPAIR & MAINTENANCE	511	7,400	4,909	10,150	10,000	12,000	-	12,000
76 TOTAL ROAD & STREET FACILITIES	34,598	32,930	15,472	28,350	33,500	36,500	-	36,500



LAKESHORE RANCH CDD  
FY 25 PROPOSED BUDGET AMENDMENT - #2

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment
77								
78 PARKS & RECREATION								
79 MANAGEMENT CONTRACT	166,543	160,806	170,420	199,559	203,000	211,625	-	211,625
80 POOL& FOUNTAIN MAINTENANCE	269	997	22,210	19,943	9,980	11,000	-	11,000
81 POOL PERMITS	705	705	780	706	705	706	-	706
82 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	5,457	26,527	13,359	17,683	13,000	13,000	-	13,000
83 CLUBHOUSE TELEPHONE, FAX, INTERNET	16,866	15,328	17,730	15,576	19,068	21,984	-	21,984
84 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	2,469	1,414	1,042	464	1,500	1,500	-	1,500
85 CLUBHOUSE PEST CONTROL	1,660	710	613	613	1,050	1,050	-	1,050
86 CLUBHOUSE OFFICE SUPPLIES	2,265	9,894	5,127	6,125	5,000	5,000	-	5,000
87 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	2,594	213	1,832	3,550	3,500	3,500	-	3,500
88 CLUBHOUSE LIGHTING REPLACEMENT	1,374	3,447	2,175	1,286	2,000	2,000	-	2,000
89 TENNIS/BASKETBALL COURT REPAIRS	1,346	2,908	393	2,600	3,000	3,000	-	3,000
90 MISCELLANEOUS EXPENSES	8,232	13,271	28,541	15,525	12,000	12,000	-	12,000
91 SECURITY / FIRE SYSTEM	2,730	1,379	3,918	11,104	2,500	2,500	-	2,500
92 LICENSES AND DUES FOR MOVIES	1,125	839	417	281	1,500	1,500	-	1,500
93 SPECIAL EVENTS	22,503	1,754	21,262	9,732	4,000	4,000	-	4,000
94 PRESSURE WASH	9,794	5,539	8,065	14,490	12,000	12,000	-	12,000
95 DEBIT CARD PURCHASES	2,352	-	4,455	-	-	-	-	-
96 AMENITY CAPITAL PROJECTS/CONTINGENCY	25,309	37,609	-	-	10,000	10,000	-	10,000
97 TOTAL PARKS & RECREATION	273,594	283,340	302,339	319,237	303,803	316,365	-	316,365
98								
99 TOTAL EXPENDITURES BEFORE CONTINGENCY	973,009	1,026,748	1,171,514	1,131,817	1,196,766	1,283,666	-	1,283,666
100								
101 CAPITAL PROJECTS & CONTINGENCY	-	32,062	-	16,208	225,000	75,000	200,000	275,000
102							-	-
103 TOTAL EXPENDITURES BEFORE OTHER USES	973,009	1,058,810	1,171,514	1,148,025	1,421,766	1,358,666	200,000	1,558,666
104 TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	138,000	143,520	149,260	250,000	248,100	-	248,100
105 TOTAL OTHER FINANCING USES	138,000	138,000	143,520	149,260	250,000	248,100	-	248,100
106								
107 TOTAL EXPENDITURES	1,111,009	1,196,810	1,315,034	1,297,285	1,671,766	1,606,766	200,000	1,806,766
108								
109 NET CHANGE IN FUND BALANCE	(39,395)	(132,289)	(143,580)	(35,427)	-	0	-	0

# **EXHIBIT 47**

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1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community  
5 Development District was held on Tuesday, February 11, 2025 at 5:30 p.m. at Lakeshore Ranch Clubhouse,  
6 19730 Sundance Lake Boulevard, Land O'Lakes, Florida 34638.

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

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

9 Present and constituting a quorum were:

10	Ronald Mitchell	Board Supervisor, Chairman
11	Christine Thomas	Board Supervisor, Vice Chairwoman
12	Shawn McCaig	Board Supervisor, Assistant Secretary
13	Raymond Lotito	Board Supervisor, Assistant Secretary
14	Larry Dobbs	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, Breeze
17	Gaby Arroyo	Field Service Manager, Breeze
18	Michael Sakellarides	Operations Director, Breeze
19	Greg Woodcock	District Engineer, Stantec
20	John Vericker	District Counsel, Straley Robin Vericker
21	Kevin Riemensperger <i>(via phone)</i>	Steadfast Environmental
22	Lori Karpay	Amenity Manager, Vesta Property Services
23	J. Chris Prusinowski	Roper, Townsend & Sutphen
24	Yvette Rollings	Resident
25	Kelly Cummings	Resident
26	Joe Lumpkin	Resident

27 *The following is a summary of the discussions and actions taken at the February 11, 2025 Lakeshore Ranch*  
28 *CDD Board of Supervisors Regular Meeting.*

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

30 The Pledge of Allegiance was recited.

31 **Recess Regular Meeting- Approximately 5:30PM**

32 **THIRD ORDER OF BUSINESS – Recess for the Shade Session (Exempt from Sunshine and Public**  
33 **Records Laws)**

34 A. Open Shade Session

35 B. Discussion

36 C. Close Shade Session

37 **FOURTH ORDER OF BUSINESS – Reopen Regular Recessed Meeting - Approximately 6:30PM**

38 Exhibit 41 was discussed first.

39 **FIFTH ORDER OF BUSINESS – Professional & Operations Management**

40 A. **Stantec- District Engineering Report** – Greg Woodcock- Project Manager

41 Mr. Woodcock gave his updates.

B. District Counsel

Discussion ensued.

C. Exhibit 1: Presentation of Adopted Resolution 2025-01, Meeting Rules of Conduct for All CDD Board Supervisors and Attendees of District Meetings

According to Mr. Mitchell, sending out reprimand letter was not the Counsel's responsibility. He shared that Mr. Vericker suggested that the Board create a verbiage for violation of policy for the clubhouse and send it out. Certified letters should be sent to the individuals involved, reminding them to adhere to the policy. Additionally, any letters sent for failure to comply with policies related to CDD property should be issued by the Board, rather than the District Counsel. He added that if threats occur and people feel unsafe, they should contact the Sheriff, not the Board, as they are not deputies. Mr. Mitchell encouraged the Board to send their ideas to Ms. Thibault for discussion. Ms. Thibault and Ms. Karpay would send it to the Board, and at the next meeting, the letter and the entire package would be presented on the agenda followed by a discussion of the approved changes. A public hearing date would also be scheduled. Mr. Mitchell clarified that there was no letter to send out at this moment. The letters would only be sent to the involved individuals once the draft letter was approved. The approved letter would be used when it is determined that someone needs to receive it.

D. Incident Reports

1. Exhibit 2: Resident 1 Incident Report

➤ Exhibit 3: Response to Incident Report

On a MOTION by Mr. Dobbs, WITH NO SECOND, WITH ALL IN FAVOR, the Board **rejected drafting a reprimand letter against the resident who utilized the same type of language as the prior pool incident**, for the Lakeshore Ranch Community Development District.

Mr. Mitchell made a motion to refer the actions to the Ethics Committee.

On a MOTION by Mr. Mitchell, SECONDED by Mr. Lotito, WITH Mr. Dobbs voting NAY, WITH Mr. McCaig and Ms. Thomas ABSTAINING, the Board **approved referring the actions to the Ethics Committee**, for the Lakeshore Ranch Community Development District.

2. Exhibit 4: Resident 2 Incident Report

3. Exhibit 5: Resident 3 Incident Report

On a MOTION by Mr. Mitchell, SECONDED by Mr. Dobbs, WITH Mr. McCaig ABSTAINING, the Board **approved no actions be taken against Mr. and Mrs. Austin**, for the Lakeshore Ranch Community Development District.

a. Addendum to Report

➤ Additional Context Email

- Email Attachment- Response to Incident Report

4. Exhibit 6: Resident 4

➤ Response to Incident Report

On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH Mr. Lotito and Mr. Dobbs voting NAY, WITH Mr. McCaig ABSTAINING, the Board **rejected sending a warning letter and a reminder**

**of guidelines to resident Mr. McCaig and not to draft a letter since Mr. McCaig was present at the meeting, for the Lakeshore Ranch Community Development District.**

Mr. Lotito advised that a letter needed to be sent out by the District Management.

On a MOTION by Mr. Lotito, SECONDED by Mr. Mitchell, WITH Ms. Thomas and Mr. Dobbs voting YAY, WITH Mr. McCaig ABSTAINING, the Board **approved drafting and sending a warning letter and a reminder of guidelines to resident Mr. McCaig**, for the Lakeshore Ranch Community Development District.

5. Exhibit 7: Resident 5 Incident Report

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH Mr. Lotito and Mr. Dobbs voting YAY, WITH Mr. McCaig ABSTAINING, the Board **approved not taking action on this incident**, for the Lakeshore Ranch Community Development District.

6. Exhibit 8: Resident 6 Incident Report

On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH Mr. Mitchell and Mr. Dobbs voting YAY, WITH Mr. McCaig ABSTAINING, the Board **approved not taking action on this incident since a letter would be sent by the District Management**, for the Lakeshore Ranch Community Development District.

7. Exhibit 9: Resident 7 Incident Report

On a MOTION by Ms. Thomas, SECONDED by Mr. Dobbs, WITH Mr. McCaig ABSTAINING, the Board **approved not taking action on this incident**, for the Lakeshore Ranch Community Development District.

8. Exhibit 10: Resident 8 Incident Report

On a MOTION by Ms. Thomas, SECONDED by Mr. Dobbs, WITH Mr. Mitchell and Mr. Dobbs voting YAY, WITH Mr. McCaig ABSTAINING, the Board **approved dismissing and not taking action on this incident**, for the Lakeshore Ranch Community Development District.

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

**A. Redtree Landscape Maintenance**

1. Exhibit 11: Redtree January Maintenance Report ( To Be Distributed)

2. Consideration of Proposals

a. Exhibit 12: Redtree Landscape Tree Stalking Proposal \$1,100.00

b. Exhibit 13: Redtree Tree and Debris Cleanup Proposal - 19555 Sunset Bay Drive \$900.00

c. Exhibit 14: Redtree Root Pruning and Root Barrier Installation Proposal \$3,700.00

d. Exhibit 15: Redtree Holly Tree Replacement Proposal \$1,800.00

e. Exhibit 16: Redtree Tree Removal Proposal \$650.00

f. Exhibit 17: Redtree Fallen Tree and Planter Bed Cleanup Proposal \$250.00

g. Exhibit 18: Redtree Landscape Enhancement Proposal for Amphitheater Woodline Proposal \$2,250.00

- h. Exhibit 19: Redtree Landscape Enhancement Proposal Northside of Entrance \$840.00
- i. Exhibit 20: Redtree Sylvester Palm Replacement Proposal \$13,250.00
- j. Exhibit 21: Redtree Walking Area Debris Cleanup Proposal \$150.00
- k. Exhibit 22: Redtree Enhancement Proposal Remove Existing Flax Lily \$1,500.00
- l. Exhibit 23: Redtree Sylvester Palm Replacement \$7,250.00
- m. Exhibit 24: Redtree Debris Cleanup in the Natural Area on the East Side of Amenities Pool \$450.00
- n. Exhibit 25: Redtree Debris Cleanup in the Conservation Area on the East Side of Amenities Pool \$450.00
- o. Exhibit 26: Redtree Debris Flush Cut on the East Side of the Amenity Center \$550.00

**B. Steadfast Environmental**

- 1. Steadfast Waterway Inspection Report
  - a. Exhibit 27: Report Dated January 07, 2025
  - b. Exhibit 28: Report Dated January 30, 2025

**C. BREEZE Operations**

- 1. Exhibit 29: Monthly Analytics
- 2. Exhibit 30: Hurricane Guide
- 3. Consideration of Sign Proposals
  - a. Florida Brother's Maintenance & Repair
    - Exhibit 31: Florida Brother's Install New Street Sign Proposal \$265.92 Quantity – 2

On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **approved Florida Brother's Install New Street Sign Proposal in the amount \$265.92**, for the Lakeshore Ranch Community Development District.

- b. Image360
  - Exhibit 32: Image360 Street Sign Replacement Proposal \$516.40 Quantity –2
- 4. Consideration of Paving and Sealing Proposals
  - a. DMI Paving & Sealcoating
    - Exhibit 33: DMI Paving & Sealcoating Concrete Grinding Proposal \$1,246.00
- 5. Consideration of Sidewalk Remediation
  - a. Site Masters of Florida, LLC
    - Exhibit 34: Site Masters- Remediate Pedestrian Hazard on Water Color Drive at Six (6) Locations- \$1,200.00

On a MOTION by Mr. Lotito, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board **approved Site Masters- Remediate Pedestrian Hazard on Water Color Drive at Six (6) Locations in the amount \$1,200.00**, for the Lakeshore Ranch Community Development District.

- b. Roadway Concepts

➤ Exhibit 35: Roadway Concepts Trip Hazard Removal Sidewalk \$1,350.00

• Exhibit 36: Sidewalk Picture Image #1

• Exhibit 37: Sidewalk Picture Image #2

**D. Amenity Center Management Report**

Discussion ensued.

1. Exhibit 38: Report Dated January 2025

2. Exhibit 39: Debit Credit Card Report Dated January 01, 2025 - January 31, 2025

3. Lakeshore Ranch Clubhouse Maintenance Inspection Report

a. Exhibit 40: Report Dated January 28, 2025

4. Exhibit 41: Discussion and Amendment of the Policies Relating to Age Requirements

On a MOTION by Ms. Thomas, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved Removing age from all the signage and policies and only opening the pool once the clubhouse is opened**, for the Lakeshore Ranch Community Development District.

5. Consideration of Gym Proposals

a. Fitrev

➤ Exhibit 42: FitRev Brochure

➤ Exhibit 43: FitRev Treadmill – P31 With Console Advanced LED Display \$3,899.00, Shipping & Handling \$200.00, Installation \$450.00, Total \$4,549.00

On a MOTION by Mr. Lotito, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved FitRev Treadmill – P31 With Console Advanced LED Display in the amount \$3,899.00, Shipping & Handling in the amount \$200.00, Installation in the amount \$450.00, in the total amount \$4,549.00**, for the Lakeshore Ranch Community Development District.

➤ Exhibit 44: FitRev Treadmill Standard CT800 \$3,249.99, Shipping & Handling \$250.00, Installation \$450.00, Total \$3,949.00

b. Core Health & Fitness

➤ Exhibit 45: Core Health & Fitness Brochure Star Trac 4 Series Treadmill

c. Fitnessmith

➤ Exhibit 46: Fitnessmith Star Trac 4 Series Treadmill \$2,550.00, Shipping & Handling \$300.00, Installation \$300.00, Total \$3,349.50

6. Consideration of Track Lighting Proposals

a. Blue Wave Lighting

➤ Exhibit 47: Blue Wave Lighting Clubhouse Indoor Track Lighting \$1,125.00

On a MOTION by Mr. Lotito, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **approved Blue Wave Lighting Clubhouse Indoor Track Lighting in the amount \$1,125.00**, for the Lakeshore Ranch Community Development District.

b. Wizard Electric Service

- Exhibit 48: Wizard Electric Relocate Track Lighting \$899.00

**SEVENTH ORDER OF BUSINESS – Budget Amendment**

- A. Exhibit 49: Consideration for Adoption of Resolution 2025-04, FY 2024-2025 Budget Amendment

- Exhibit A: FY 2024-2025 Amended Budget

On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board approved **having a Shade Session for the Security Cameras and the Litigious Matter at the February Meeting**, for the Lakeshore Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS – Consent Agenda**

On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH Mr. McCaig ABSTAINING from the December Meeting, the Board **approved all the Consent Agenda items**, for the Lakeshore Ranch Community Development District.

- A. Exhibit 50: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 10, 2024

- B. Exhibit 51: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 14, 2025

- C. Exhibit 52: Consideration for Acceptance – The December 2024 Unaudited Financial Report

1. Exhibit 53: Financial Variance Report

**NINTH ORDER OF BUSINESS – Staff Reports**

- A. District Manager

There being none, the next item followed.

- B. District Attorney

There being none, the next item followed.

**TENTH ORDER OF BUSINESS – Exhibit 54: Supervisors' Requests and Comments**

- A. Discussion of LSR CDD Community Association Agreement Signature Decision Process

- B. Discussion of Letter of Reprimand for Community Association Incidents

On a MOTION by Ms. Thomas, SECONDED by Mr. Dobbs, WITH Mr. Lotito, Mr. Mitchell and Mr. McCaig voting NAY, the Board **rejected not requiring the HOA to have an agreement**, for the Lakeshore Ranch Community Development District.

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

Members of the audience commented.

**TWELFTH ORDER OF BUSINESS – Close Regular Meeting – Approximately 8:30PM**

**THIRTEENTH ORDER OF BUSINESS – Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)**



On a MOTION by Ms. Thomas, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved pushing the shade session to next month**, for the Lakeshore Ranch Community Development District.

A. Open Private Discussion on Security

B. Discussion of Security

C. Close Private Discussion on Security

**FOURTEENTH ORDER OF BUSINESS – Reopen Regular Meeting**

**FIFTEENTH 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. Dobbs, 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 48**

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**Lakeshore Ranch  
Community Development District**

**Financial Statements  
(Unaudited)**

**January 31, 2025**

**Lakeshore Ranch Community Development District**  
**Balance Sheet**  
**January 31, 2025**

	General Fund	Reserve Fund	Debt Service Series 2019	2019 Acqu/Const Fund	Total Governmental Funds
<b>1 ASSETS:</b>					
2 CASH - In Bank	\$ 306,081	\$ -	\$ -	\$ -	\$ 306,081
3 CASH - In Bank (Restricted)	-	-	-	-	-
4 CASH - Debit Cards	1,475	-	-	-	1,475
5 Investments:					
6 GF MMK	1,470,547	-	-	-	1,470,547
7 GF MMK - Mail Room Project	70,721	-	-	-	70,721
8 GF MMK - Restricted cash	583,207	-	-	-	583,207
9 GF RESERVE	-	1,293,389	-	-	1,293,389
10 DS REVENUE	-	-	220,340	-	220,340
11 INTEREST	-	-	-	-	-
12 DS RESERVE	-	-	321,873	-	321,873
13 SINKING FUND	-	-	-	-	-
14 PREPAYMENT	-	-	-	-	-
15 PRINCIPAL	-	-	-	-	-
16 CONSTRUCTION	-	-	-	-	-
17 ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	-
18 ACQUISITION/CONST FD A-1 2019	-	-	-	31,176	31,176
19 ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
20 DEPOSITS RECEIVABLE (UTILITY)	3,510	-	-	-	3,510
21 PREPAID EXPENSES	813	-	-	-	813
22 ASSESSMENTS RECEIVABLE	64,565	-	24,612	-	89,177
23 EXCESS FEES RECEIVABLE	-	-	-	-	-
24 ACCOUNTS RECEIVABLE	-	-	-	-	-
25 DUE FROM OTHER FUNDS	10,280	-	583,207	-	593,487
<b>26 TOTAL ASSETS</b>	<u>\$ 2,511,198</u>	<u>\$ 1,293,389</u>	<u>\$ 1,150,033</u>	<u>\$ 31,176</u>	<u>\$ 4,985,797</u>
<b>27 LIABILITIES:</b>					
28 ACCOUNTS PAYABLE	\$ 23,415	\$ -	\$ -	\$ -	\$ 23,415
29 SALES TAX PAYABLE	-	-	-	-	-
30 ACCRUED ACCOUNTS PAYABLE	259	-	-	-	259
31 DEFERRED REVENUE (CY-Roll )	64,565	-	24,612	-	89,177
32 DEPOSITS PAYABLE	725	-	-	-	725
33 DUE TO OTHER FUNDS	583,207	-	-	73,241	656,448
<b>34 FUND BALANCES:</b>					
35 NONSPENDABLE - PREPAID AND DEPOSITS	4,323	-	-	-	4,323
36 RESTRICTED FOR:					
37 DEBT SERVICE	-	-	1,125,421	-	1,125,421
38 CAPITAL PROJECTS	-	-	-	(42,065)	(42,065)
39 ASSIGNED:					
40 1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
41 EMERGENCY RESERVE FUND	100,000	-	-	-	100,000
42 RENEWAL AND REPLACEMENT	-	1,293,389	-	-	1,293,389
43 UNASSIGNED:	1,473,500	-	-	-	1,473,500
<b>44 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u>\$ 2,511,198</u>	<u>\$ 1,293,389</u>	<u>\$ 1,150,033</u>	<u>\$ 31,176</u>	<u>\$ 4,985,797</u>

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, 2024 through January 31, 2025**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>FY 2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (Net )	\$ 1,591,766	\$ 1,273,413	1,527,203	\$ 253,790
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	15,000	15,000	18,541	3,541
OTHER MISCELLANEOUS REVENUE:	-	-	-	-
EVENT REVENUE	-	-	-	-
CLUBHOUSE RENTAL	-	-	775	775
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	4,451	4,451
EASEMENT AGREEMENT FEES	-	-	-	-
UNASSIGNED FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	-	-	-	-
FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,606,766</b>	<b>1,288,413</b>	<b>1,550,969</b>	<b>262,556</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
SUPERVISORS FEES	13,000	4,333	2,000	2,333
PAYROLL TAXES	995	332	230	103
PAYROLL SERVICE FEE	780	260	150	110
DISTRICT MANAGEMENT	56,004	18,668	18,668	-
DISTRICT ENGINEER	35,000	11,667	5,057	6,610
DISSEMINATION SERVICES (DISCLOSURE)	4,250	1,417	1,417	-
TRUSTEES FEES	4,041	4,041	4,332	(291)
FLORIDA FILING FEE	175	175	175	-
AUDITING SERVICES	3,400	-	-	-
ARBITRAGE REBATE CALCULATION	475	-	-	-
INSURANCE ( Public Officials )	3,144	-	-	-
LEGAL ADVERTISING	1,800	600	493	107
DUES, LICENSES & FEES	750	250	-	250
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	1,682	1,682	0
LEGAL SERVICES - GENERAL	50,000	16,667	7,882	8,785

**Lakeshore Ranch Community Development District  
Statement of Revenues and Expenditures - General Fund  
For the period from October 1, 2024 through January 31, 2025**

	FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
MISCELLANEOUS ADMIN	2,500	833	-	833
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>178,329</b>	<b>60,925</b>	<b>42,085</b>	<b>18,839</b>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures - General Fund**  
**For the period from October 1, 2024 through January 31, 2025**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>FY 2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>SECURITY OPERATIONS</b>				
SECURITY CONTRACT - GUARDHOUSE	175,300	58,433	53,021	5,412
SECURITY SYSTEM - CLUBHOUSE MONITORING	6,752	2,251	616	1,635
SECURITY CAMERA MONITORING	24,860	8,287	2,394	5,893
SECURITY EQUIPMENT	5,000	-	-	-
GUARD HOUSE SUPPLIES & MAINTENANCE	1,500	500	-	500
<b>TOTAL SECURITY OPERATIONS</b>	<b>213,412</b>	<b>69,471</b>	<b>56,031</b>	<b>13,440</b>
<b>UTILITIES:</b>				
UTILITY - ELECTRICITY	35,175	11,725	9,823	1,902
UTILITY - STREETLIGHTS	67,200	22,400	20,631	1,769
UTILITY - GAS	17,050	5,683	5,944	(261)
UTILITY - WATER	12,000	4,000	3,951	49
SOLID WASTE CONTROL - RECREATION FACILITY	1,320	440	602	(162)
SOLID WASTE ASSESSMENT	1,000	-	-	-
<b>TOTAL UTILITIES</b>	<b>133,745</b>	<b>44,248</b>	<b>40,952</b>	<b>3,296</b>
<b>PHYSICAL ENVIRONMENT</b>				
STORMWATER NON ADVALOREM ASSESS.	3,100	-	-	-
LAKE/POND BANK MAINTENANCE	25,000	1,300	1,300	-
AQUATIC MAINTENANCE CONTRACT	24,265	8,089	8,090	(1)
INLET MONITORING & NPDES	500	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	51,081	48,961	48,961	-
LANDSCAPE MAINTENANCE	148,543	49,514	47,819	1,695
LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	39,100	-	-	-
IRRIGATION REPAIRS & MAINTENANCE	24,000	8,000	4,700	3,300
RUST PREVENTION	12,180	4,060	4,060	-
LANDSCAPE IMPROVEMENTS	77,547	9,700	9,700	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>405,316</b>	<b>129,624</b>	<b>124,630</b>	<b>4,994</b>
<b>ROAD &amp; STREET FACILITIES</b>				
GATE MAINTENANCE	10,000	10,000	10,728	(728)
SIDEWALK REPAIR & MAINTENANCE	2,500	-	-	-
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	9,000	4,755	4,755	-
STREET SIGN REPAIR & REPLACEMENT	3,000	1,102	1,102	-
ROADWAY REPAIR & MAINTENANCE	12,000	450	450	-

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures - General Fund**  
**For the period from October 1, 2024 through January 31, 2025**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>FY 2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>36,500</b>	<b>16,307</b>	<b>17,035</b>	<b>(728)</b>
<b>PARKS &amp; RECREATION</b>				
MANAGEMENT CONTRACT	211,625	70,542	70,542	0
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	11,000	3,667	3,223	444
POOL PERMITS	706	-	-	-
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	4,333	1,670	2,663
CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	7,328	7,445	(117)
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	500	480	20
CLUBHOUSE PEST CONTROL	1,050	350	425	(75)
CLUBHOUSE OFFICE SUPPLIES	5,000	1,667	933	734
CLUBHOUSE JANITORIAL SERVICES	3,500	1,167	830	337
CLUBHOUSE LIGHTING REPLACEMENT	2,000	-	-	-
TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	110	110	-
MISCELLANEOUS EXPENSES	12,000	4,000	2,393	1,607
SECURITY / FIRE SYSTEM	2,500	2,500	3,278	(778)
LICENSES AND DUES FOR MOVIES	1,500	261	261	-
SPECIAL EVENTS	4,000	4,000	4,516	(516)
PRESSURE WASH	12,000	-	-	-
AMENITY CAPITAL PROJECTS/CONTINGENCY	10,000	-	-	-
<b>TOTAL PARKS &amp; RECREATION</b>	<b>316,365</b>	<b>100,425</b>	<b>96,106</b>	<b>4,319</b>
<b>TOTAL EXPENDITURE BEFORE CONTINGENCY</b>	<b>1,283,666</b>	<b>421,000</b>	<b>376,839</b>	<b>44,161</b>
<b>CONTINGENCY</b>	<b>75,000</b>	<b>75,000</b>	<b>204,363</b>	<b>(129,363)</b>
<b>TOTAL EXPENDITURES BEFORE OTHER USES</b>	<b>1,358,666</b>	<b>496,000</b>	<b>581,202</b>	<b>(85,202)</b>
TRANSFER-OUT TO CAPITAL RESERVE FUND	248,100	-	-	-
<b>TOTAL OTHER FINANCING USES</b>	<b>248,100</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,606,766</b>	<b>496,000</b>	<b>581,202</b>	<b>(85,202)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>792,414</b>	<b>969,767</b>	<b>177,354</b>



**Lakeshore Ranch Community Development District  
Statement of Revenues and Expenditures - General Fund  
For the period from October 1, 2024 through January 31, 2025**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>FY 2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
FUND BALANCE - BEGINNING	869,261	869,261	869,261	-
FUND BALANCE FORWARD USES	248,100	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,117,361</b>	<b>\$ 1,661,675</b>	<b>\$ 1,839,028</b>	<b>\$ 177,353</b>

Event Revenue: \$861.00 Event Expenditure: \$4,516.00 Total = \$-3,655.00
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**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**General Fund - Reserve Fund**  
**For the period from October 1, 2024 through January 31, 2025**

	<b>FY2025 ADOPTED BUDGET</b>	<b>FY2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
1 <b>REVENUE</b>				
2 ASSESSMENTS-ON-ROLL (GROSS)			\$ -	\$ -
3 INTEREST--INVESTMENT	-	-	17,443	17,443
4 <b>TOTAL REVENUE</b>	<u>-</u>	<u>-</u>	<u>17,443</u>	<u>17,443</u>
5				
6 <b>EXPENDITURES</b>				
7 MISCELLANEOUS EXPENDITURES (Erosion Project)	-	-	-	-
8 <b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
9				
10 <b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	-	-	17,443	17,443
11				
12 <b>OTHER FINANCING SOURCES (USES)</b>				
13 TRANSFERS-IN	248,100	-	-	-
14 TRANSFERS-OUT TO CAPITAL PROJECTS	-	-	-	-
15 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>248,100</u>	<u>-</u>	<u>-</u>	<u>-</u>
16				
17 <b>NET CHANGE IN FUND BALANCE</b>	248,100	-	17,443	17,443
18				
19 <b>FUND BALANCE - BEGINNING</b>	-	1,275,946	1,275,946	1,275,946
20 <b>FUND BALANCE - ENDING</b>	<u>\$ 248,100</u>	<u>\$ 1,275,946</u>	<u>\$ 1,293,389</u>	<u>\$ 1,293,389</u>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**Debt Service Fund Series 2019**  
For the period from October 1, 2024 through January 31, 2025

	<b>FY2025 ADOPTED BUDGET</b>	<b>FY2025 YTD BUDGET</b>	<b>FY 2025 YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
1 <b>REVENUE</b>				
2 ASSESSMENTS-ON-ROLL	\$ 644,751	\$ 515,801	\$ 580,447	\$ 64,646
3 ASSESSMENTS DISCOUNT	(25,790)	(20,632)	-	20,632
4 ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
5 PREPAYMENT	-	-	-	-
6 PREPAYMENT - LOT CLOSINGS	-	-	-	-
7 INTEREST - INVESTMENT	-	-	8,268	8,268
8 FUND BALANCE FORWARD	-	-	-	-
9 <b>TOTAL REVENUE</b>	<b>618,961</b>	<b>495,169</b>	<b>588,714</b>	<b>93,546</b>
10				
11 <b>EXPENDITURES</b>				
12 <b>ADMINISTRATIVE</b>				
13 ASEESMENT COLLECTION FEE	12,895	10,316	-	10,316
14 <b>DEBT SERVICE</b>				
15 <b>Principal</b>				
16 11/1/2024	-	-	-	-
17 5/1/2025	430,000	-	-	-
18 <b>Interest</b>				
19 11/1/2024	85,750	85,750	85,750	-
20 5/1/2025	79,150	-	-	-
21 <b>Prepayment</b>	-	-	5,000	(5,000)
22 <b>TOTAL EXPENDITURES</b>	<b>607,795</b>	<b>96,066</b>	<b>90,750</b>	<b>5,316</b>
23				
24 <b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>11,166</b>	<b>399,103</b>	<b>497,964</b>	<b>98,862</b>
25				
26 <b>OTHER FINANCING SOURCES (USES)</b>				
27 TRANSFERS-IN	-	-	-	-
28 TRANSFERS-OUT	-	-	-	-
29 UNDERWRITER'S DISCOUNT	-	-	-	-
30 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
31				
32 <b>NET CHANGE IN FUND BALANCE</b>	<b>11,166</b>	<b>399,103</b>	<b>497,964</b>	<b>98,862</b>
33				
34 <b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>627,457</b>	<b>627,457</b>
35 <b>FUND BALANCE - ENDING</b>	<b>\$ 11,166</b>	<b>\$ 399,103</b>	<b>\$ 1,125,421</b>	<b>\$ 726,319</b>

**Lakeshore Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**2019 Acquisition & Construction**  
**For the period from October 1, 2024 through January 31, 2025**

	<b>YTD ACTUAL</b>
<b>1 REVENUE</b>	
2 ASSESSMENTS-ON-ROLL (GROSS)	\$ -
3 INTEREST--INVESTMENT	1,333
4 MISCELLANEOUS REVENUE	-
5 <b>TOTAL REVENUE</b>	<b>1,333</b>
6	
7	
<b>8 EXPENDITURES</b>	
9	
10 CONSTRUCTION IN PROGRESS	62,961
11 POOL HEATERS	-
12 CRUISE CAR	-
13 <b>TOTAL EXPENDITURES</b>	<b>62,961</b>
14	
15 <b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(61,628)</b>
16	
<b>17 OTHER FINANCING SOURCES (USES)</b>	
18 TRANSFERS-IN	-
19 BOND PROCEEDS	-
20 TRANSFERS-OUT	-
21 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>
22	
23 <b>NET CHANGE IN FUND BALANCE</b>	<b>(61,628)</b>
24	
25 <b>FUND BALANCE - BEGINNING</b>	<b>19,563</b>
26 <b>FUND BALANCE - ENDING</b>	<b>\$ (42,065)</b>

**Lakeshore Ranch Community Development District**  
**Operating Account - Bank Reconciliation**  
**January 31, 2025**

	<u>Operating Acct (BU )</u>
<i><b>Balance Per Bank Statements</b></i>	\$ 139,935.96
Plus: Deposits In Transit	\$ 200,000.00
Less: Outstanding Checks	(33,854.98)
Less: Restricted cash in operating account	-
	<hr/>
<i><b>Adjusted Bank Balance</b></i>	<u><u>\$ 306,080.98</u></u>
<i><b>Beginning Balance Per Books</b></i>	\$ 223,708.02
Cash Deposits & Credits	239,076.91
Cash Disbursements & Transfers	(156,703.95)
	<hr/>
<i><b>Balance Per Books</b></i>	<u><u>\$ 306,080.98</u></u>