

Lakeshore Ranch

Regular CDD Meeting

April 08, 2025

6:30 PM

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

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, April 08, 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

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – (limited to 3 minutes per individual for agenda items)

IV. Professional & Operations Management

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

- Field Observation Report Dated March 18, 2025, Pond #37 [Exhibit 1](#)
- SWFWMD Operation and Maintenance Proposal Summary [Exhibit 2](#)

B. District Counsel

- **Consideration of Approval;** Final Revised Community Guidelines Revised March 2025 [Exhibit 3](#)

V. Professional Vendor Operations Reports & Proposals

A. Consideration of Proposals for Pond #37 Erosion Repair

- i. *Blue Water Aquatics Proposal* [Exhibit 4](#)
- ii. *Solitude Lake Management Proposal* [Exhibit 5](#)
- iii. *Steadfast Alliance Proposal* [Exhibit 6](#)

B. Steadfast Environmental

- **Steadfast Waterway Inspection Report Dated March 31, 2025** [Exhibit 7](#)

C. Redtree Landscape Systems

- 1. Redtree February Maintenance Report March 2025 (*To Be Distributed*) [Exhibit 8](#)

- Consideration of Proposals
 - i. **Consideration of the Proposal for Approval;** Repair the Leak near Controller 2 on Water Color Drive - **\$579.00** [Exhibit 9](#)

- ii. **Consideration of the Proposal for Approval; Holly Tree Replacement for Lakeshore Ranch at Amphitheater - \$1,800.00** [Exhibit 10](#)
- iii. **Consideration of the Proposal for Approval; SOD Replacement 1st Roundabout - \$18,000.00** [Exhibit 11](#)
- iv. **Consideration of the Proposal for Approval; SOD Replacement 2nd Roundabout - \$18,000.00** [Exhibit 12](#)
- v. **Consideration of the Proposal for Approval; SOD Replacement 3rd Roundabout - \$18,000.00** [Exhibit 13](#)
- vi. **Consideration of the Proposal for Approval; Install 395 Yards of Coco Brown Mulch in Planter Beds - \$25,675.00** [Exhibit 14](#)

D. Florida Commercial Care, INC

- **Consideration of Proposals**

- i. **Consideration of the Proposal for Approval; SOD Replacement 1st Roundabout - \$18,000.00** [Exhibit 15](#)
- ii. **Consideration of the Proposal for Approval; SOD Replacement 2nd Roundabout - \$18,000.00** [Exhibit 16](#)
- iii. **Consideration of the Proposal for Approval; Install 395 Yards of Coco Brown Mulch in Planter Beds - \$23,700.00** [Exhibit 17](#)

E. Floralawn

- **Consideration of Proposals**

- i. **Consideration of the Proposal for Approval; SOD Replacement 1st Roundabout - \$17,500.00** [Exhibit 18](#)
- ii. **Consideration of the Proposal for Approval; SOD Replacement 2nd Roundabout - \$17,500.00** [Exhibit 19](#)

F. Consideration of the Proposal for Approval of Pond Sign Installation

- **Florida Brother Maintenance & Repair, LLC; Consideration of the Proposal for Approval of Pond Sign Installation - \$195.78** [Exhibit 20](#)
- **Image 360; Consideration of the Proposal for Approval of Pond Sign Replacement and Installation - \$822.42** [Exhibit 21](#)

G. Consideration of Approval; National General; Flood Insurance for Amphitheatre Restroom Building [Exhibit 22](#)

H. Consideration of Office Chairs Proposals [Exhibit 23](#)

- *Amazon*
- *Uline*

I. BREEZE Operations

- 1. Monthly Analytics [Exhibit 24](#)
- 2. Field Inspection Report Dated March 2025 [Exhibit 25](#)

3. Task List (*To Be Distributed*)

[Exhibit 26](#)

J. Amenity Center Management Report

1. Management Report & Consideration of Proposals

[Exhibit 27](#)

- Incident Report March 19, 2025

2. Debit Credit Card Report Dated March 1, 2025 - March 31, 2025

[Exhibit 28](#)

3. Lakeshore Ranch Clubhouse Maintenance Inspection Report

[Exhibit 29](#)

VI. Consent Agenda

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

[Exhibit 30](#)

B. **Consideration for Acceptance** – The Negative Variance Report February 2025

[Exhibit 31](#)

C. **Consideration for Acceptance** – The February 2025 Unaudited Financial Report

[Exhibit 32](#)

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 System

C. Close Private Discussion on Security

XII. Reopen Regular Meeting

XIII. Adjournment

EXHIBIT 1

[Return to Agenda](#)

Field Observation Report

Location: Lakeshore Ranch Community Development District (CDD), Land O Lakes
Date/Time: March 18, 2025 /10:00 AM
Personnel: Greg Woodcock
Weather: Low 70's °F, Partly cloudy

Stantec visited Lakeshore Ranch Community to review reported erosion on the south side of pond 37.

During our on site review erosion was observed from the high-water line to the toe of slope. The erosion was contained from the waterline down to the toe of slope. The erosion is caused by fluctuating water levels and concentrated flow from between the houses. Very minor erosion was documented beyond the high-water line. Rip rap is recommended to eliminate erosion from the high-water line to the toe of slope. Below is a location map and photos documenting the location and condition during our on site review.

Location Map



Photo showing erosion on the southeast side of pond 37. Erosion appears to be contained from the high-water line to the toe of slope.

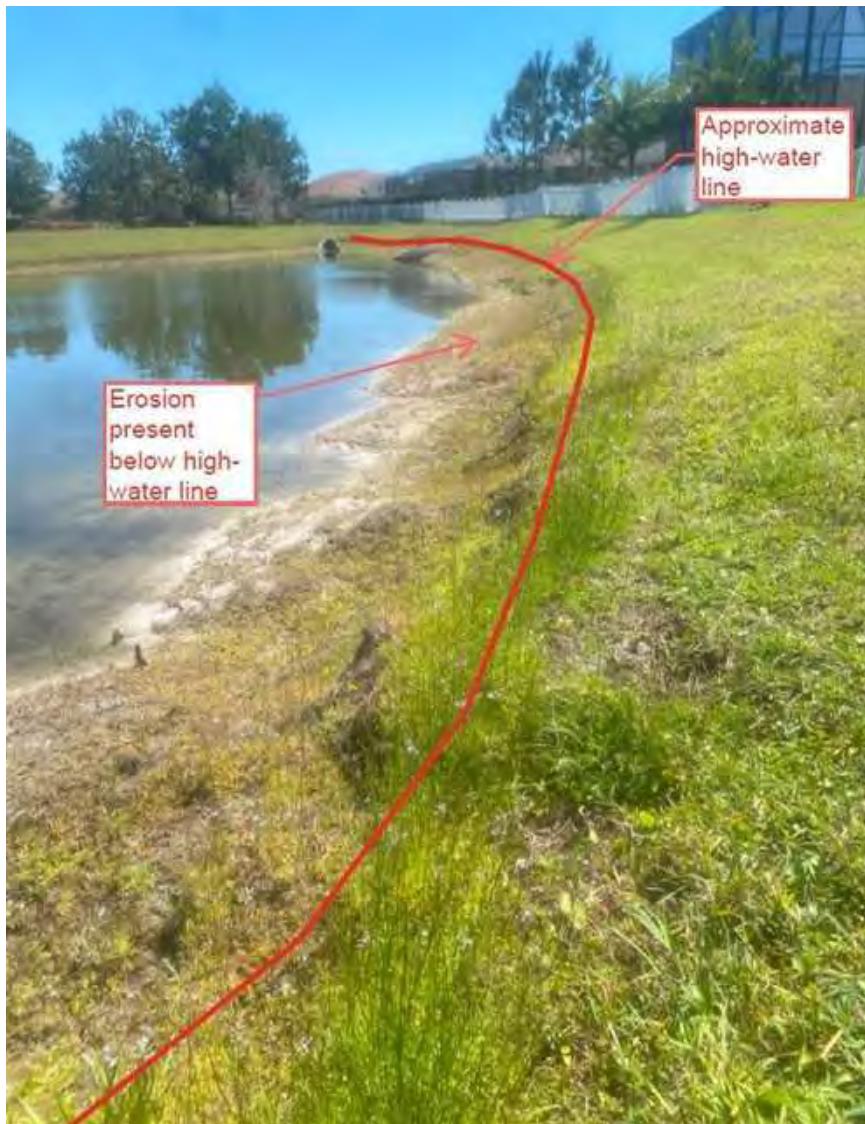
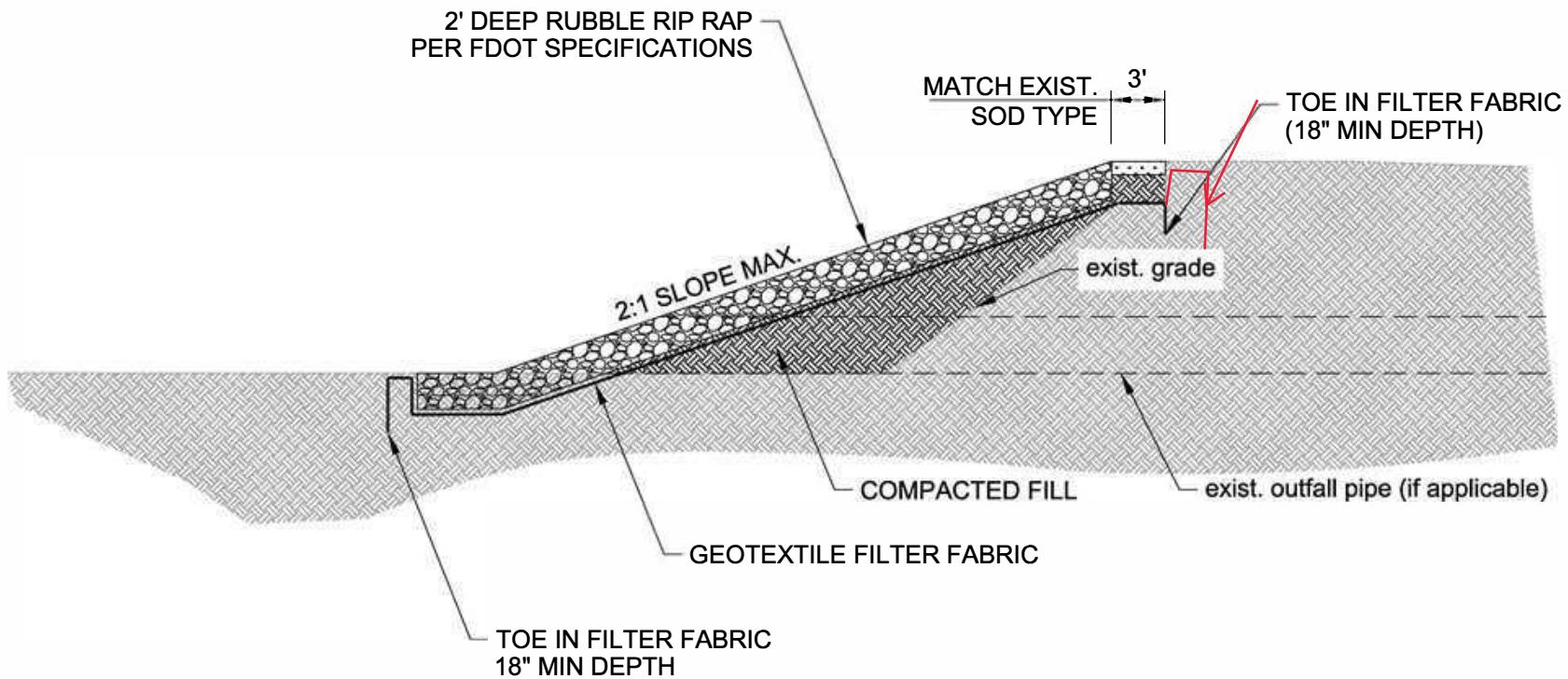


Photo showing erosion on southwest side of pond bank. Erosion appears to be contained from the high-water line to the toe of slope.





RIP RAP RESTORATION DETAIL
N.T.S.

EXHIBIT 2

[Return to Agenda](#)

Contractor	Contact	Proposal Amount	Notes
Sitemasters	Tim Cooney	44,800.00	19 Locations Permit 23837.001 and 23837.010
ADS		1,545.00	Permit 23837.001
		22,125.00	Permit 26837.01
Total		23,670.00	

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

PROPOSAL

Lakeshore Ranch CDD

Stormwater Maintenance

3/11/2025

Perform maintenance of stormwater systems associated with SWFWMD permits 26837.001 and 26837.010 in accordance with reports provided by District Engineer dated 2/5/25. (19 separate locations are identified)

Note: Fleximat locations will be constructed with finished exposed surface of 5' x 6'.

Total \$44,800

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Bill to
Greg Woodcock

Estimate details

Estimate no.: 1136
Estimate date: 03/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Location 1: Clear overgrown vegetation 6 inches under skimmer.	1	\$195.00	\$195.00
2.		Services	Location 2: Clear overgrown vegetation 5' around outfall structure and fix cracked structure. Grout inside and outside of structure for watertight seal.	1	\$750.00	\$750.00
3.		Services	Location 3: remove and replace skimmer using 1/4" aluminum brackets.	1	\$600.00	\$600.00
4.		Service at	Lakeshore Ranch	1	\$0.00	\$0.00
Total						\$1,545.00

Accepted date

Accepted by

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Bill to
Greg Woodcock

Estimate details

Estimate no.: 1137
Estimate date: 03/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Location 1: Depression next to sidewalk. Fill level with sidewalk with clean fill and sod disturbed area.	1	\$175.00	\$175.00
2.		Services	Location 2: Clear overgrown vegetation 5' around outfall structure.	1	\$750.00	\$750.00
3.		Services	Location 2: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
4.		Services	Location 3: Clear overgrown vegetation 5' around outfall structure.	1	\$750.00	\$750.00
5.		Services	Location 3: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
6.		Services	Location 4: Clear overgrown vegetation 5' around outfall structure.	1	\$750.00	\$750.00
7.		Services	Location 4: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
8.		Services	Location 5: Erosion around ends of weir wall structure. Restore side bank to control structure to eliminate bypass.	1	\$550.00	\$550.00
9.		Services	Location 6: Erosion around ends of weir wall structure. Restore side bank to control structure to eliminate bypass.	1	\$550.00	\$550.00
10.						

	Services	Location 7: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
11.	Services	Location 8: Clear overgrown vegetation 5' around outfall structure	1	\$750.00	\$750.00
12.	Services	Location 8: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
13.	Services	Location 9: Clear overgrown vegetation 5' around outfall structure	1	\$750.00	\$750.00
14.	Services	Location 9: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.	1	\$1,450.00	\$1,450.00
15.	Services	Location 10: Fence Down. To be reinstalled. Approach slab is undermined. Place fill, rip rap and filter fabric at approach and discharge slabs to deter future erosion. Fill voids with grout or compacted soil. Use outdoor grade sealant to seal the gap between the structure and approach slab to deter water intrusion and undermining. Remove vegetation from structure.	1	\$1,300.00	\$1,300.00
16.	Services	Location 11: Clear overgrown vegetation 5' around outfall structure.	1	\$750.00	\$750.00
17.	Services	Location 12: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas	1	\$1,450.00	\$1,450.00
18.	Services	Location 13: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas	1	\$1,200.00	\$1,200.00
19.	Services	Location 14: Clear overgrown vegetation 5' around structure	1	\$750.00	\$750.00
20.	Services	Location 15: Clear overgrown vegetation 5' around outfall structure	1	\$750.00	\$750.00
21.	Services	Location 16: Clear overgrown vegetation 5' around outfall structure	1	\$750.00	\$750.00
22.	Services	Location 16: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas		\$1,450.00	\$1,450.00
23.	Service at	Lakeshore Ranch	1	\$0.00	\$0.00
Total				\$22,125.00	

Accepted date

Accepted by



Stantec visited Lakeshore Ranch on February 5, 2025 to review ponds associated with SWFWMD Operation and Maintenance permit 26837.001 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

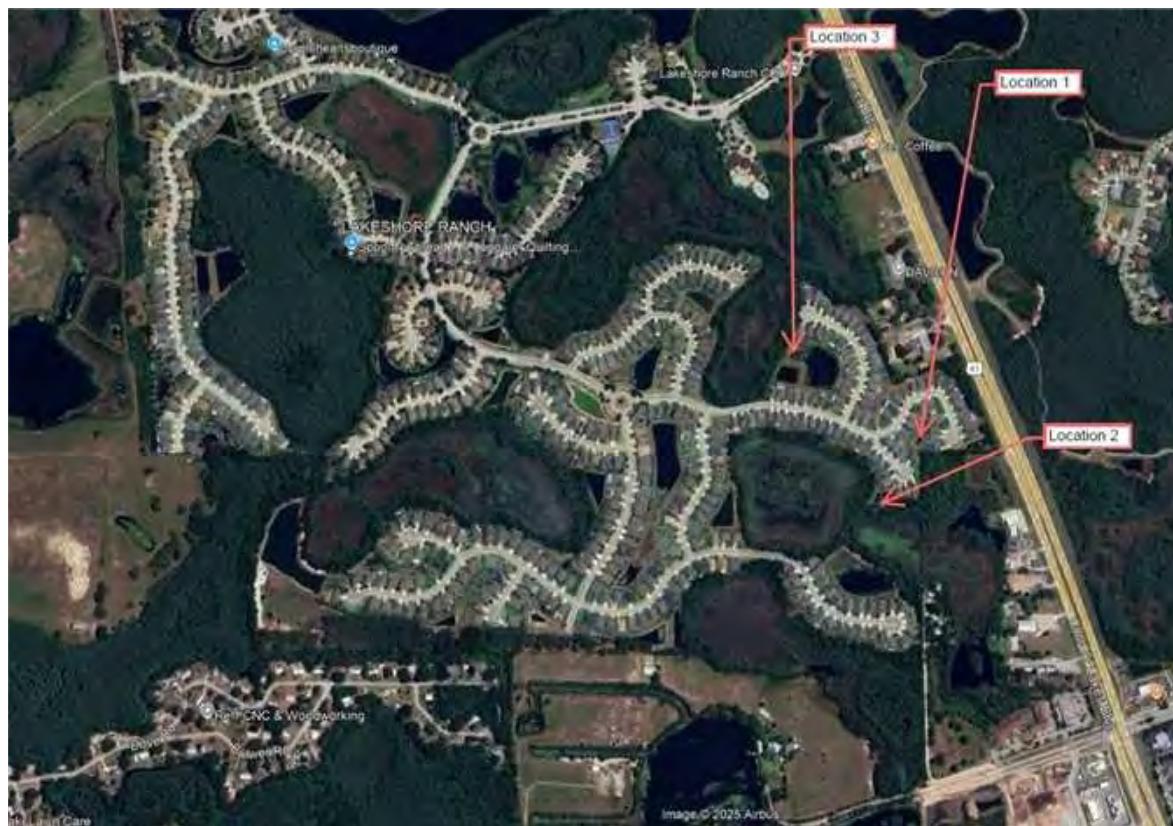
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



Location 1: Clear overgrown vegetation 6 inches under skimmer.



Location 2: Clear overgrown vegetation 5' around outfall structure and fix cracked structure. Grout inside and outside of structure for watertight seal.



Location 3: remove and replace skimmer using $\frac{1}{4}$ " aluminum brackets.





Stantec visited Lakeshore Ranch on February 5, 2025 to review ponds associated with SWFWMD Operation and Maintenance permit 26837.010 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

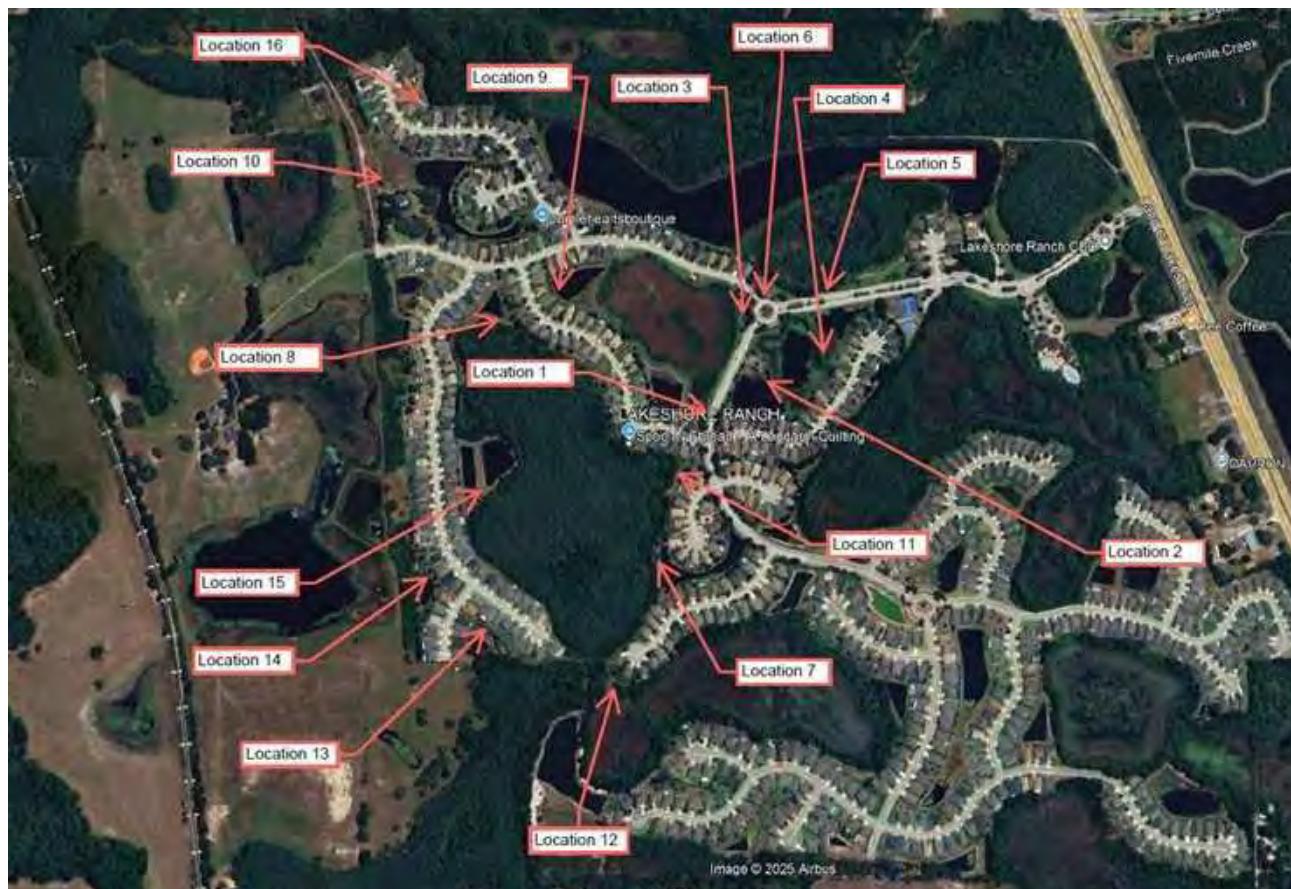
Vasili Kostakis

Project Engineer

Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



Location 1: Depression next to sidewalk. Fill level with sidewalk with clean fill and sod disturbed area.



Location 2: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



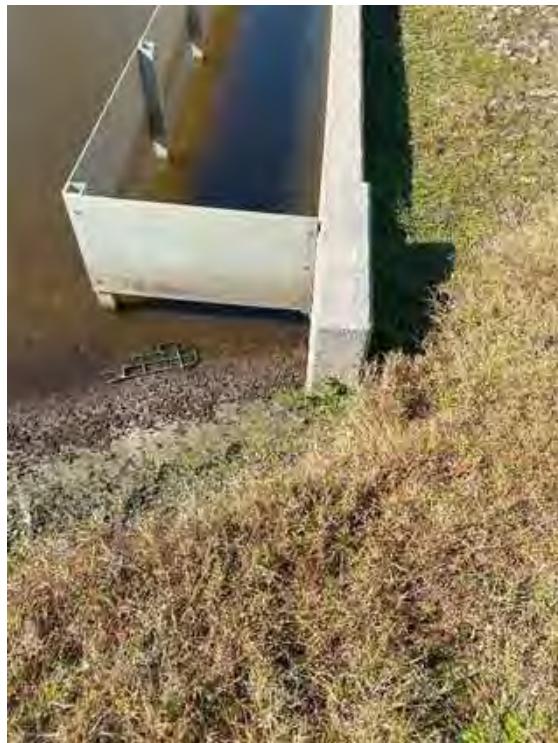
Location 3: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



Location 4: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



Location 5: Erosion around ends of weir wall structure. Restore side bank to control structure to eliminate bypass.



Location 6: Erosion around ends of weir wall structure. Restore side bank to control structure to eliminate bypass.



Location 7: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



Location 8: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.

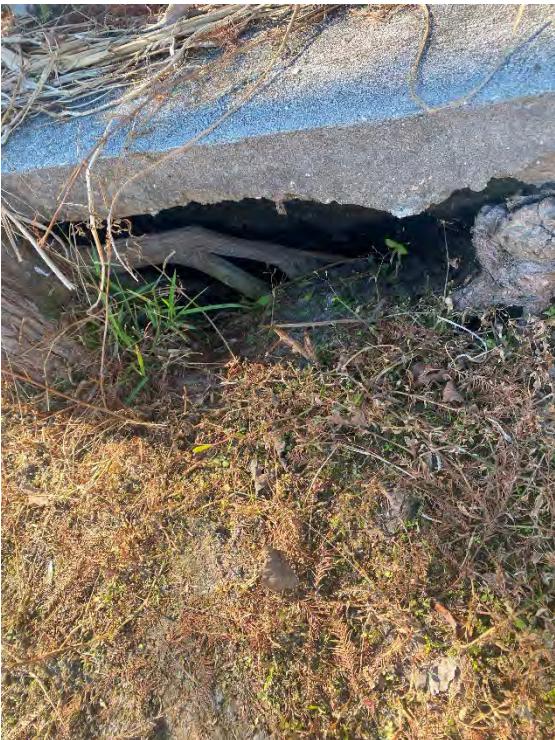
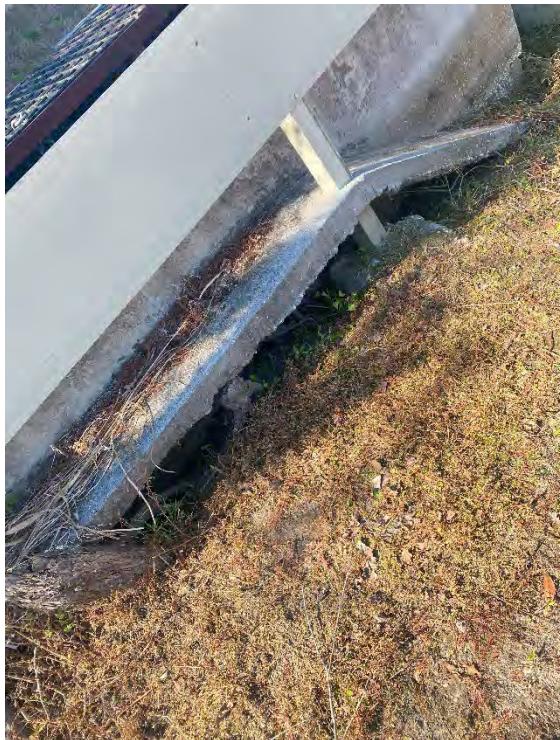


Location 9: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



Location 10: Fence Down. To be reinstalled. Approach slab is undermined. Place fill, rip rap and filter fabric at approach and discharge slabs to deter future erosion. Fill voids with grout or compacted soil. Use outdoor grade sealant to seal the gap between the structure and approach slab to deter water intrusion and undermining. Remove vegetation from structure.





Location 11: Clear overgrown vegetation 5' around outfall structure. (no picture)

Location 12: Cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.



Location 13:



Location 14: Clear overgrown vegetation 5' around structure



Location 15: Clear overgrown vegetation 5' around outfall structure



Location 16: Clear overgrown vegetation 5' around outfall structure and cover exposed pipe with filter fabric and fleximat and sod all disturbed areas.





ROLLMAX™
ROLLED EROSION CONTROL

Specification Sheet

TMax™ High-Performance Turf Reinforcement Mat

DESCRIPTION

The TMax™ high-performance turf reinforcement mat (HP-TRM) shall be a machine-produced mat of 100% UV-stabilized, high denier polypropylene monofilament yarns woven into permanent, high-strength, three-dimensional turf reinforcement matting. Available in either a green/black or a tan/black coloring, the mat shall be composed of polypropylene yarns woven into a uniform configuration of resilient, pyramid-like projections. The mat provides sufficient thickness, optimum open area, and three-dimensionality for effective erosion control and vegetation reinforcement against high flow induced shear forces. The mat has high tensile strength for excellent damage resistance and for increasing the bearing capacity of vegetated soils subject to heavy loads from maintenance equipment and other vehicular traffic. The material has very high interlock and reinforcement capacities with both soil and root systems, and is designed for erosion control applications on steep slopes and vegetated waterways.



Index Property	Test Method	Typical
Thickness	ASTM D6525	0.4 in (10 mm)
Resiliency	ASTM D6524	75%
Mass/Unit Area	ASTM D6566	11.3 oz/yd ² (382 g/m ²)
Tensile Strength - MD	ASTM D6818	4,400 lbs/ft (64 kN/m)
Elongation - MD	ASTM D6818	35%
Tensile Strength - TD	ASTM D6818	3,300 lbs/ft (48.2 kN/m)
Elongation - TD	ASTM D6818	30%
Light Penetration	ASTM D6567	75% coverage
UV Stability	ASTM D4355	>90% @ 3000 hr

Design Permissible Shear Stress*

Vegetated Shear	16 psf (766 Pa)
Vegetated Velocity	25 fps (7.6 m/s)

+ Minimum Average Roll Value

*Design values extrapolated from large scale ASTM D6460 testing

Material Content

Woven Structure	100% UV stable Polypropylene Monofilament yarns	Black/Green or Black/Tan
------------------------	--	-----------------------------

Standard Roll Sizes

Width	11.5 ft (3.5 m)	11.5 ft (3.5 m)
Length	78 ft (23.8 m)	156 ft (47.5 m)
Weight ± 10%	72 lbs (32.7 kg)	143.5 lbs (65.1 kg)
Area	100 yd ² (83.6 m ²)	200 yd ² (167 m ²)

Disclaimer: The information contained herein may represent product index data, performance ratings, bench scale testing or other material utility quantifications. Each representation may have unique utility and limitations. Every effort has been made to ensure accuracy, however, no warranty is claimed and no liability shall be assumed by North American Green (NAG) or its affiliates regarding the completeness, accuracy or fitness of these values for any particular application or interpretation. While testing methods are provided for reference, values shown may be derived from interpolation or adjustment to be representative of intended use. For further information, please feel free to contact NAG.

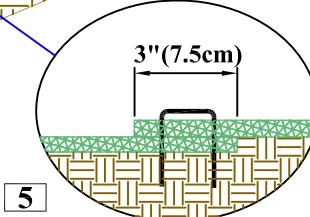
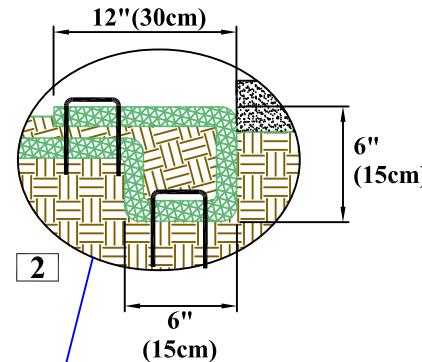
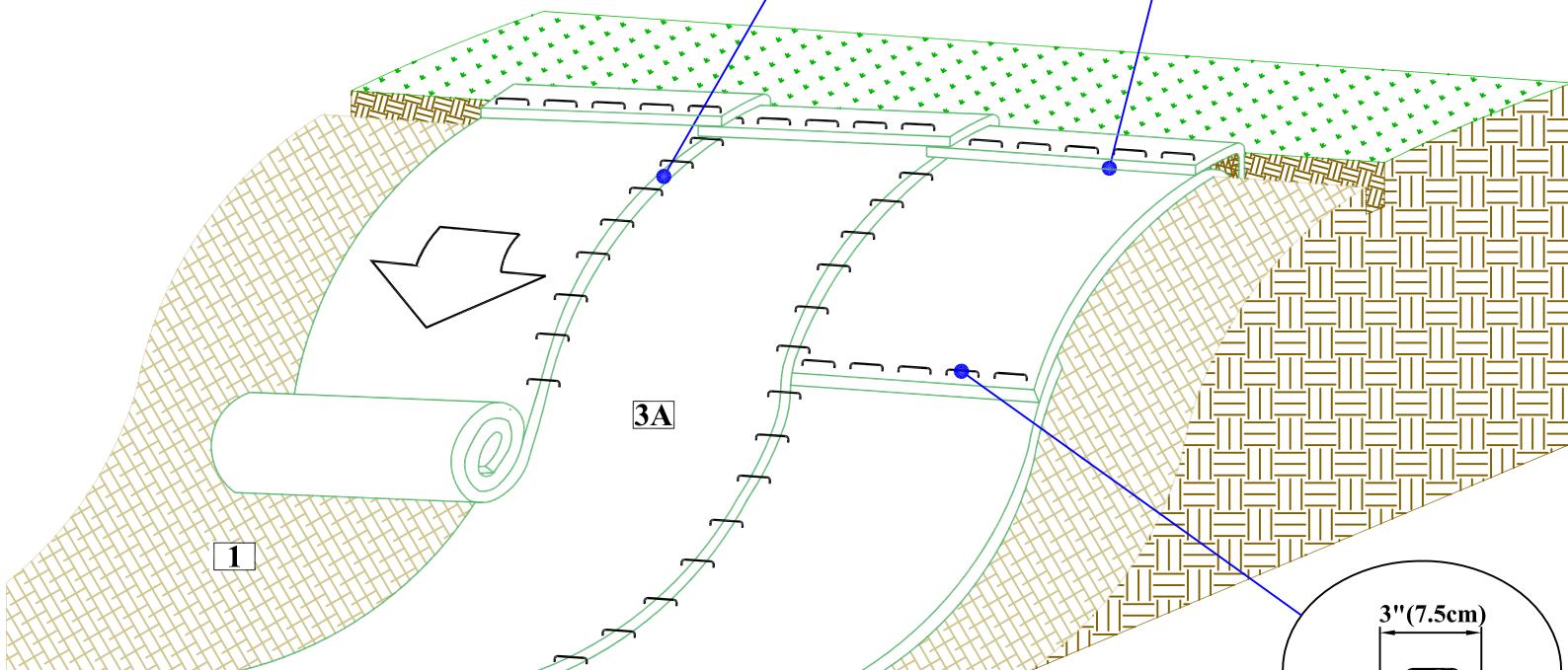
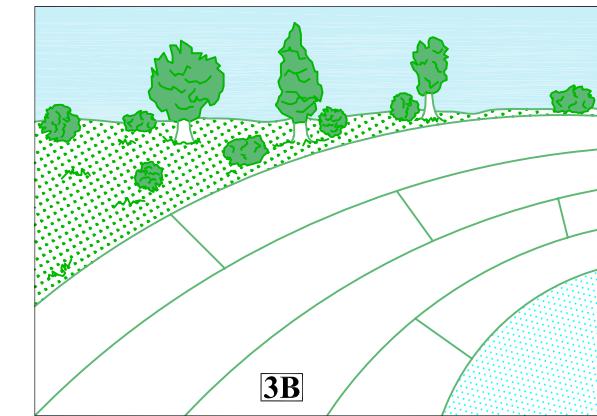


Western Green
4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725

nagreen.com
800-772-2040

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SLOPE INSTALLATION DETAIL



Drawn on: 5-4-17

Drawing Not To Scale



5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633

PH: 800-772-2040
www.nagreen.com

Disclaimer:

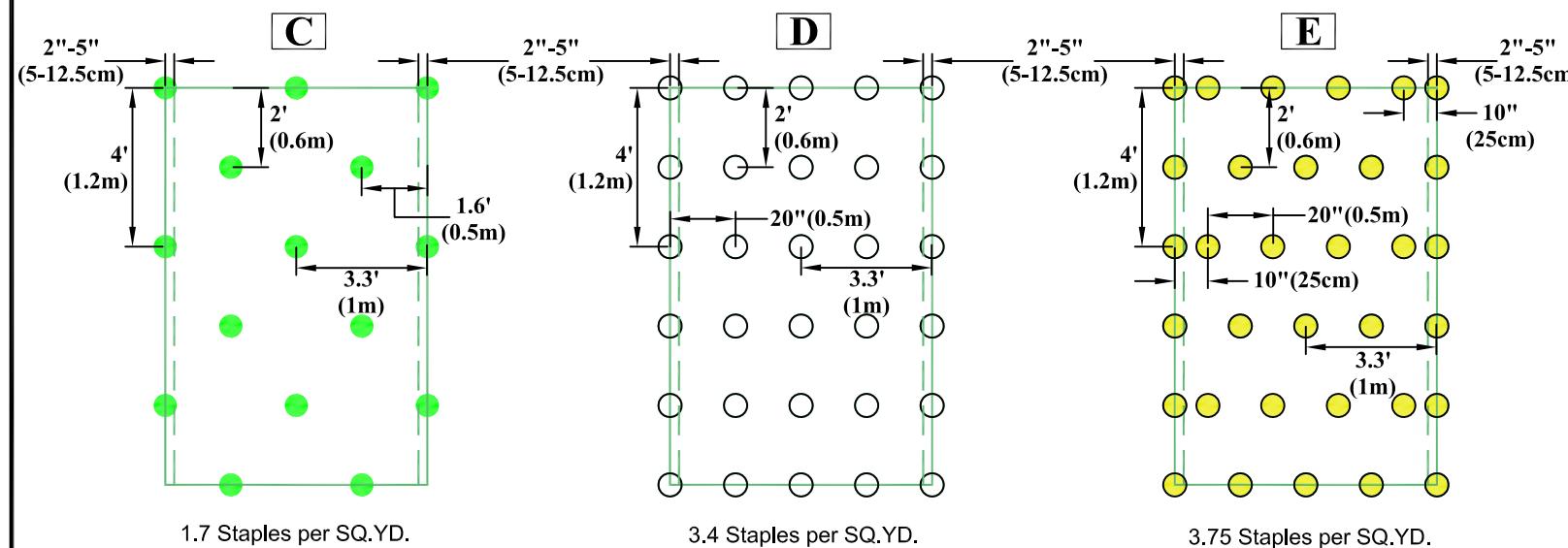
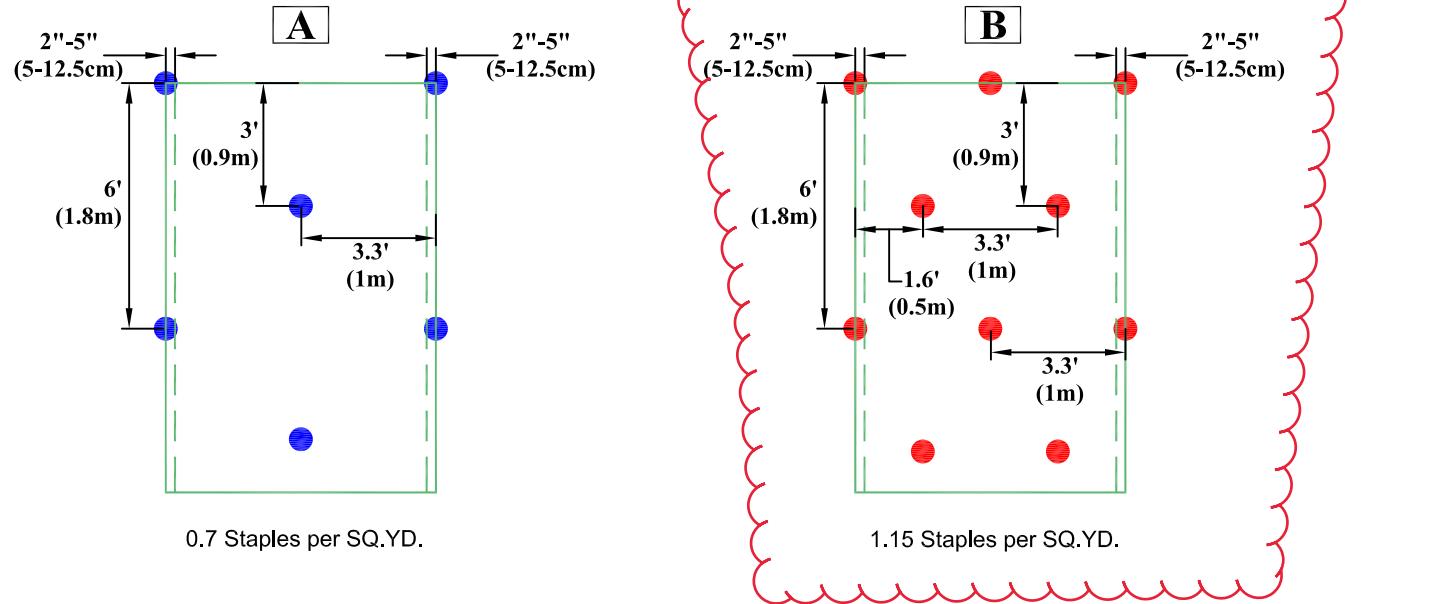
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:

In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

STAPLE PATTERN GUIDE



NOTES:

* Use ECMDS® for more accurate staple pattern selection.



5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633

PH: 800-722-2040
www.nagreen.com

Disclaimer:

The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

Drawing Not To Scale

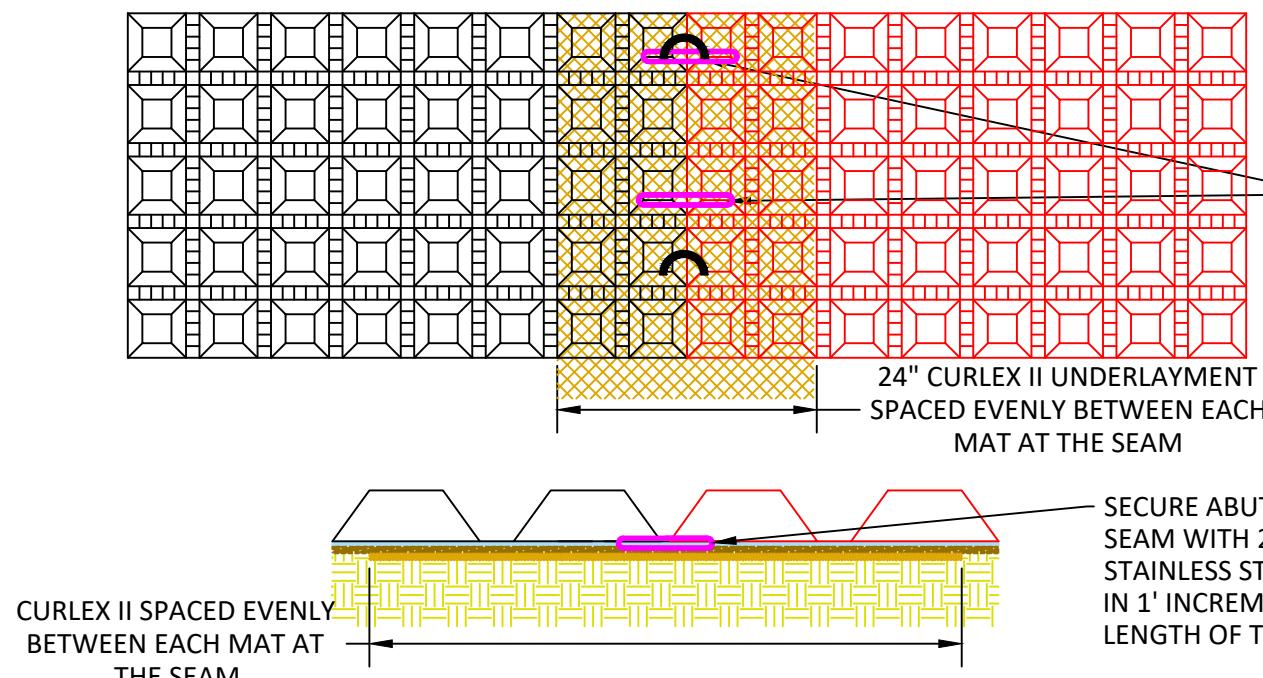


NORTH AMERICAN GREEN
10" WIRE STAPLE
SPECIFICATION

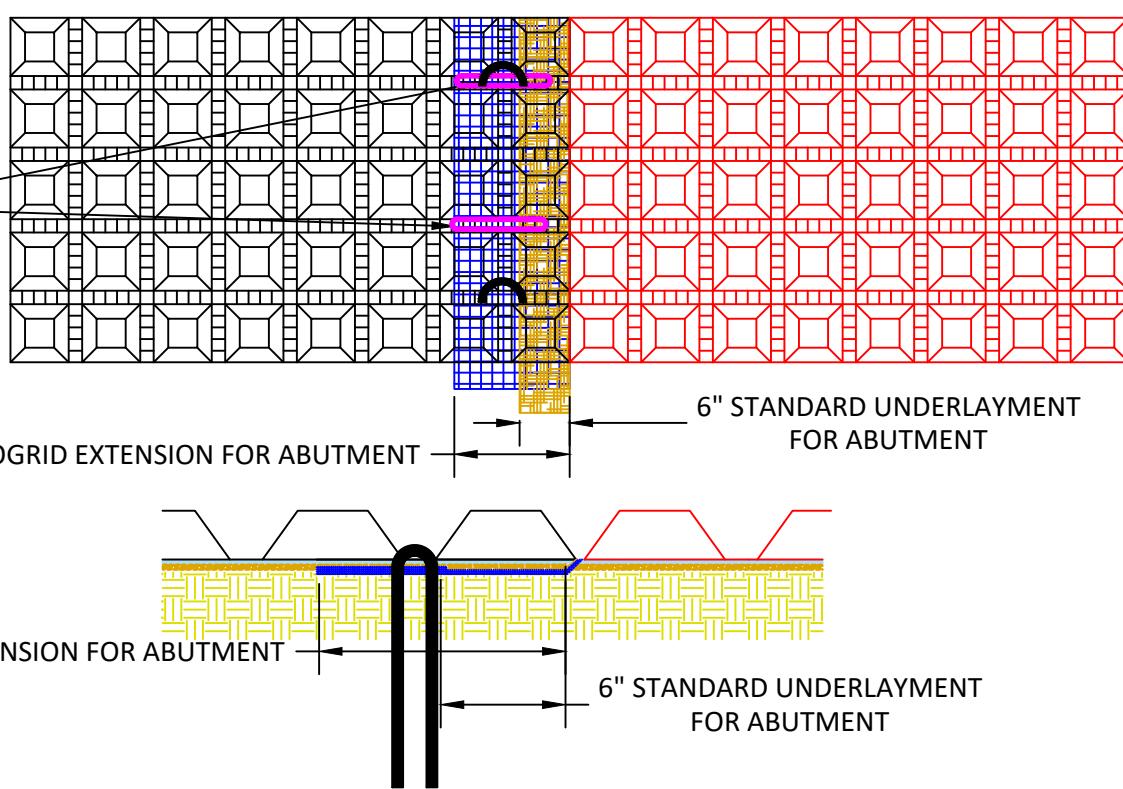
North American Green 6111 staples are produced from 11 gauge .118 to .120 bright basic industrial quality 1008/1010 wire, minimum cast, light oil protection. The staples are generally produced with dimensions 10 inch (25.4 cm) x 1 inch (2.5 cm) x 10 inch (25.4 cm) U-shaped configuration but are available in a variety of other dimensions.



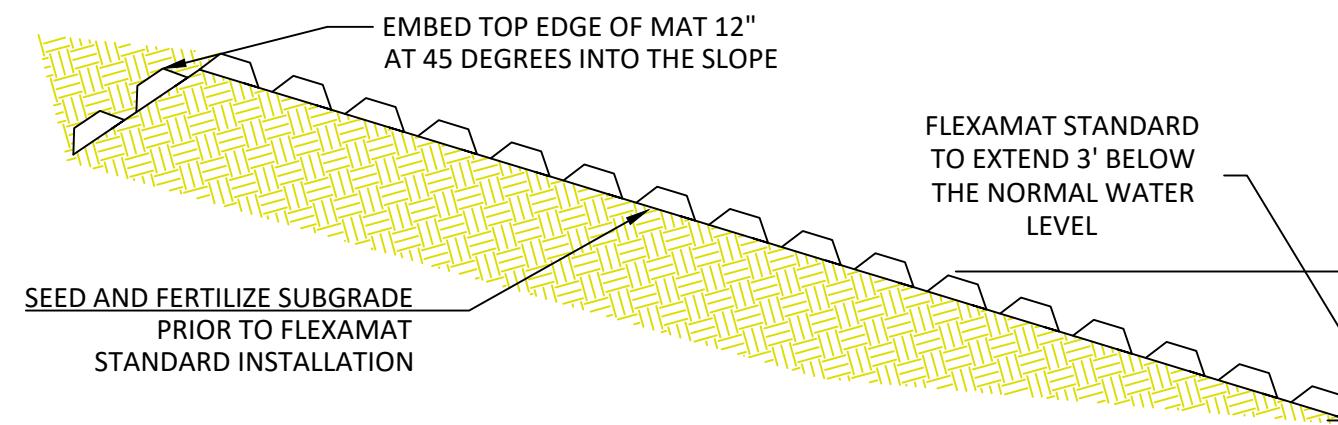
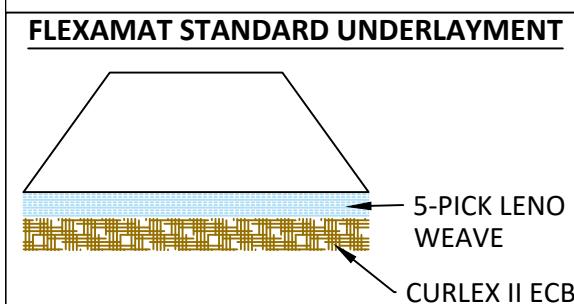
ABUTMENT METHOD FOR SHORELINE WIDTH LESS THAN 16'



SECURE ABUTMENT SEAM WITH 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS OR 18" U-ANCHORS IN 2' INCREMENTS THE LENGTH OF THE SEAM.



PROFILE VIEW OF SLOPE AND ANCHOR TRENCH



FLEXAMAT STANDARD - SHORELINE ARMORING

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURE'S REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION, SEED AND FERTILIZE SUBGRADE WITH SITE SPECIFIC SEED MIX IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, MATS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF SLOPE.
 - 4.1. MATTING SHALL EXTEND 3' BELOW ORDINARY WATER LEVEL.
5. AT MAT ABUTMENT SEAMS, INSTALL RECYCLEX TRM SEAMS EVENLY UNDER EACH MAT.
6. SECURE ABUTMENT SEAMS IN 2' INCREMENTS USING STAINLESS STEEL ZIP TIES OR #3 REBAR - 18" U-ANCHORS. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GRID OF EACH ABUTTING MAT OR GEOGRID EXTENSION. U-ANCHORS SHALL ENCOMPASS 2 CORDS OF GEOGRID OF EACH ABUTTING MAT OR GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS.
7. AT THE BEGINNING AND END OF THE SHORELINE PROTECTION, EMBED THE MAT 18" PAST THE ANTICIPATED SCOUR POINT. FILL AND COMPACT TERMINATION TRENCH WITH COHESIVE SOIL.
8. RECESS TOP TWO BLOCKS OF MAT INTO THE SLOPE.

MOTZ ENTERPRISES, INC.

Flexamat
(513)772-6689
Info@Flexamat.com
Flexamat.com





PERMANENT EROSION CONTROL SOLUTIONS



**Flexamat® - Permanent Solution
for a Wide Range of Applications Including:**

AIRPORTS

DOT ROADSIDE

DRIVABLE SURFACES

ENERGY SECTOR

INLETS/OUTLETS

LANDFILL/MINE RECLAMATION

SHORELINE

STREAM AND RIVERBANK



PERMANENT EROSION CONTROL SOLUTIONS

Erosion Prevention and Protection

OUR COMPANY

Motz Enterprises, Inc. is the manufacturer of **Flexamat®**. The company has been in business for over 30 years and is headquartered in Cincinnati, Ohio.

Flexamat is sold throughout the United States and Canada with material available locally in most areas.

We take pride in our performance and specifying the right product for the right application.

Flexamat is an effective, long term solution. We look forward to working with you.



Flexamat®

Learn More About How Flexamat® Is The Best Permanent Erosion Solution!



About Flexamat®

Permanent Erosion Control

Flexamat is a permanent erosion control mat utilized for stabilizing slopes, channels, low water crossings, inlet/outlet protection, and shorelines. Tied Concrete Block Mat is a generic term for Flexamat. It consists of concrete blocks (6.5" x 6.5" with a 2.25" profile) locked together and embedded into a high strength geogrid. There is 1.5" spacing between the blocks that gives the mat flexibility and allows for optional vegetation growth. The mat is packaged in rolls, making transporting and installing Flexamat efficient. It is manufactured with various underlays, determined by onsite conditions.

Vegetated Solution

Flexamat offers permanent, hard armor protection, with a natural vegetation. Flexamat may be mowed over with commercial mowing equipment or left to grow wild. Besides grass, there are many other types of native plant species that can be planted to grow within the mat. For example, Willow stakes and other native plugs can be planted within Flexamat.

Work With Nature, Not Against

Incorporating perennial vegetation into storm water treatment plans will encourage the benefits of phytoremediation which is the direct use of living green plants for the removal, degradation or containments of contaminants. The establishment of perennial vegetation increases infiltration of storm water runoff into the soil, increased removal of pollutants found in road and parking lots runoff (oils & grease, metals, break dust salt, garbage, nutrients) through filtration and phytoremediation. The perennial vegetation also reduces or eliminates the thermal impacts to storm water runoff by shading the concrete blocks from sunlight and aiding in infiltration and filtering of the runoff, unlike rip rap or other hard armor alternatives.



Benefits of Flexamat®

HIGH PERFORMANCE

EASY MAINTENANCE

FAST INSTALLATION

SIMPLE INSTALLATION

AESTHETICALLY PLEASING

IMPROVES SAFETY

ENVIRONMENTALLY FRIENDLY

REDUCES CONSTRUCTION COSTS

DISCOURAGES GRAFFITI

IMPROVES WATER QUALITY

LOW-IMPACT DEVELOPMENT (LID)

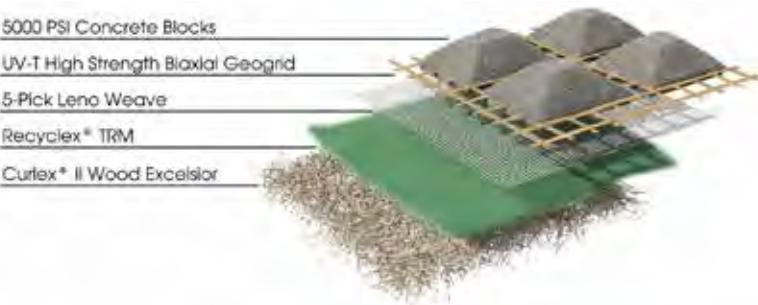
Flexamat® Products



Flexamat Standard



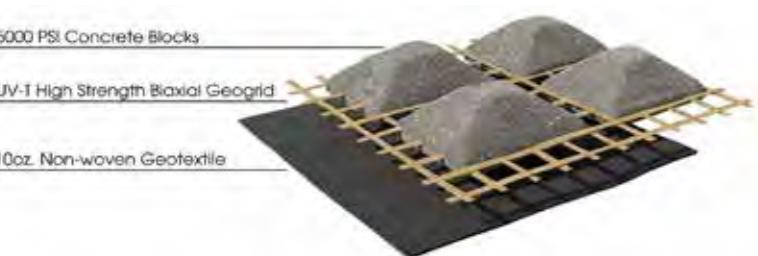
Flexamat Plus UV-T



Flexamat Plus



Flexamat 10NW UV-T



Flexamat 10NW



Flexamat NF UV-T



GENERAL COMPOSITION OF MATERIALS

Blocks	5000 PSI, Wet-cast Portland Cement
Interlocking Biaxial Geogrid	Fornit 30/30 Polypropylene Geogrid with 2,055 lb/ft biaxial strength UV-T Polypropylene Geogrid with 2,055 lb/ft biaxial strength
Underlayment Options	Standard - Curlex® II ECB & Leno Weave Plus - Recyclex® TRM-V, Curlex® II ECB & Leno Weave Fabric - 10 oz Non-Woven Geotextile *More options available upon request, including Net Free underlayment.

MANUFACTURING VALUES

Flexamat® Properties	Values
Roll Widths	4' 5.5' 8' 10' 12' 16' 15.5' with geogrid and underlayment extensions (for areas wider than 16')
Roll Lengths	30' 40' 50' / Custom
Material Weight	10 lbs./sf
Block Size	6.5" x 6.5" x 2.25"
Percentage Open Area (POA)	30% min.

PERFORMANCE

Test	Tested Value	Bed Slope	Soil Classification	Limiting Value
ASTM 6460	Shear Stress	30%	Sandy Loam (USDA)	24+PSF
ASTM 6460	Velocity	20%	Loam (USDA)	30+ ft/sec



Flexamat

Departments of Transportation

Roadways Protection

FEDERAL | STATE | MUNICIPAL

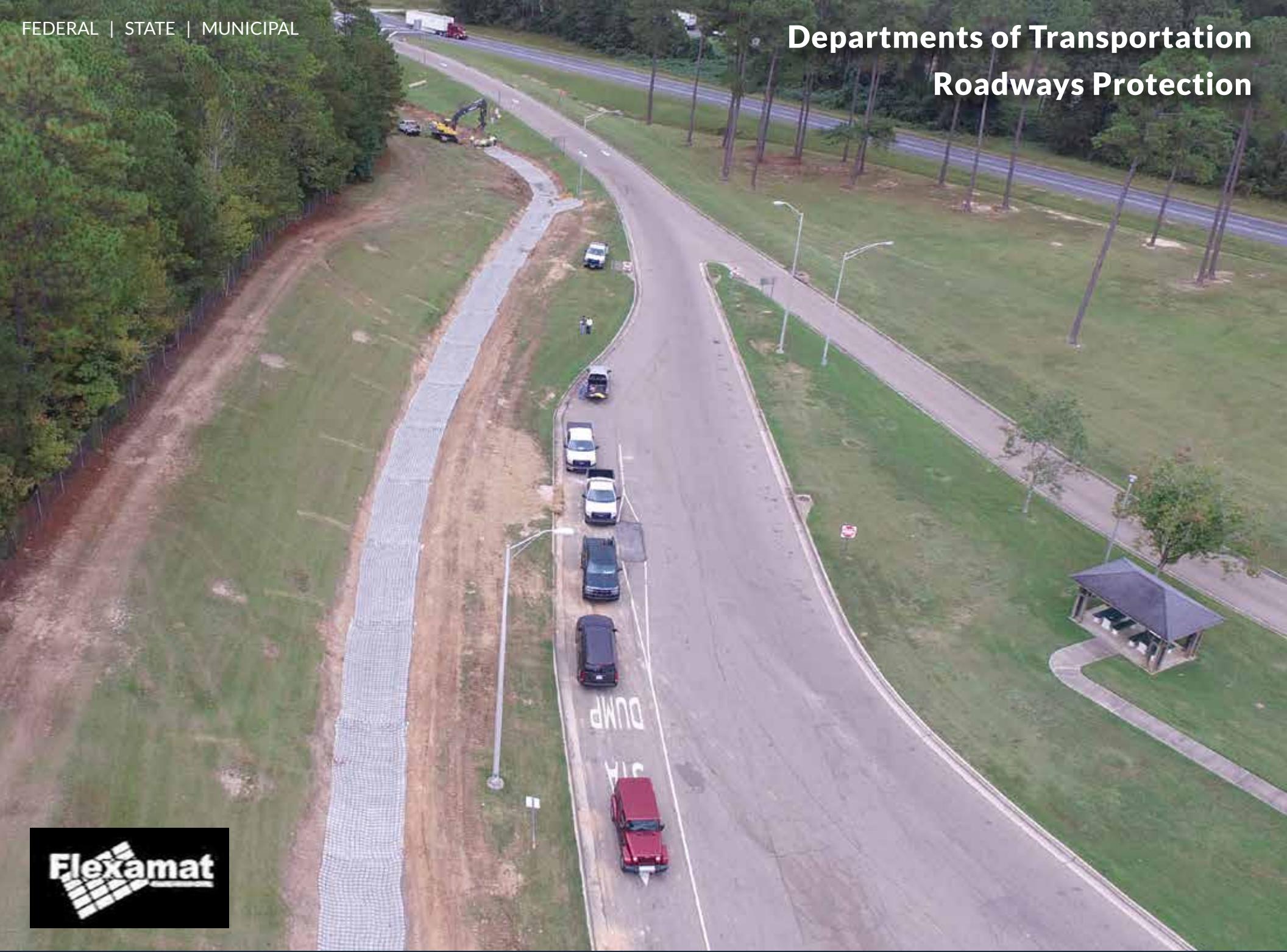


Three months after installation



One year after installation





Flexamat

Departments of Transportation Roadways Protection

FEDERAL | STATE | MUNICIPAL



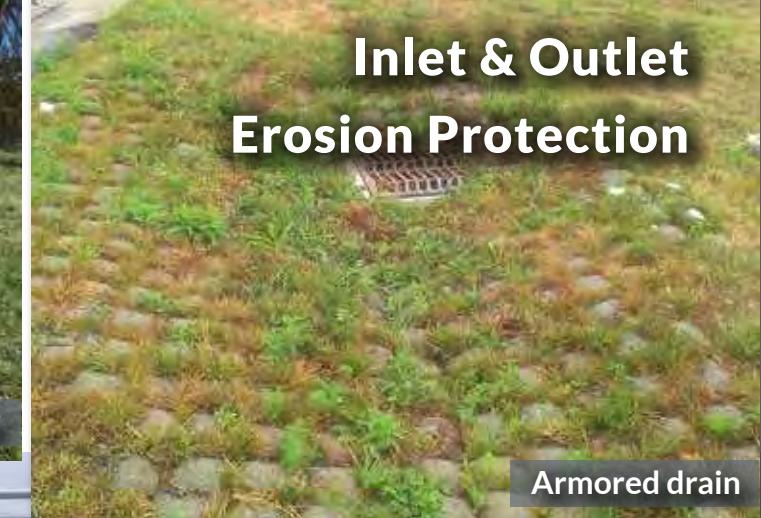
One year after installation.

Flexamat

Inlet & Outlet Erosion Protection



Failing riprap



Outlet armored with Flexamat®, 3 years later



Eroded outlet



Flexamat



Repaired outlet

Landfill Erosion Protection



Energy Erosion Protection



Flexamat

Exposed high pressure gas pipeline

Energy Erosion Protection



Flood Control



Flexamat

Flood Control



Flexamat



Flexamat

Percussion Anchors





Flexamat

Airports



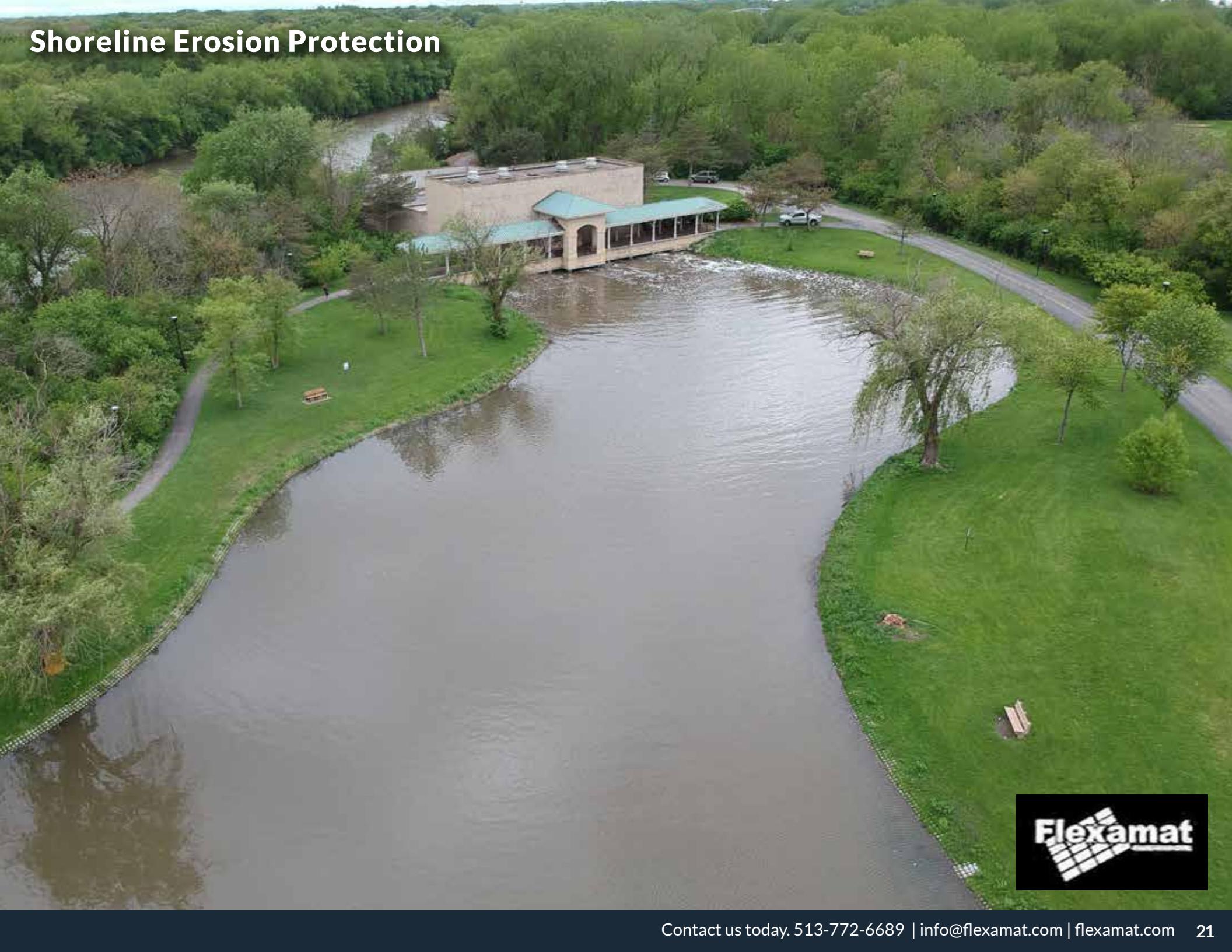
Flexamat

Shoreline Erosion Protection



Flexamat

Shoreline Erosion Protection

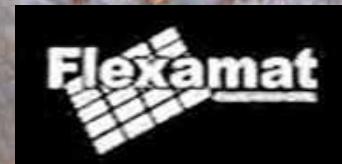


Creek Erosion Protection



Flexamat

Streambank Protection



Drivable Surfaces Erosion Protection



Flexamat

Schools Erosion Protection









Up to 4800 square feet of material can ship on one truckload



Distributed by:

R. H. Moore & Associates, Inc.
7834 Depot Lane, Tampa, FL 33637
Toll Free: (800) 330-2333
Email: info@rhmooreassociates.com
Website: www.rhmooreassociates.com



EXHIBIT 3

[Return to Agenda](#)



COMMUNITY DEVELOPMENT DISTRICT

COMMUNITY GUIDELINES

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

OVERVIEW

Hours of Operation

Clubhouse	Monday - Thursday:	11 am - 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	30 minutes after sunrise to 30 minutes 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 or directives of staff on duty.

Disclaimer and Use of Recreational Facilities at Your Own Risk

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. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property. Residents and members are responsible for their actions and those of their guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE COMMUNITY AMENITIES OR SAFETY OF THE RESIDENTS, MEMBERS OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY AMENITIES, RESIDENTS, MEMBERS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Residents, members and guests hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with participant's use of the community amenities or participation in the activities at the amenities, including, but not limited to, any personal injury, property damage, or wrongful death. Residents, members and guests further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with their use of the community amenities or participation in activities at the amenities.

Residents, members and guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla.Stat. 768.28.

Persons interested in using the recreational facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

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 access cards are issued during resident/member orientations. Two (2) initial access cards are provided at no charge, additional cards and replacements for lost or damaged cards are available at the Clubhouse for a fee. No more than four (4) access cards 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 may a resident or member use the amenities without having a waiver form on file with the District or 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. Inquire at the Clubhouse about a pre-approved exception for up to 4 additional Guest Pool Passes. 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. 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. 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.

GATEHOUSE SERVICES

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

Two (2) initial barcode stickers are issued during a resident or member orientation at the Clubhouse at no charge. 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

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 may 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.

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

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
Covered Screened Veranda with a ping pong table
Florida Room for Entertaining
Activities Center with a pool table
Business Center
Conference Room
Tennis, pickleball 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. 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.
4. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
5. 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.
6. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
7. Food and drink will be limited to designated areas only.
8. Smoking in the facility is not permitted under any circumstance.
9. 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.
10. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
11. 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.

12. 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.
13. Excessive noise that will disturb other residents and members and guests is not permitted.
14. Any type of harassment or disrespect to staff or other residents and members is prohibited.
15. Residents and members are responsible for cleaning up after themselves and helping to keep the amenity areas clean at all times.
16. 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.
17. All equipment and supplies provided for use of the amenities must be returned in good condition after use.
18. With the exception of service animals, resident's and member's pets are not permitted at the Clubhouse facilities.
19. Skateboards are prohibited on the Clubhouse property.
20. Bicycles, scooters, roller skates, rollerblades, roller shoes and skateboards are not permitted inside the Clubhouse facilities.
21. Bicycles and other vehicles are to be parked in designated outdoor areas only.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. 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.
29. 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.
30. 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.
31. 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 under the age of 18 that utilize the fitness center independently must have an access card and a signed and notarized parental consent and waiver form on file.
3. Residents and members may have 2 guests while using the Fitness Center.
4. 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.
5. Appropriate attire including shorts, shirts and closed toed athletic footwear must be worn at all times in the fitness center.
6. All equipment must be wiped down before use with the wipes and/or spray provided.
7. If a resident, member, or guest is waiting, cardiovascular equipment utilization is limited to 30 minutes.
8. If a resident, member, or guest is waiting for the weight equipment, individuals should allow others to "work in" between sets.
9. Stacked weight equipment should not be slammed while lifting.
10. All free weights should be put back in the proper area after use.
11. Food is not permitted in the Fitness Center.
12. Water or other sport drinks must be contained in non-breakable spill-proof containers.
13. When using cell phones in the Fitness Center, please keep your phone ringer on vibrate, and accept/make calls outside of the building.
14. Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
15. All instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
16. 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.
17. A full menu of services will be posted and updated by the staff.
18. Massage Therapists are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
19. Our Spa Massage area is a place of tranquility and relaxation. Cell phones are not permitted.
20. All concerns, equipment malfunctions, and maintenance needs should be reported to the staff.
21. 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. Residents and members under the age of 18 that utilize the pool areas independently must have an access card and a signed parental consent and waiver form on file.
5. All swimmers must shower before initially entering the pool.
6. Lap lanes are to be used only by persons swimming laps or water walking or jogging unless lanes are not being used.
7. Flotation devices, such as rafts, rings, or play items are not allowed in the lap pool. Swim aids and aquatic exercise equipment are permitted.
8. 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.
9. 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.
10. Bicycles, scooters, roller skates, rollerblades, roller shoes, skateboards, and anything with wheels, are not permitted on the pool deck.
11. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms.

12. 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.
13. Residents and members are responsible for cleaning up after themselves.
14. Persons with open cuts, wounds, sores, or blisters may not use the pool.
15. Persons that are ill with diarrhea cannot enter the pool.
16. No person should use the pool with or suspected of having a communicable disease, which could be transmitted through the use of the pool.
17. Appropriate swimming attire (swimsuits) must be worn at all times. No thong swimwear is permitted at the facility.
18. Swim diapers are recommended for use by infants/children that are not toilet trained.
19. Animals are not permitted in the pool or wet areas with the exception of service animals.
20. Dives, flips, back jumps, or other dangerous actions from the side of the pool are prohibited.
21. No running or horseplay is allowed in the pool or wet areas.
22. Only authorized staff members are allowed in the filter rooms, chemical storage rooms and staff office area.
23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
24. 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.
25. Chair lifts are designed for self- use. Clubhouse Staff is not authorized to assist with use beyond initial review of operating instructions.
26. Chair lifts are rated for 300 lb. maximum capacity.
27. The pool may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
28. 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.
29. 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 and BBQ tools returned to clubhouse staff.
30. All swim instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
31. Pool policies, including hours of operation, may be changed at the discretion of the District's Board of Supervisors.
32. 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 refundable security deposit, and a specified rental fee.
3. A schedule of activities will be posted and updated by the staff.
4. Residents and members under the age of 18 that utilize these areas independently must have an access card and a signed parental consent and waiver form on file.
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 to be used 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. Residents and members under the age of 18 that utilize these areas independently must have an access card and a signed parental consent and waiver form on file.
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. 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. Residents and members under the age of 18 that utilize this area independently must have an access card and a signed parental consent and waiver form on file.
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.
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. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
11. Profanity, fighting and disruptive behavior will not be tolerated.
12. No furniture will be allowed on the playing surfaces.
13. All tennis instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
14. 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.
7. Residents and members under the age of 18 that utilize this area independently must have an access card and a signed parental consent and waiver form on file.
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. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
11. All sports instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
12. 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. Residents and members under the age of 18 that utilize these areas independently must have an access card and a signed parental consent and waiver form on file.
4. Bikes, rollerblades, skateboards, and equipment with wheels is prohibited.
5. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.

6. Pets must be kept on a leash and residents and members must pick up and dispose of pet waste in appropriate outdoor receptacles.
7. Profanity, fighting and disruptive behavior will not be tolerated.
8. Alcoholic beverages are not permitted to be consumed on the premises of these areas, except at pre-approved special events.
9. Residents and members are responsible for bringing their own equipment.
10. All instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
11. Amplified sound systems and DJs are prohibited unless it is a community approved program or event.
12. Residents and members must clean up after themselves and dispose of trash in the appropriate outdoor receptacles.
13. All other general facility and guest policies apply.
14. 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. Residents and members may utilize the Playground and Tot Lot at their own risk.
2. Signage with usage guidelines, age, height, and/or weight requirements for the playground equipment is posted on or near each playground area.
3. Residents, members, and their guests are responsible for the behavior of their children.
4. Residents and members under the age of 18 that utilize this area independently must have an access card and a signed parental consent and waiver form on file.
5. Children must remain in sight of those responsible for providing supervision at all times.
6. Proper footwear is required and no loose clothing, especially with strings, should be worn.
7. The mulch material in the landscaping beds is not to be picked up, thrown, or kicked for any reason.
8. 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.
9. Playground equipment is for all children. They should take turns and share the equipment.
10. All children are expected to play cooperatively with other children.
11. No jumping off from any high climbing bars or platforms.
12. Improper use of the equipment will not be tolerated. Use traditional methods when going up ladders and down slides. No fancy tricks.
13. If anything is wrong with the equipment or someone gets hurt, notify a staff member immediately.
14. 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. Residents and members under the age of 18 that utilize this area independently must have an access card and a signed parental consent and waiver form on file.
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 a resident or member, and there is a limit of 3 dogs per resident or member.
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. 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 and must have a signed waiver form on file with the District.
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. Residents and members under the age of 18 that utilize this area independently must have an access card and a signed parental consent and waiver form on file.
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

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.

Parental Consent and Waiver Form

Residents and members (18 years or older) that are the parent or guardian of a child(ren) under the age of 18 and wish to allow their child(ren) to use any of the areas addressed in the Community Guidelines without adult (18 years or older) supervision, shall complete the Parental Consent and Waiver Form. The Parental Consent and Waiver Form will be kept on file and will allow the staff to maintain current information on those residents and members under the age of 18 that utilize the amenities without being in the presence of an adult (18 years or older).

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. Any guests under the age of 18 that utilize these areas without an adult present must have a signed parental consent and waiver form on file. Signed by the guest's parent.

CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINES VIOLATIONS

Policy Enforcement

Please be aware that staff must protect the rights and privileges of rule-abiding residents and members, and that inappropriate behavior will not be tolerated. All patrons are responsible for compliance with the rules and regulations established for the safe operations of all the facilities. For severe violations or anyone continuing to violate Clubhouse rules, individual(s) may be refused access to the Clubhouse and its amenities. The staff reserves the right to ask residents, members, or guests to leave the facilities and suspend their privileges and/or access cards. The staff retains the full right to contact the local law enforcement agency and have violators trespass 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 incidents 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 4

[Return to Agenda](#)



Outlook

Blue Water Aquatics Proposals for Erosion Repairs at LAKESHORE RANCH CDD

From office@bluewaternaquaticsinc.com <office@bluewaternaquaticsinc.com>

Date Fri 3/28/2025 7:11 PM

To Gaby Arroyo, LCAM <gaby@breezehome.com>

Cc Patricia Comings-Thibault <Patricia@breezehome.com>; Chris Thompson <chris@bluewaternaquaticsinc.com>

1 attachment (2 MB)

Lakeshore Ranch CDD Sox Erosion Control Report & Proposals 03-25-2025.pdf;

Gaby,

Attached please find Blue Water Aquatics' proposal for the erosion repair project at Lakeshore Ranch CDD.

We are presenting two options for consideration. Option A repairs the failed 230LF portion of the shoreline, while Option B repairs the entire length of shoreline. The cost per linear foot is reduced in Option B and will fortify the entire shoreline (an extra 70 linear feet).

Please take notice of three main items highlighted in our proposals: 1. We utilize a superior DredgeSOX product that is seen as the best in this type of erosion repair. Blue Water Aquatics is a SOX Certified Service Provider – our team has been fully trained by the manufacturer; 2. We offer a 10-year warranty on workmanship/labor along with the manufacturer's 5-year warranty on the material; and 3. There are NO upcharges, increases or add-on fees to our proposals. The price in the proposal is the final cost.

If you have any questions, feel free to contact us.

Thank you for considering Blue Water Aquatics for your project!

Brenda Jordan
Office Manager

Blue Water Aquatics Inc.
5119 State Road 54, New Port Richey FL 34652
Office Phone: (727) 842-2100 x103
Cell Phone: (727) 712-7363
Website: www.BlueWaterAquaticsInc.com

OH, BY THE WAY – Did you know that Blue Water Aquatics also offers Midge Fly Control, Erosion Control and Fountain & Aeration services? Give us a call!



Lakeshore Ranch CDD Erosion Repair

Prepared by: Chris Thompson, President
Inspected: March 18, 2025



Blue Water Aquatics, Inc.
5119 State Road 54, New Port Richey, FL 34652
www.bluewaternaquaticsinc.com | office@bluewaternaquaticsinc.com | T: 727-842-2100

March 24, 2025

We appreciate the opportunity to bid on this project! Attached are two proposals for the SOX Erosion Solutions™ erosion restoration at Lakeshore Ranch CDD in Land O' Lakes, Florida.

The SOX Erosion Solutions™ suite of patented erosion control products are eco-friendly, bioengineered and designed to immediately halt soil erosion and stabilizes shorelines utilizing rip stop technology. It is designed with a double layer of knitted polyethylene mesh. It also has a built-in structural channel, which enables the entire installation to be anchored to the intact shore bank, NOT to unstable shore bed. Here are just some of the unique features a DredgeSOX system offers:

- Upon installation, the SOX system creates a new, fully integrated and immediately solid and secure living shoreline.
- Unlike traditional solutions, SOX boasts remarkable flexibility. It effortlessly conforms to the natural contours of your landscape, and can seamlessly incorporate tight curves, trees, or boulders.
- Unlike other erosion restoration options that are on the market, DredgeSOX systems are quick to install and have little to no impact on surrounding property.
- Provide long-lasting results that continue to improve over time.
- Exceptional water retention for vigorous growth of new vegetation.
- The ONLY erosion control system that integrates into the Earth.
- Uses locally sourced organic fill.
- SOX systems allow for re-tensioning whenever necessary.
- Subsurface staking system eliminates injury liability to humans and animals.
- SOX "self-tightens" due to its ability to manage incredible weight displacement.

Option A proposal is for the identified 230 Linear Feet of shoreline needing immediate repair at a cost of \$120.00 per linear foot.

Option B proposal takes the project further stabilizing the full 300 Linear Feet of shoreline at a reduced cost of \$117.00 per linear foot, ensuring that the full side is fortified.

Along with the SOX manufacturer's 5-year warranty on materials, Blue Water Aquatics offers a 10-year warranty on our workmanship.

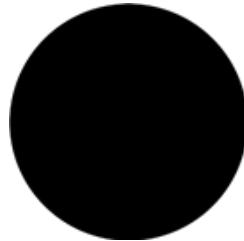
Additionally, there are NO upcharges or increases in our project quotes. The price in our agreement is the full cost.

We take pride in providing the highest level of service in the industry and look forward to the opportunity to work with you on this important project!

Regards,



President - Blue Water Aquatics, Inc.



Upon visiting the project site at Lakeshore Estates CDD, it was obvious that a prior attempt at stopping the erosion using a geo-tube had failed.



The remnants of three erosion restoration attempts.



The product used is a heavy weight (12oz) non-woven filter fabric.



Filter fabric is designed to prevent sediment from moving through it while allowing water to slowly percolate. The tightly woven fabric does not drain water very fast and eventually clogs up entirely. The water and dirt take the path of least resistance which usually results in a tear or a blowout at the seams.

It is very difficult to grow vegetation on top of filter fabric. It can be done on flat areas with a dirt layer for the roots, but you will never get vegetation to grow on the vertical face of the system using filter fabric.

SOX avoids all these issues due to it's unique weave that allows roots to grow right through it while also allowing water to quickly percolate.



Non-woven filter fabric does not have the load bearing strength to support this amount of fill, especially heavily saturated fill after it rains.



Non-woven filter fabric does not have rip-stop technology like SOX systems. You can cut into SOX to plant native plants without having to worry about the cut extending further down the system.



Filter fabric tear exposing fill material.



There is no stitching to hold the old system together. It appears the fabric was just overlapping.



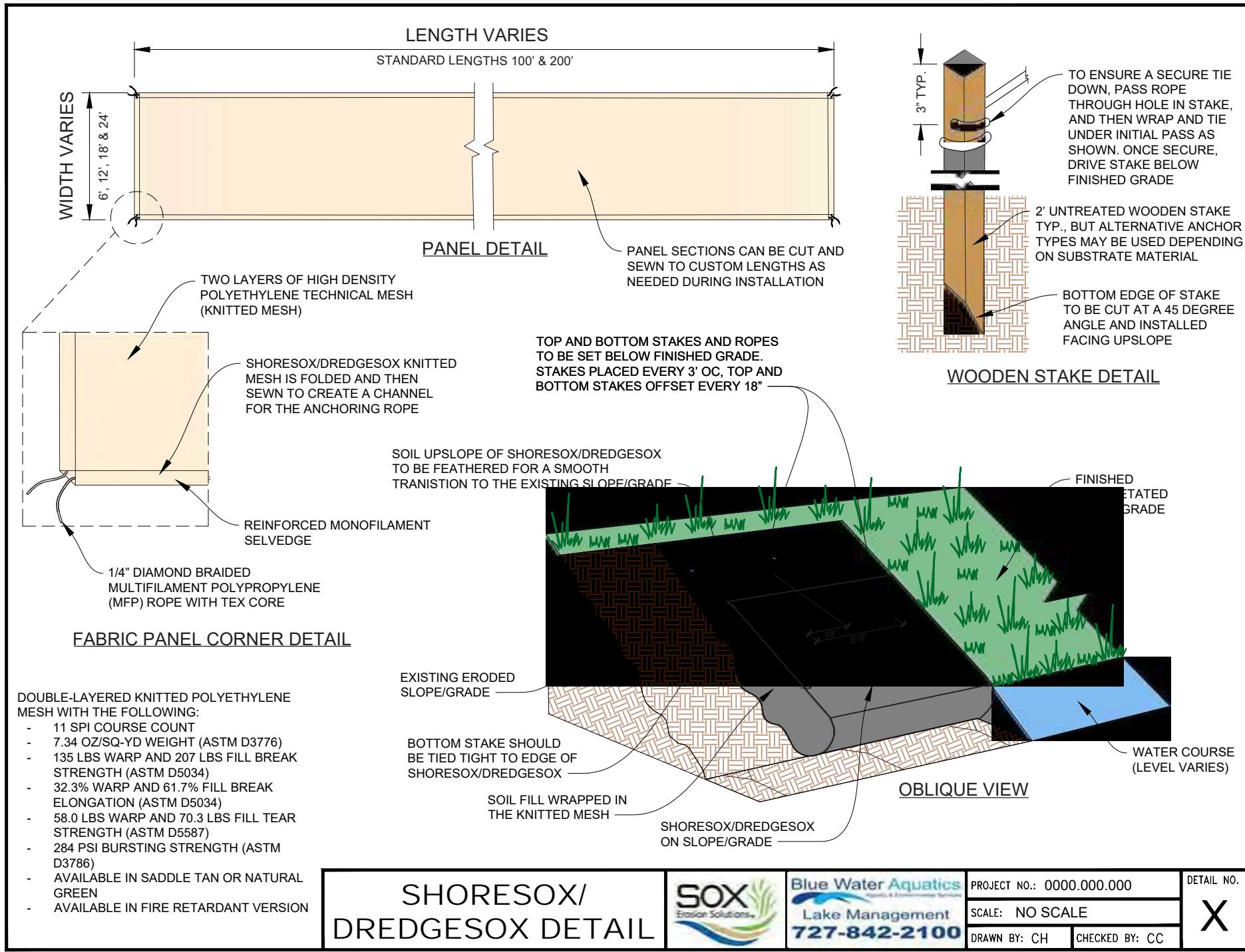


The fill dirt will be recovered from the pond with a small excavator.

The system will be laid out and secured to the ground with 2-foot stakes and diamond braid rope.

The dirt will be washed back into the new system, saving money and time.







Lakeshore Ranch CDD

OPTION “A”



Erosion Control Agreement

This Erosion Control Agreement, dated March 25, 2025, is made between **Blue Water Aquatics, Inc.** (hereinafter "Blue Water Aquatics") located at 5119 State Road 54, New Port Richey, FL 34652, and **Lakeshore Ranch CDD** (hereinafter the "Customer") c/o Breeze Home, 1540 International Pkwy., Suite 2000, Lake Mary, FL 32746.

Project Site: Pond D6-C (#37)

Contract Term: This Agreement is for a one-time DredgeSOX® Erosion Control System installation as described herein. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

General Conditions: The DredgeSOX® erosion control system uses locally sourced sediment to fill a SOX containment unit, which is then sodded or planted over and improves the shoreline. Upon installation, SOX creates a new, fully integrated immediately solid and secure living shoreline. **Blue Water Aquatics is a SOX certified erosion control service provider (CSP).**

Customer is responsible for obtaining any necessary permits that may be required prior to commencement of work. Blue Water Aquatics will assist Customer in the permitting process, as necessary, at no additional cost.

Project Pricing: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific erosion management services:

- ⇒ Repair approximately 230 linear feet of eroded shoreline with 12-foot wide DredgeSOX® material
- ⇒ Prepare areas ridding it of debris / trash for SOX material
- ⇒ Layout DredgeSOX® material, install staking system and secure the material
- ⇒ Backfill with on-site sediment from the pond and/or with imported fill, as necessary (*no extra charge*)
- ⇒ Grade and secure it to stable ground
- ⇒ Install sod upon completion of the DredgeSOX® installation
- ⇒ All labor, equipment and supplemental materials are included

Total DredgeSOX® Erosion Control Project Cost 230LF @ \$120/LF	\$27,600.00
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The above price is effective for ninety (90) days from the date of this proposal.

The customer is aware that weather conditions such as, but not limited to, rain and wind may cause a delay in service. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.



Sox Manufacturer Warranty: Materials – 5 years; **Blue Water Aquatics Warranty:** Labor – 10 years. The warranties do not include the loss of material due acts of nature such as floods, hurricanes or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, or vandalism.

Schedule and Payment of Services: The customer agrees to pay Blue Water Aquatics as follows: ***30% Deposit due at least 3 weeks prior to installation and remaining 70% is due within 30-days of receipt of completion of installation invoice*** Accepted forms of payments are Cash, Money Order, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3% credit card fee for every credit card transaction). Any account over sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, ownership of property is implied. In the event that the Customer does not expressly own the areas where the above stated services are to be provided, Customer represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, Customer agrees to hold harmless Blue Water Aquatics for consequences of such services.

A staging area for materials and equipment will be required. Blue Water Aquatics will access the waterways at designated areas and will restore these areas to their original condition.

Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include: culverts, inverts, drain piping, trees, power lines, gas lines, all other infrastructure, irrigation pipes, and embankment vegetation. site access, site parking, staging areas, fencing, obstructions or gate codes).

Customer is responsible for clearing any trees, tree stumps, overgrown vegetation and fencing along the shoreline in order for Blue Water Aquatics to properly install the system and stay on budget.

Blue Water Aquatics will be providing and installing the sod or hydroseed for this project. **Customer** is responsible for irrigating the new sodded/planted areas once installed.



Customer shall permit Blue Water Aquatics without additional consideration to Customer, to take photographs or video at the project site for both completed work and work in progress.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Addenda: See attached map, survey, and report (where applicable).

Chris Thompson, President
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

03/25/2025

Date

Date



LAKESHORE RANCH CDD Project Site





Lakeshore Ranch CDD

OPTION “B”



Erosion Control Agreement

This Erosion Control Agreement, dated March 25, 2025, is made between **Blue Water Aquatics, Inc.** (hereinafter "Blue Water Aquatics") located at 5119 State Road 54, New Port Richey, FL 34652, and **Lakeshore Ranch CDD** (hereinafter the "Customer") c/o Breeze Home, 1540 International Pkwy., Suite 2000, Lake Mary, FL 32746.

Project Site: Pond D6-C (#37)

Contract Term: This Agreement is for a one-time DredgeSOX® Erosion Control System installation as described herein. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

General Conditions: The DredgeSOX® erosion control system uses locally sourced sediment to fill a SOX containment unit, which is then sodded or planted over and improves the shoreline. Upon installation, SOX creates a new, fully integrated immediately solid and secure living shoreline. **Blue Water Aquatics is a SOX certified erosion control service provider (CSP).**

Customer is responsible for obtaining any necessary permits that may be required prior to commencement of work. Blue Water Aquatics will assist Customer in the permitting process, as necessary, at no additional cost.

Project Pricing: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific erosion management services:

- ⇒ Repair approximately 300 linear feet of eroded shoreline with 12-foot wide DredgeSOX® material
- ⇒ Prepare areas ridding it of debris / trash for SOX material
- ⇒ Layout DredgeSOX® material, install staking system and secure the material
- ⇒ Backfill with on-site sediment from the pond and/or with imported fill, as necessary (*no extra charge*)
- ⇒ Grade and secure it to stable ground
- ⇒ Install sod upon completion of the DredgeSOX® installation
- ⇒ All labor, equipment and supplemental materials are included

Total DredgeSOX® Erosion Control Project Cost (300LF @ \$117/LF)	\$35,100.00
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The above price is effective for ninety (90) days from the date of this proposal.

The customer is aware that weather conditions such as, but not limited to, rain and wind may cause a delay in service. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.



Sox Manufacturer Warranty: Materials – 5 years; **Blue Water Aquatics Warranty:** Labor – 10 years. The warranties do not include the loss of material due acts of nature such as floods, hurricanes or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, or vandalism.

Schedule and Payment of Services: The customer agrees to pay Blue Water Aquatics as follows: ***30% Deposit due at least 3 weeks prior to installation and remaining 70% is due within 30-days of receipt of completion of installation invoice*** Accepted forms of payments are Cash, Money Order, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3% credit card fee for every credit card transaction). Any account over sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, ownership of property is implied. In the event that the Customer does not expressly own the areas where the above stated services are to be provided, Customer represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, Customer agrees to hold harmless Blue Water Aquatics for consequences of such services.

A staging area for materials and equipment will be required. Blue Water Aquatics will access the waterways at designated areas and will restore these areas to their original condition.

Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include: culverts, inverts, drain piping, trees, power lines, gas lines, all other infrastructure, irrigation pipes, and embankment vegetation. site access, site parking, staging areas, fencing, obstructions or gate codes).

Customer is responsible for clearing any trees, tree stumps, overgrown vegetation and fencing along the shoreline in order for Blue Water Aquatics to properly install the system and stay on budget.

Blue Water Aquatics will be providing and installing the sod or hydroseed for this project. **Customer** is responsible for irrigating the new sodded/planted areas once installed.



Customer shall permit Blue Water Aquatics without additional consideration to Customer, to take photographs or video at the project site for both completed work and work in progress.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Addenda: See attached map, survey, and report (where applicable).

Chris Thompson, President
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

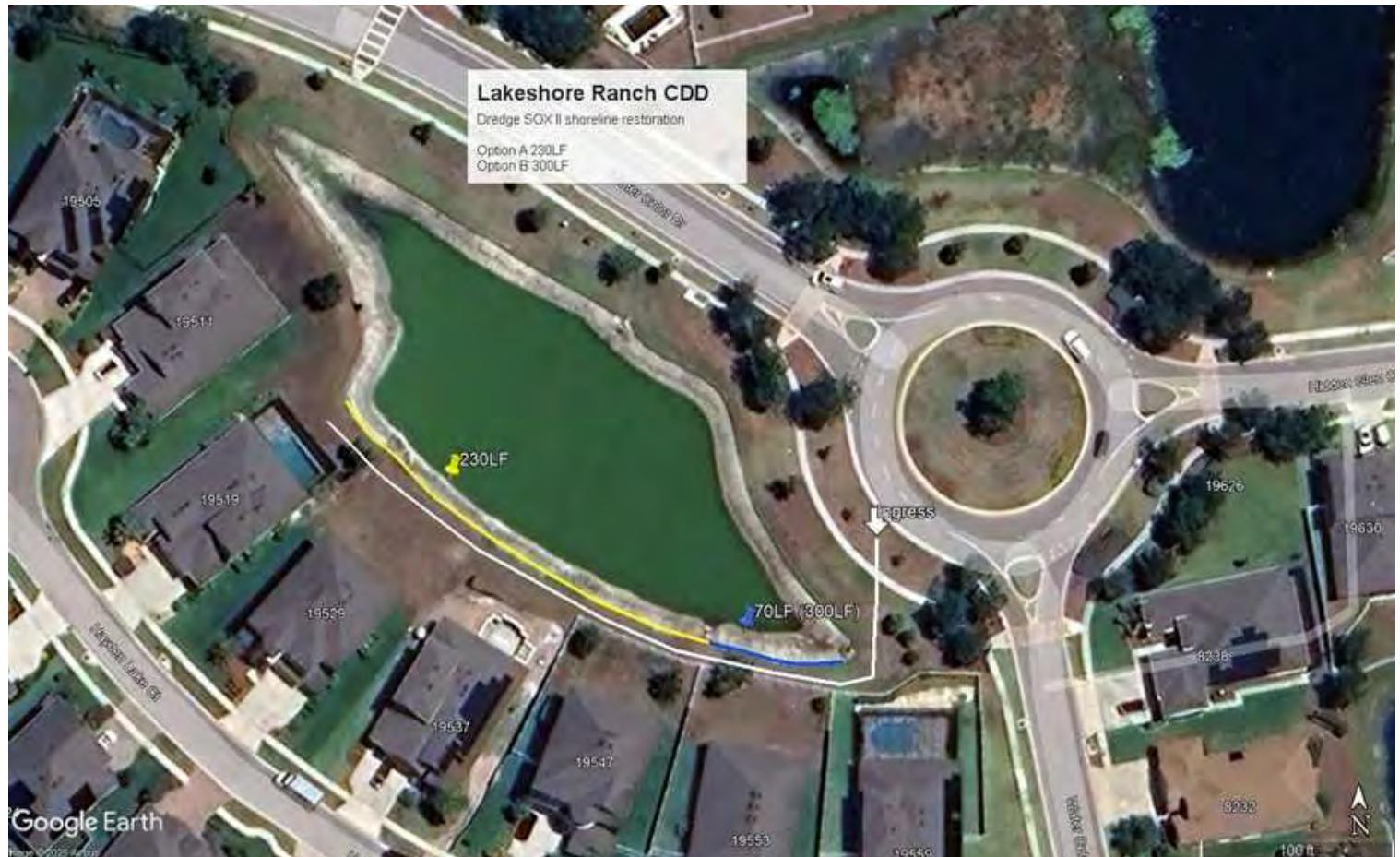
03/25/2025

Date

Date



LAKESHORE RANCH CDD Project Site



Please see the attached additional pictures associated with Pond 37.





Gaby Arroyo, LCAM

EXHIBIT 5

[Return to Agenda](#)



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Lakeshore Ranch

SOLitude Contact: Kevin Wilt

888-480-5253
kevin.wilt@solitudelake.com

LOCATION:

19730 Sundance Lake Boulevard, Land o' Lakes, FL 34638

Estimate Date: March 31, 2025**Expires On:** May 31, 2025**Grand Total (USD):** **\$34,754.00****PRODUCT / SERVICE**

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 230 linear feet, and 1,610 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- N/A

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Signature

Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additionals or inclusions will be at an additional cost to the customer.



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

EXHIBIT 6

[Return to Agenda](#)



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

ESTIMATE

DATE 3/3/2025 DUE 3/3/2025 ESTIMATE # 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.	230.00	120.00	27,600.00

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.

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.

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

TOTAL 27,600.00

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7

[Return to Agenda](#)



Lakeshore Ranch CDD Aquatics

Inspection Date:

3/31/2025 9:44 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grass growth is only present in the littoral shelf, none on the banks. No algae growth present, either. Regular monitoring and treatment as needed will continue.

<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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

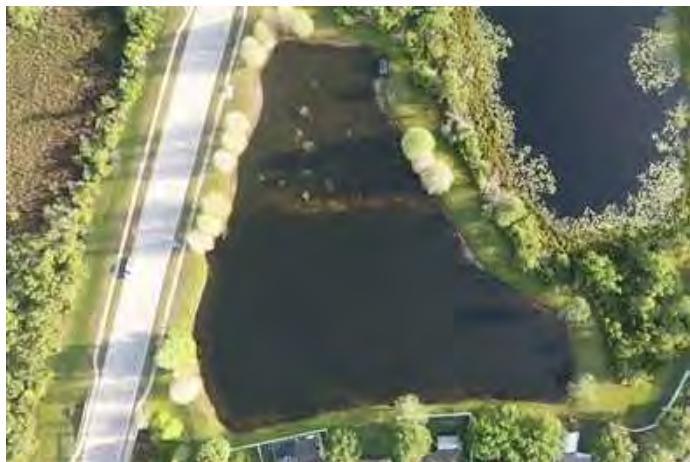
Most grasses present are already decayed and no algae growth observed. A tech will inspect this SRA next visit to see if it needs an additional grass treatment.

<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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Submerged vegetation (slender spikerush and water millfoil) is growing by the edges. A treatment for these can be done next service to cut back growth. Any other grasses are only present on the littoral shelf. 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Millfoil

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More submerged slender spikerush is present here. A treatment for it is scheduled for a nearby SRA, so this one will be hit as well. No notable 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable grass or algae growth present. Regular monitoring and treatment as needed will continue.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

A small patch of subsurface filamentous algae is growing. An SRA this size with low water will only need a quick algaecide treatment to get the growth under control. Any grasses around the edge are terrestrial and will not survive once the water level rises.

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

Inspection Report

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This SRA has grasses and filamentous algae growing below the surface. These will both be treated simultaneously during the next visit.

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

SITE: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any subsurface filamentous algae that has emerged from the water is decaying. Another algaecide treatment will begin the decay process for the submerged sections. Subsurface grasses will be treated at that time as well.

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

Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Notable subsurface filamentous algae and grasses. Any treatments done to SRA 20 will be done here in a higher dose.

<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>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Slender spikerush has been our technician's focus on this SRA for some time. He will continue treating it for grasses until the condition improves. No notable algae growth present.

<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	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

Inspection Report

MANAGEMENT SUMMARY



With the conclusion of March almost here, the changing weather has rapidly shifted the conditions affecting the SRAs. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most SRAs. Decay times for algae (7-10 days) may take longer due to lack of rain. Seasonally dormant beneficial plants will start to regain their color in the coming weeks as Spring takes full effect.

Varied SRA conditions were observed during this most recent visit. Nuisance grasses were noted in some SRAs and will continue to be treated accordingly. Due to low water levels, some sections of the beds and SRA banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we are starting to see it bloom in a few SRAs. This will be the main target for our technicians as we move into the warmer spring months.

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 overtreating 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!

Inspection Report

MAINTENANCE AREA



Lakeshore Ranch CDD

Sundance Lake Blvd, Land O' Lakes, FL

Gate Code:



EXHIBIT 8

[Return to Agenda](#)

EXHIBIT 9

[Return to Agenda](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

IRRIGATION PROPOSAL
for
Lakeshore Ranch CDD

Attention: Patricia Comings-Thibault, District Manager

March 27, 2025

Scope of Work:

Repair the leak near Controller 2 on Water Color Drive



Materials:

- (1) Ball Valve
- (2) 2-inch Male Adapter
- (1) 2-inch Slip Fix
- (8 ft) 2-inch PVC Pipe
- Labor Included

TOTAL PRICE: \$579.00

Authorized Signature to Proceed

____ / ____ / ____ Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.systems / Cell phone: (727) 200-1714

EXHIBIT 10

[Return to Agenda](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

March 26, 2025

Holly Tree Replacement Proposal

For

Lakeshore Ranch at Amphitheater

Attn: Michael Sakellarides

michael@breezehome.com



- 2 Nellie Stevens Holly trees are showing signs of disease that is non preventive and non curable... I suggest changing to Eagleston Holly
- Remove 2 diseased Holly trees and haul away
- Install 2 Eagleston Holly 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@redtreelandscapesystems.com / Cell phone: (727) 426.3679

EXHIBIT 11

[Return to Agenda](#)



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

May 24, 2024

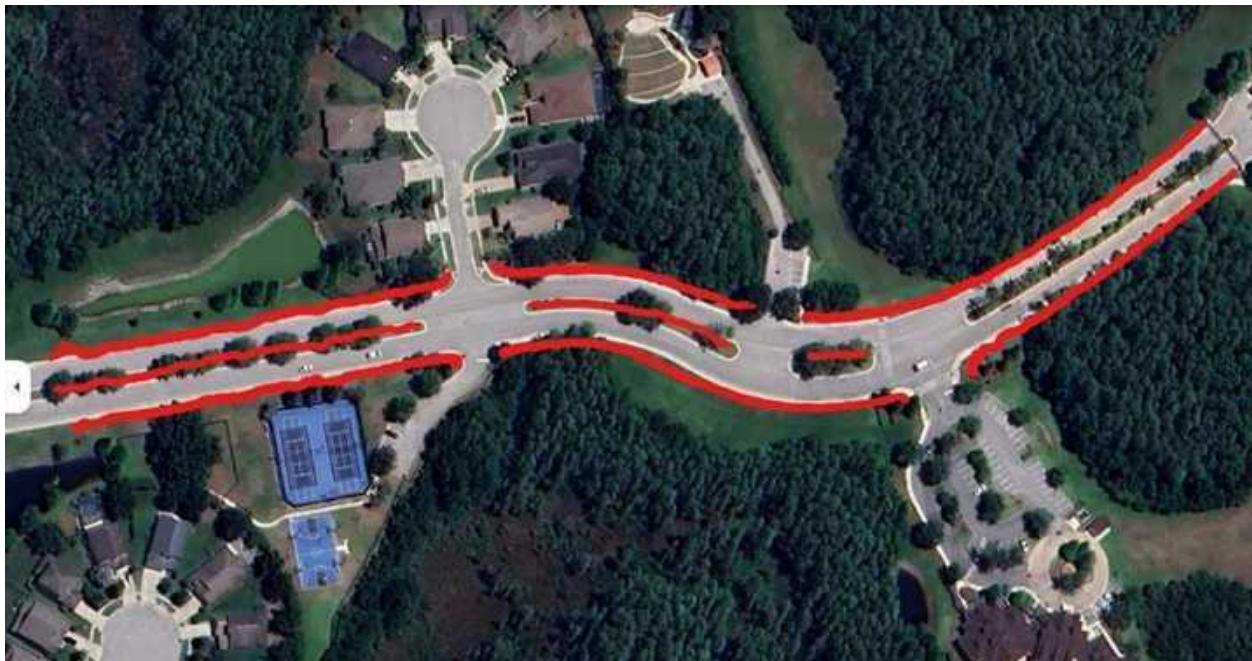
Sod Replacement Proposal 1st Round

For

Lakeshore Ranch

Attn: Michael Sakellarides

michael@breezehome.com



- Kill off declining sod and weeds on roadways (Red line dictates approx location done with round 1)
- Cut out with sod cutter and haul away
- Install 9000 sq ft St Augustine Sod (Continuing where round 1 left off)
- Includes all materials, labor, hauling & dump fees

Total: \$18,000.00

Authorized By:

Date:

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

EXHIBIT 12

[Return to Agenda](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

May 24, 2024

Sod Replacement Proposal 2nd Round

For

Lakeshore Ranch

Attn: Michael Sakellarides

michael@breezehome.com



- Kill off declining sod and weeds on roadways (Red line dictates approx location done with round 2)
- Cut out with sod cutter and haul away
- Install 9000 sq ft St Augustine Sod (Continuing where round 1 left off)
- Includes all materials, labor, hauling & dump fees

Total: \$18,000.00

Authorized By:

Date:

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

EXHIBIT 13

[Return to Agenda](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

September 18, 2024

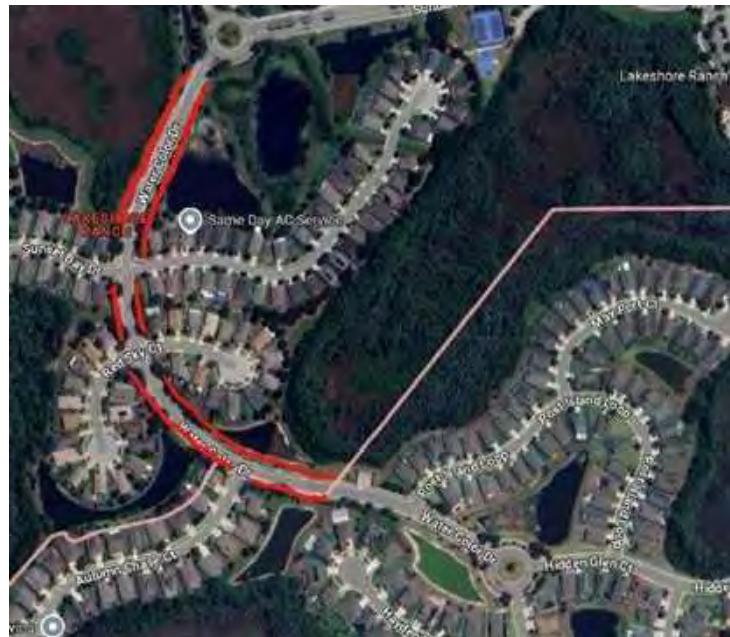
Sod Replacement Proposal 3rd Round

For

Lakeshore Ranch

Attn: Michael Sakellarides

michael@breezehome.com



- Kill off declining sod and weeds on roadways (Red line dictates approx location done with round 3)
- Cut out with sod cutter and haul away
- Install 9000 sq ft St Augustine Sod (Continuing where round 1 left off)
- Includes all materials, labor, hauling & dump fees

Total: \$18,000.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
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

**2024 MULCH INSTALLATION PROPOSAL – FIRST TOP DRESSING
FOR
LAKE SHORE RANCH CDD**

Attention: Ms. Patricia Comings-Thibault – District Manager

September 16, 2024

Scope of Work

- Installation of (395) cubic yards of cocoa brown shredded mulch into planter beds.
- Includes materials, sales tax, shipping and equipment fees.

(395) cubic yards X \$65.00 per yard: \$25,675.00

Authorized Signature to Proceed

____ / ____ / ____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

EXHIBIT 15

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

August 20, 2024



Breeze Homes
Gaby Arroyo

RE: Sundance Lake Blvd

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

PROPOSAL: Install sod along Sundance Lake Blvd - Round 1

DESCRIPTION OF WORK:

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Kill and remove declining sod.
- Install 9000 sq ft of St Augustine along areas that were provided on map.
- Clean up from work performed.
- Haul away debris to a local landfill.

Total Price- \$18,000.00

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 16

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

August 20, 2024



Breeze Homes
Gaby Arroyo

RE: Sundance Lake Blvd

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

PROPOSAL: Install sod along Sundance Lake Blvd - Round 2

DESCRIPTION OF WORK:

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Kill and remove declining sod.
- Install 9000 sq ft of St Augustine along areas that were provided on map.
- Clean up from work performed.
- Haul away debris to a local landfill.

Total Price- \$18,000.00

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 17

[Return to Agenda](#)



Professional Landscape and Property Maintenance Services

September 16, 2024



Lakeshore Ranch
Breeze Homes
Attn: Gaby

Re: Lakeshore Ranch

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

QUOTE: Install (395) yards of Coco Brown Mulch in the Planter beds throughout property.

DESCRIPTION OF WORK:

- Dispatch crew with equipment and material to perform work.
- Set up precautionary cones for safety.
- Install (395) yards of Coco Brown Mulch.
- Clean up from work performed.
- Haul away debris to a local landfill.

Quoted Price- \$23,700.00

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 18

[Return to Agenda](#)



Proposal

Date: 8/15/2024

Work Order #12560

PO #

Customer:

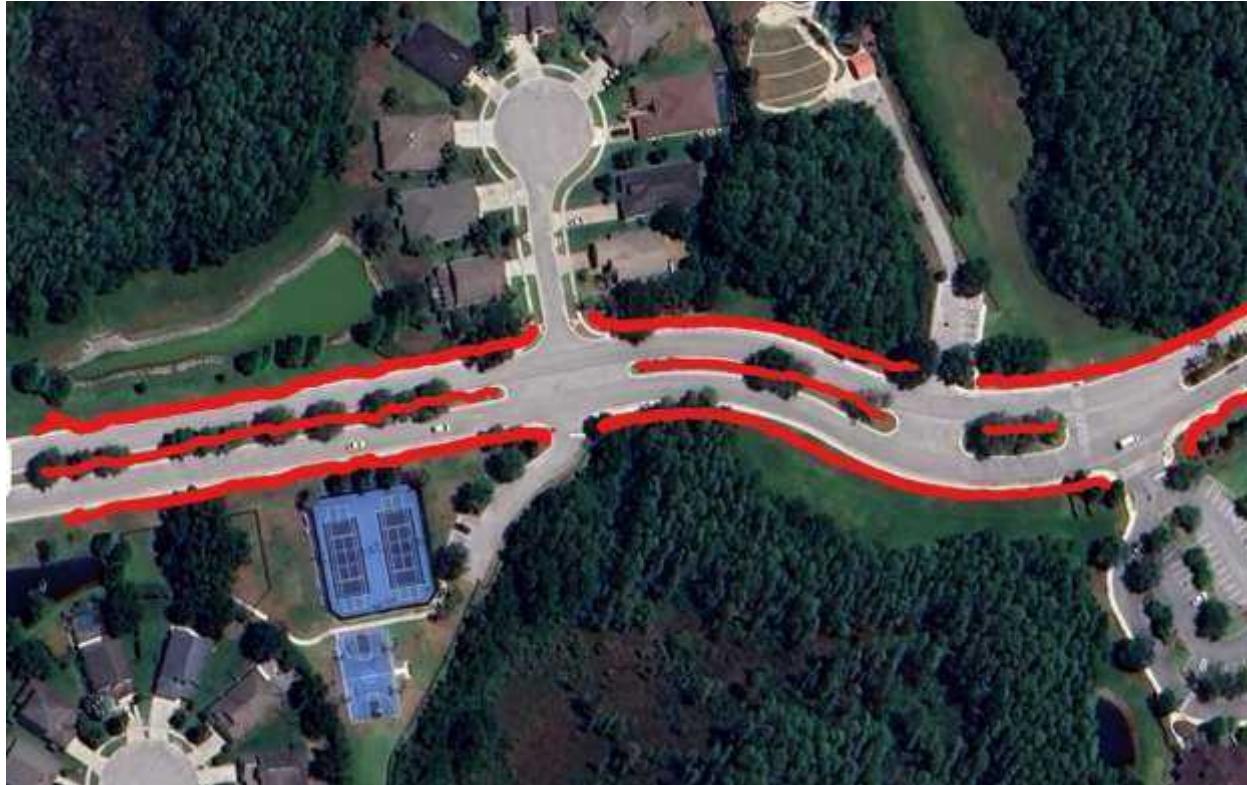
Property:

Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O lakes, FL 34638

Sod rip out and install (Round one)

To ensure clarity, here are additional details for the task:

1. We will eliminate declining sod and weeds located along roadways, as indicated by the red line (to be executed in round 1).
2. The process will involve using a sod cutter to cut out and remove the unwanted vegetation.
3. Subsequently, we will install 9000 square feet of St. Augustine Sod, picking up from where round 1 left off.
4. All necessary materials, labor, and fees for hauling and dumping are included in this task.



Default Group

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Sod removal w/ L (per 100 SQFT)	90.00	ea
St Augustine Grass - Furnish and Installation	9,000.00	sqft
Disposal	2.00	ea

PROJECT TOTAL: \$17,500.00

Optional Services

Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification \$0.00

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Florallawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Florallawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$17,500.00), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Casey Hallman
Date 8/15/2024
Florallawn

By _____
Lakeshore Ranch CDD
Date _____

EXHIBIT 19

[Return to Agenda](#)



Proposal

Date: 8/15/2024

Work Order #12561

PO #

Customer:

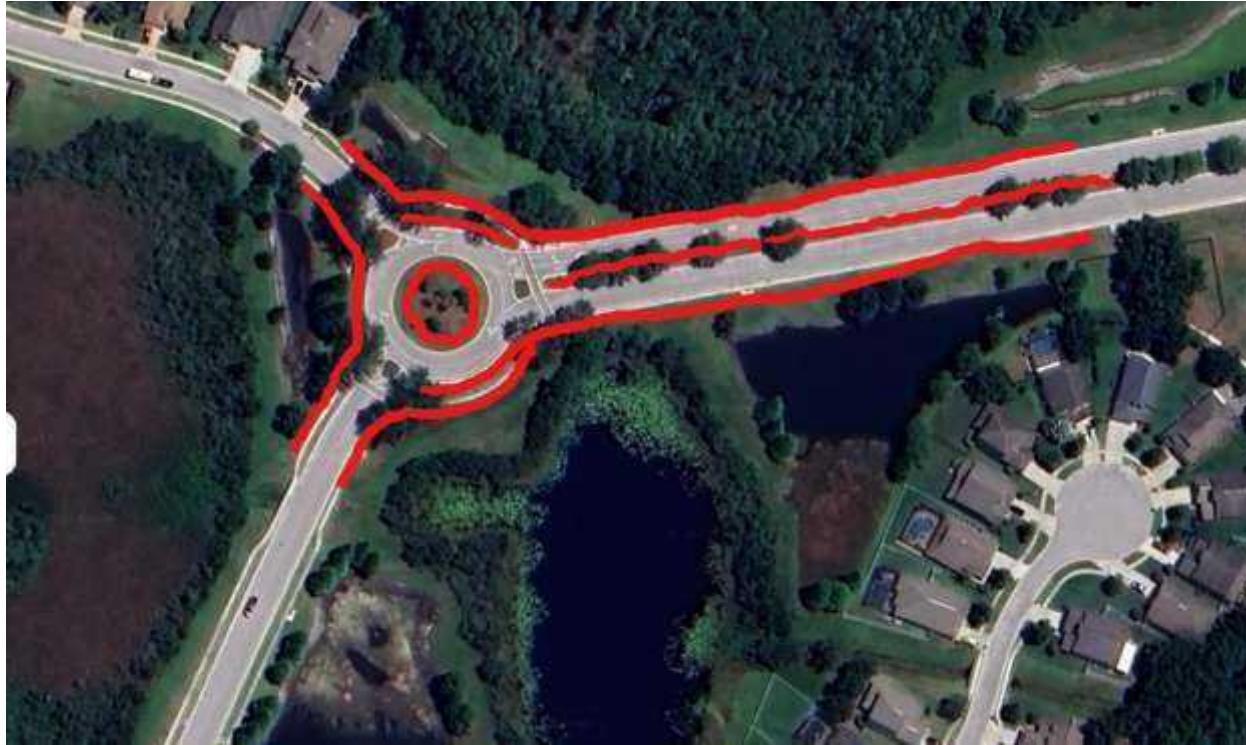
Property:

Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O lakes, FL 34638

Sod rip out and install (Round two)

To ensure the continuation of the landscaping project, please note the details below:

1. Clear the declining sod and weeds on the roadways, focusing on the specified areas along the Red line as outlined in round 2.
2. Utilize a sod cutter to precisely cut out and remove the existing sod and weeds, ensuring proper disposal.
3. Proceed with the installation of 9000 square feet of St. Augustine Sod, picking up from where round 1 concluded.
4. All necessary materials, labor, hauling, and dump fees are included in the scope of work.



Default Group

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Sod removal w/ L (per 100 SQFT)	90.00	ea
St Augustine Grass - Furnish and Installation	9,000.00	sqft
Disposal	2.00	ea
PROJECT TOTAL:		\$17,500.00

Optional Services

Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Florallawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Florallawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$17,500.00), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____
Casey Hallman
Date 8/15/2024
Florallawn

By _____
Lakeshore Ranch CDD
Date _____

EXHIBIT 20

[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.: 1424
Estimate date: 03/17/2025
Expiration date: 04/19/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Sign	This estimate is to install a new decorative sign (matching the others that we installed) on a new 4" x 4" post and cementing around the sign, to prevent it from being hit. Total cost here includes all supplies, materials & labor for installation.	1	\$195.78	\$195.78
			Total	\$195.78	

Note to customer

Thank you for your business opportunity.

See images attached online of signs and how one was found.

Customer is tax exempt.

Expiry
date

04/19/2025

Accepted date

Accepted by





EXHIBIT 21

[Return to Agenda](#)



1902 N 43rd St
Suite D
Tampa, FL 33605
(813) 800-7446

www.Image360YborCity.com

ESTIMATE

E-11978

Payment Terms: Cash Customer

Created Date: 3/14/2025

DESCRIPTION: Lakeshore Ranch Land O Lakes - Pond sign replacement with installation

Bill To: Lakeshore Ranch CDD
1540 Intertional Pkwy
Suite 2000
Lake Mary, FL 32746
US

Pickup At: Image360
1902 N 43rd St
Suite D
Tampa, FL 33605
US

Requested By: Gaby Arroyo
Email: Gaby@BreezeHome.com

Salesperson: Leilani LaFrance
Email: Leilani@image360yborcity.com
Entered By: Leilani LaFrance

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Lakeshore Ranch Land O Lakes - Pond sign replacement with installation	1	\$803.50	\$803.50

This estimate covers only the services outlined above.
If the scope of the work changes from the original estimate, approved revisions
and additions will be charged accordingly.

Subtotal:	\$803.50
Taxes:	\$18.92
Grand Total:	\$822.42

Your sign or graphic is custom-made; if you require changes to or cancel your order after it has been approved, additional design charges will apply, as well as any restocking fees, and the costs of any goods manufactured.

A 50% deposit is required to begin work unless credit terms have been established. All orders less than \$2500 require payment in full.
We accept all major credit cards, ACH payments, Zelle, Cash, and Checks.

This quote is valid for 7 days.

A 3% credit card processing fee will be applied to all payments made via credit card.

Signature: _____ **Date:** _____

EXHIBIT 22

[Return to Agenda](#)

Good afternoon, Patricia,

We have performed an internal audit of the flood zones for current properties insured with FIA. We discovered that Lakeshore Ranch Community Development District's Amphitheater Restroom Building is currently in a high hazard flood zone. As you probably know, FIA has a high deductible for buildings that are in a high hazard flood zone, and we wanted to provide you with an option to purchase coverage through NFIP for this Deductible. As such, please find attached quotes provided by National General.

On the first page of the quote is a list of deductible options with their associated premiums.

It is important to note that the premium may change until the quote is accepted, and coverage will take effect 30 days after acceptance and payment submitted to the Flood carrier.

If all looks to be in order, please let us know what deductible option you would like, and we will confirm the quote. Thereafter, we will need a copy of a check sent to us and made out to the following to bind coverage:

National General Insurance Company
PO Box 912063
Denver, CO 80291

Alternatively, if the district feels that the flood zone determination is inaccurate, the district engineer can go through the process of filing paperwork with FEMA to dispute and change the flood zone as well.

If you have any further questions, please let us know.

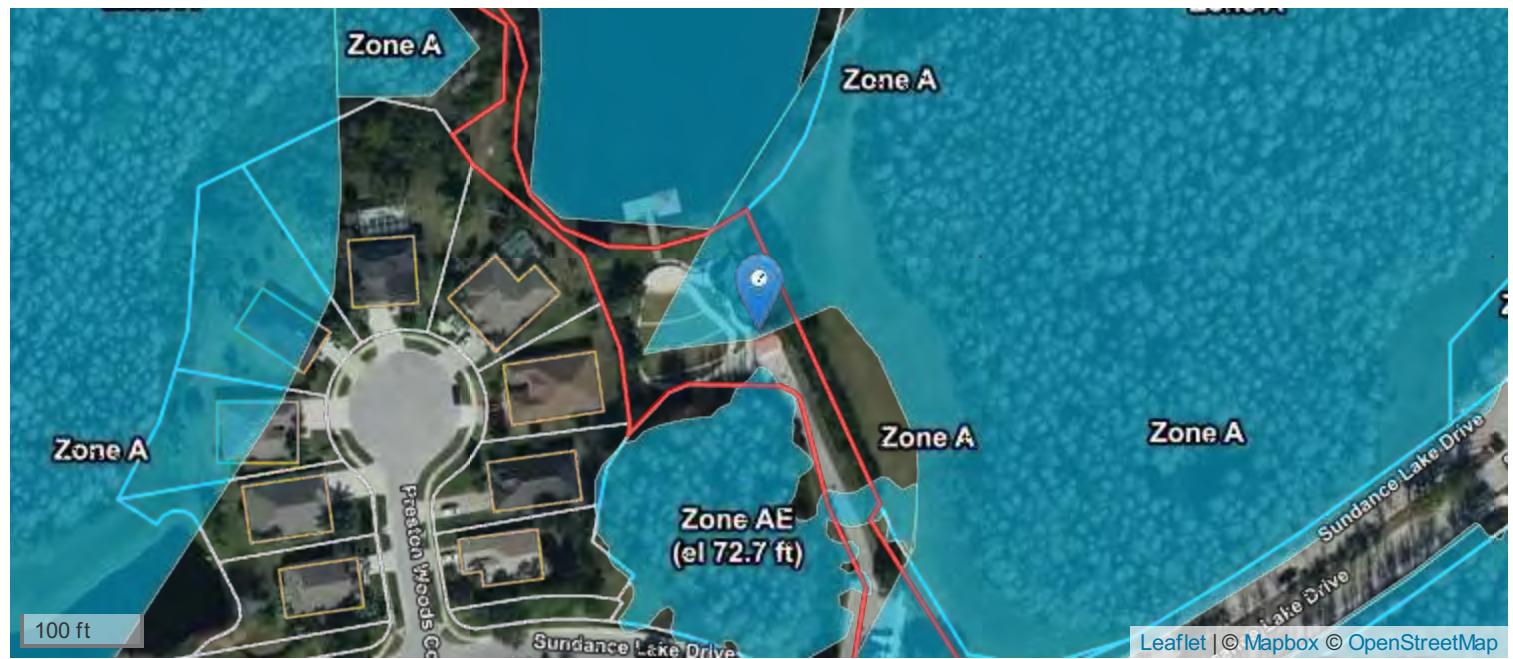
Warm Regards,
Christina Wood, PCIA
Account Manager
Egis Insurance & Risk Advisors
250 International Parkway, Suite 260
Lake Mary, Florida 32746
Office: (407) 849-3054

FLOOD ZONE DETERMINATION SUPPLEMENTAL REPORT

LOCATION	Street Address	19707 SUNDANCE LAKE BOULEVARD ,LAND O LAKES ,FL 34639		
	County Name	PASCO COUNTY		
	Community Name	Pasco County		
	Lat, Long	28.284854, -82.49007		
	APN	27-25-18-0020-0PS00-0000	FIPS / MSA / Tract	12101 / 45294 / 319.03

STANDARD	Flood Zone	A	Next Nearest Flood Zone	X (3 ft)
	Comm No.	120230	Base Flood Elevation (BFE)	n/a
	Map Number	12101C0240F	BFE Conversion	n/a
	Map Datum	n/a	Estimated Ground Elevation	76 ft NAVD88
	Map Date	09/26/2014	Elevation Certificate On-File	No
	Initial FIRM Date	11/18/1981	Policies in Force	24,118 (comm-wide)
	CBRS / OPA	No	Historic Flood Loss Claims	\$457,343,799 (comm-wide)
	LOMC Date	No	Distance to Fresh Water	0 ft
	LOMC Case	No	Distance to Salt Water	n/a
	NFIP Program	PARTICIPATING	NFIP Discount	25% (comm-wide)

PRIOR COMMUNITY-PANEL, DATE, ZONE: 120230-0250E, 09/30/1992, Zone A



Copyright Xactus All Rights Reserved. This is not a guaranteed flood hazard determination, is not a substitute for an elevation certificate, and it cannot be used to acquire a Letter of Map Amendment. For flood hazard determination disputes, note the determination number and visit the Xactus online dispute resolution center at <https://determinations.massivecert.com/service-dispute.html>.

*** Quote Only, Not An Application ***



NATIONAL GENERAL INSURANCE COMPANY
PO BOX 912063
DENVER, CO 80291-2063

Date	Type	Tracking Number	Effective Date	Expiration Date	Waiting Period
03/25/2025	New	0003217042	04/24/2025	04/24/2026	Standard 30 Day Wait

Property Address	Insured Name(s)	Mailing Address and Phone	Agency Name, Address, and Phone
19707 Sundance Blvd Land O Lakes, FL 34639	LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT	1540 INTERNATIONAL PKWY SUITE 2000 LAKE MARY, FL 32746	EGIS INSURANCE & RISK ADVISORS 250 INTERNATIONAL PKWY, STE 260 LAKE MARY, FL 32746

Property Description	Home Phone:	Phone Number:
RESTROOM BUILDING	Work Phone: (407) 221-9153	(407) 407-7171
	Cell Phone:	Producer Code: 159098
	Email: PATRICIA@BREEZEHOME.COM	Email: SNEWPORT@EGISADVISORS.COM

Flood Zone and Community Information	Community Name: PASCO COUNTY *	FIRM Date: 11/18/1981
	Current Flood Zone: A	Program Status: Active and participating
	Community Number: 120230	County: PASCO COUNTY
Map Panel Suffix:		
Map Panel:		

Occupancy Information	Foundation Information
Occupancy Type: Non-Residential Building	Foundation: Slab on grade (non-elevated)

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	\$575.00	\$30,000.00	\$0.00	1000 / 0
Rating Engine	\$572.00	\$30,000.00	\$0.00	2000 / 0
Rating Engine	\$565.00	\$30,000.00	\$0.00	5000 / 0
Rating Engine	\$564.00	\$30,000.00	\$0.00	10000 / 0
Rating Engine	\$561.00	\$30,000.00	\$0.00	25000 / 0
Rating Engine	\$559.00	\$30,000.00	\$0.00	50000 / 0

*** Quote Only, Not An Application ***

Date: 03-25-2025

Agent Name: EGIS INSURANCE & RISK ADVISORS

Agent Address: 250 INTERNATIONAL PKWY, STE 260
LAKE MARY, FL 32746

Applicant Name: LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Mailing Address: 1540 INTERNATIONAL PKWY
SUITE 2000
LAKE MARY, FL 32746

Flood Insurance Acknowledgement Waiver of Agent's Responsibility

I hereby certify that my agent offered flood insurance coverage in the National Flood Insurance Program. I understand that because I declined this protection/coverage, my agent, and/or agency will be held harmless and not liable in the event that I suffer a flood loss. I understand that the rejection of this coverage will apply to all future renewals, continuations, and changes unless I notify the agent otherwise in writing. I certify that I am aware that there is a **thirty (30) day waiting period** before coverage takes effect, should I elect to purchase flood insurance at a later date.

- I reject building & contents coverage for flood protection
- I reject contents coverage for flood protection
- I reject condominium unit owners coverage for flood protection
- I reject excess flood insurance coverage
- I understand that this building is underinsured which may affect a claim settlement

Building Description: RESTROOM BUILDING

Property Location: 19707 Sundance Blvd
Land O Lakes, FL 34639

The only appurtenant structure covered by the Standard Flood Insurance Policy is a detached garage, which is covered under the dwelling form. Coverage is limited to no more than 10% of the limit of liability on the dwelling. Use of this insurance is at the policyholder's option, but reduces the building limit of liability. This does not apply if the detached garage is used for residential (i.e. dwelling), business or farming purposes.

In all other instances a separate policy is required for each building.

Signed: _____
Building Owner/Applicant

Title/Relationship To Insured

Signed: _____
Agent

FACTS	WHAT DOES NATIONAL GENERAL INSURANCE GROUP (NGIG) DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal and state laws give consumers the right to limit some but not all sharing. These laws also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Name, phone number, home and email addresses, and other contact information, marital status, and family member information • Social Security number, driver's license number, and driving records • Healthcare information, customer files including claims and transaction history, credit information and credit scores
How?	Financial companies need to share customers' and former customers' personal information to run their everyday business. In the section below, we list the reasons companies can share their customers' personal information; the reasons NGIG chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does NGIG share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, prevent fraud, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1-844-874-3609 or view our Online Privacy Statement at www.nghcprivacy.com .
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Who we are	
Who is providing this notice?	NGIG includes: Adirondack Insurance Exch., Agent Alliance Ins. Co., Century-National Ins. Co., Direct General Insurance Co., Direct General Ins. Co. of MS, Direct General Life Insurance Co., Direct Insurance Co., Direct National Insurance Co., ECMI Auto Insurance Co., Encompass Floridian Indemnity Co., Encompass Floridian Insurance Co., Encompass Home & Auto Insurance Co., Encompass Indemnity Co., Encompass Independent Ins. Co., Encompass Insurance Co., Encompass Ins. Co. of America, Encompass Ins. Co. of MA, Encompass Ins. Co. of NJ, Encompass Property & Casualty Co., Encompass Property & Casualty Ins. Co. of NJ, Imperial Fire & Casualty Ins. Co. (IFCIC), Integon Casualty Insurance Co., Integon General Insurance Corp., Integon Indemnity Corp. (IIC), Integon National Insurance Co. (INIC), Integon Preferred Insurance Co., MIC General Insurance Corp., Mountain Valley Indemnity Co., National General Assurance Co., National General Insurance Co. (NGIC), National General Insurance Online, Inc., National General Motor Club, Inc., National General Premier Insurance Co., New Jersey Skylands Insurance Assoc., New South Insurance Co., Safe Auto Choice Insurance Co., Safe Auto Group Agency, Inc., Safe Auto Insurance Co., Safe Auto Value Insurance Co., Standard Property & Casualty Ins. Co., and Home State County Mutual Ins. Co. (administered by IFCIC, IIC, INIC, or NGIC).

What we do	
How does NGIG protect my personal information?	We use a variety of physical, technical, and administrative security measures that help to safeguard your personal information. We require our employees and persons or organizations that represent us to protect your information and keep it confidential.

What we do (continued)

How does NGIG collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or give us your contact information • Pay your insurance premium or file an insurance claim <p>We also collect your personal information from others, such as affiliates, credit bureaus, and insurance support organizations (which may retain and share your information with others).</p>
Why can't I limit all sharing?	<p>Federal and state law gives you the right to limit</p> <ul style="list-style-type: none"> • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws may give you additional rights to limit sharing. See below for more on those rights.</p>
How else does NGIG use and share personal information?	<p>We will also disclose your personal information without notice when necessary to: (a) to comply with the law or requests from regulatory and law enforcement authorities; (b) protect and defend our customers, rights or property; (c) act under exigent circumstances to protect the personal safety of our customers or the public; (d) transfer corporate ownership; (e) conduct research, actuarial studies or audits; and (f) for an insurance institution, producer, medical institution/professional or support organization to process insurance claims, verify coverage or benefits or perform other insurance functions. We will not use your medical information for marketing purposes without your consent.</p>
How can I review or correct my data?	<p>You may access your recorded personal information under our possession and request a correction, amendment, or deletion of such recorded personal information by contacting your agent.</p>

Definitions

Affiliates	Companies related by common ownership or control including Allstate insurance companies offering home, auto and business insurance; Allstate Assurance Company and its life and retirement affiliates; Allstate Financial Services; Allstate Benefits and Allstate Health Solutions companies offering health products; Allstate and Signature roadside services and motor club companies; Allstate Dealer Services; Castle Key Insurance Co. and Castle Key Indemnity Co.; North Light Specialty Insurance Co.; Allstate Protection Plans; Allstate Identity Protection; Avail; Arity and underwriting and other companies that now or in the future control, are controlled by, or are under common control with the Allstate Corporation.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies.
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

Other important information

Montana residents: Pursuant to Montana law, you may also request a record of any disclosure of your medical information during the preceding three years.

Nevada Residents: You may request to be placed on our internal “do not call” list. To make this request, call 877-885-4315 and provide us with your name, address, and all telephone numbers you wish to include on our list. For more information, you may also contact the Office of the Nevada Attorney General, Bureau of Consumer Protection, by mail at: 555 E. Washington Avenue., Suite 3900, Las Vegas, NV 89101, phone: (702) 486-3132, or email: BCPINFO@ag.state.nv.us.

National General Insurance Group reserves the right to change our privacy practices, procedures, and terms.

EXHIBIT 23

[Return to Agenda](#)

NEGATIVE

Uncomplicated luxury intimates

Show me

Home & Kitchen > Furniture > Home Office Furniture > Home Office Chairs > Home Office Desk Chairs



Roll over image to zoom in



VIDEO

SIZE



Ships from Amazon.co 30-day easy returns Customer Support

IT

Available at a lower price from [other sellers](#) that may not offer free Prime shipping.

Brand Flash Furniture

Color Black

Product 29"D x 32"W x 45.5"H

Dimensions

Size 32 in (W) x 29 in D x 45.5 in H

Back Style Solid

Material
Plastic, Fabric,
Foam, Mesh,
Metal, ChromeItem Weight
56 PoundsFrame Material
MetalSeat Material
Type
Foam

About this item

- ERGONOMIC BIG & TALL OFFICE CHAIR: Provides exceptional seating for everyone from the CEO to the front office staff, ensuring the perfect balance of ergonomic comfort and optimal support for each employee.
- PRESSURE-RELIEVING COMFORT: Ventilated mesh high back design with integrated lumbar support prevents overheating and promotes better posture.

 Add Prime to get Fast, Free delivery
 \$308¹¹

FREE delivery Saturday, April 5

Or Prime members get FREE delivery Thursday, April 3. Order within 8 hrs 22 mins. [Join Prime](#)Delivering to Tampa 33613 -
Update location

In Stock

Quantity: 1

Add to cart

Buy Now

Ships from Amazon.com

Sold by Amazon.com

Returns 30-day refund/replacement

Payment Secure transaction

Add a Protection Plan:

- 2-Year Protection Plan for \$58.99
- 3-Year Protection Plan for \$70.99
- Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for \$16.99/month

Add to List

Other sellers on Amazon

New (7) from \$305⁹¹ & FREE Shipping

while the contoured back and seat with CAL 117 fire retardant foam provides hours of comfort

- GREAT FOR ALL BODY TYPES: Big and tall office chair is built to support all body types including larger and taller users with a heavy-duty base that holds up to 500 lbs.
- HIGHLY CUSTOMIZABLE SEATING: Pneumatic seat height adjustment lever makes it easy to raise and lower the seat, while the tilt tension adjustment allows you to rock or recline or lock the seat in place
- EASY TO ASSEMBLE: Measures 32"W x 29"D x 38.5-45.5"H and can be assembled quickly with the included tools and step-by-step instructions, and it wipes clean with a damp cloth for easy cleaning

See more product details
Report an issue with this product or seller

Subtotal
\$34.40



Competitively priced item



Amazon Basics Big and Tall Mesh Office Chair, Adjustable Arms and Lumbar Support, 400lbs Capacity, Black
(154)

\$137.49

Frequently bought together



This item: Flash Furniture Hercules Series Big & Tall Swivel Office and Gaming Chair, ...
\$308¹¹

+



Office Chair Wheels, 2 Inch Rubber Rollers, Heavy Duty, Safe for Hardwood Floors, Carpets, ...
\$26⁹⁸ (\$5.40/Count)

Total price: \$335.09

Add both to Cart

These items are shipped from and sold by different sellers.

Show details

Discover similar items

More filters



& Up

\$200 - \$500

Black

Width: 30 to 39 in

Height: 40 to 49 in

Frame Material: Met:



3.8
\$388⁸⁴

153 4.0
\$256⁹⁴

271 4.2
\$262⁴⁶ List: \$334.00

Big Spring Deal

17%

3,820 4.0
\$207⁵⁹ List: \$208.00

Big Spring Deal

17%

397 4.2
\$281⁹³

49 4.1
\$158¹⁵

770

See more like this





24 / 7 MESH CHAIRS

Affordable luxury loaded with easy-to-use features.

- Seat and back adjust to desired height, angle and depth.
- Adjustable lumbar support.
- 4" thick molded foam seat.
- Padded, adjustable armrests. Heavy-duty steel base.
- **Fabric** - Classic comfort with long-lasting durability.
- **Vinyl** - Antimicrobial and easy to wipe down for multi-shift offices.
- **Oversized** - Extra-large seat and back. 350 lb. capacity.

24/7 MESH CHAIRS - STANDARD

MODEL NO.	DESCRIPTION	SEAT DIMENSIONS W x D	CAPACITY (LBS.)	ADJUSTABLE HEIGHT	WT. (LBS.)	PRICE EACH		ADD TO CART
						1	4+	
H-10193	Fabric	20 x 20"	275	19-23"	53	\$315	\$300	1 ADD
H-11058	Vinyl					340	325	1 ADD

EASY ASSEMBLY. SHIPS VIA UPS.

24/7 MESH CHAIRS - OVERSIZED

MODEL NO.	DESCRIPTION	SEAT DIMENSIONS W x D	CAPACITY (LBS.)	ADJUSTABLE HEIGHT	WT. (LBS.)	PRICE EACH		ADD TO CART
						1	4+	
H-8277	Fabric	23 x 21"	350	19-23"	57	\$360	\$345	1 ADD

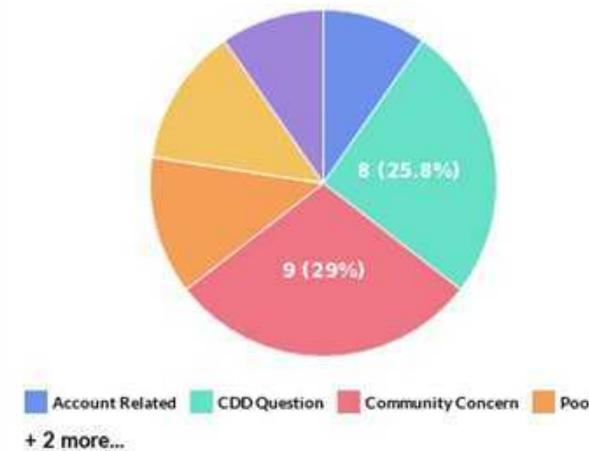
EASY ASSEMBLY. SHIPS VIA UPS.

EXHIBIT 24

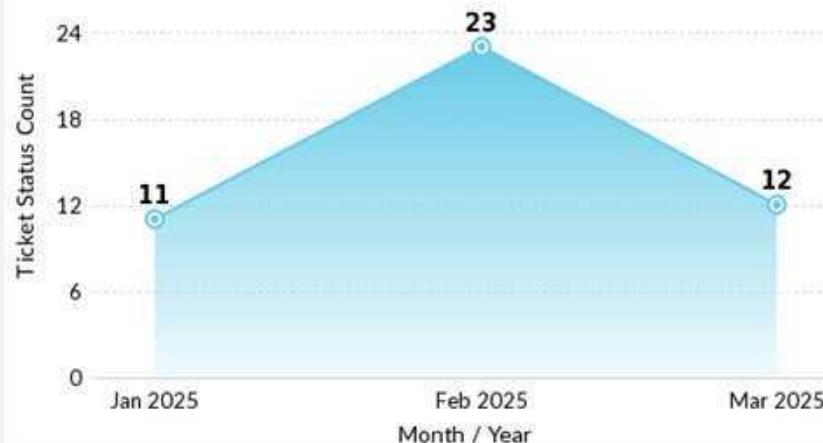
[Return to Agenda](#)

Monthly Dashboard - Lakeshore Ranch

Community Engagement



Lakeshore Ranch - Tickets Resolved



Feb 2025

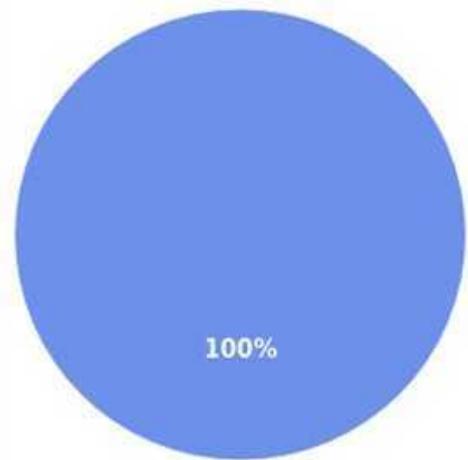
23 ↓

AVG Response Time

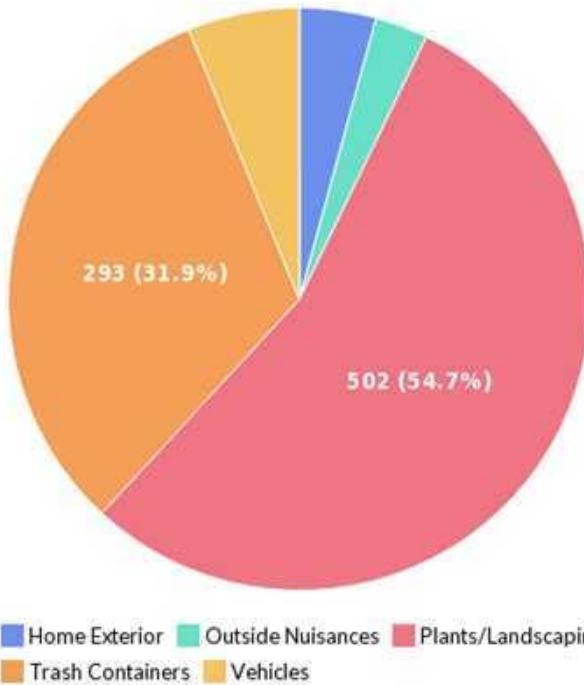
01 hrs 43 mins

Satisfaction Rating

Happy! 3

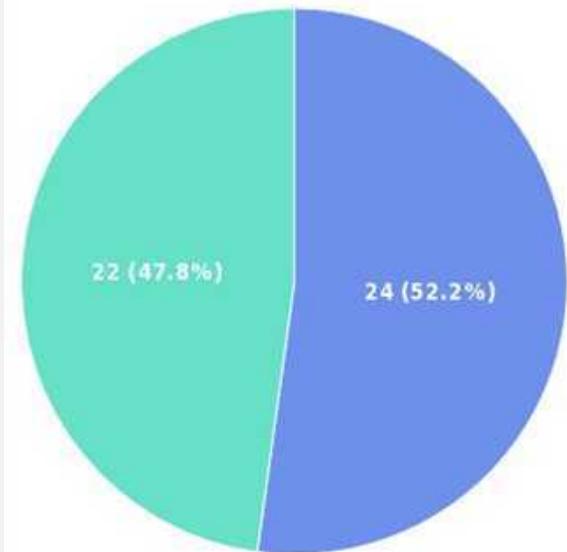


Compliances By Item

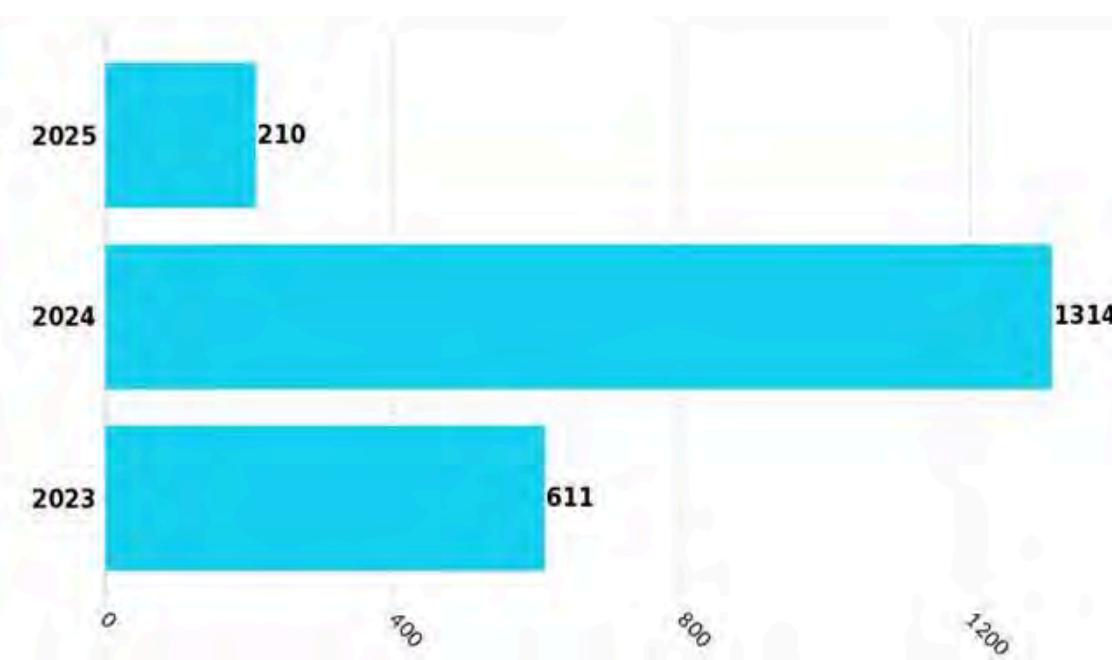


Ticket By Type

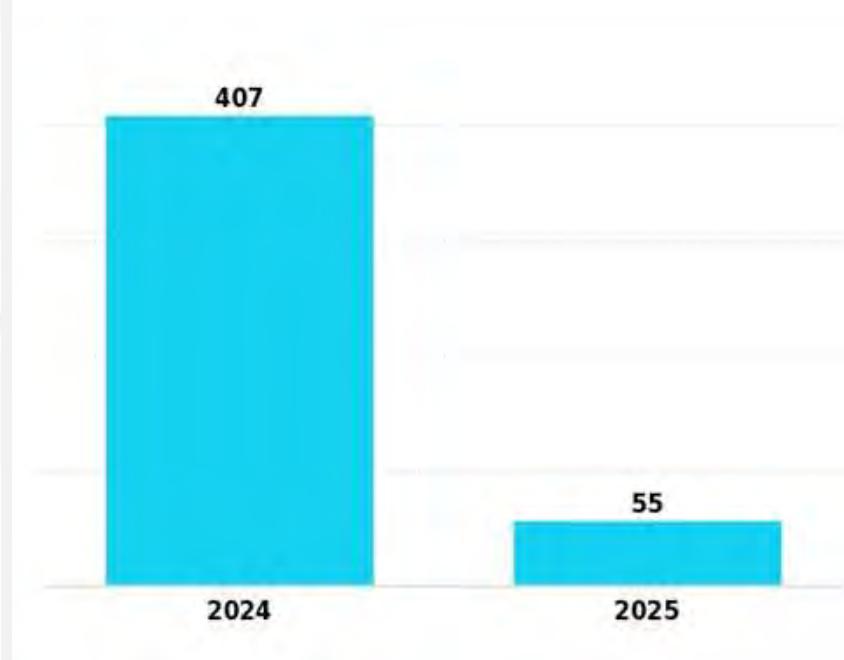
Email Phone



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
284778	CDD inquiry	28-03-2025 10:49:32	CDD Question	Completed	Phone	Lakeshore Ranch		
284572	Inquiry	27-03-2025 15:48:39	Amenity Center	Completed	Phone	Lakeshore Ranch		
284163	RE: Missing street sign Lakeshore Ranch	26-03-2025 15:01:04	Community Concern	In Progress	Email	Lakeshore Ranch		
283948	Trash Concern – Trash Pickup in Sundance & Watercolor	26-03-2025 10:11:59	Community Concern	Completed	Email	Lakeshore Ranch		
283859	Misdialed Number	25-03-2025 18:38:53	Amenity Center	Completed	Phone	Lakeshore Ranch		
283381	Playground bathrooms	24-03-2025 13:00:09	Community Concern	Completed	Email	Lakeshore Ranch		
283132	Pond 32	22-03-2025 15:58:42	Pond	Completed	Email	Lakeshore Ranch		
281492	Pictures	17-03-2025 10:29:45		Completed	Email	Lakeshore Ranch		
281206	Red Tree	14-03-2025 17:04:44		Completed	Email	Lakeshore Ranch		
281176	Red Tree	14-03-2025 15:47:22	Community Concern	Completed	Email	Lakeshore Ranch		

280901	""Project plans estimation""	13-03-2025 15:33:10	Question	Completed	Email	Lakeshore Ranch		
280643	Looking for Patricia	12-03-2025 16:23:44	Account Related	Completed	Phone	Lakeshore Ranch		
279957	CDD - Taxes	10-03-2025 15:21:28	CDD Question	Completed	Phone	Lakeshore Ranch		
279927	Amenity - Lakeshore Ranch	10-03-2025 14:20:24	Amenity Center	Completed	Phone	Lakeshore Ranch		
279521	Inquiry	07-03-2025 15:33:28	CDD Question	Completed	Phone	Lakeshore Ranch		
279224	Playground-	06-03-2025 14:20:19	Community Concern	Completed	Phone	Lakeshore Ranch		
278962	CDD Fees Lakeshore Ranch	05-03-2025 16:47:27	CDD Question	Completed	Phone	Lakeshore Ranch		
278180	Inquiry	03-03-2025 11:58:42	Question	Completed	Phone	Lakeshore Ranch		
277845	Voicemail from Courtney Garofalo	28-02-2025 13:38:29	Account Related	Completed	Phone	Lakeshore Ranch		
277415	Greenacres Phone Number	26-02-2025 16:40:58	Account Related	Completed	Phone	Lakeshore Ranch		
277385	CDD parental consent and waiver	26-02-2025 15:17:18	CDD Question	Completed	Email	Lakeshore Ranch		
277304	Lakeshore laske house	26-02-2025 12:08:25	Account Related	Completed	Phone	Lakeshore Ranch		
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		Not Valid
275103	Swimming laps	16-02-2025 22:10:03	Pool	Completed	Email	Lakeshore Ranch		Not Valid
275103	Swimming laps	16-02-2025 22:10:03	Pool	Completed	Email	Lakeshore Ranch		Not Valid
275103	Swimming laps	16-02-2025 22:10:03	Pool	Completed	Email	Lakeshore Ranch		Not Valid
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		Not Valid
275011	Amended Pool Hours	15-02-2025 12:50:21	Pool	Completed	Email	Lakeshore Ranch		Not Valid
275011	Amended Pool Hours	15-02-2025 12:50:21	Pool	Completed	Email	Lakeshore Ranch		Not Valid
275011	Amended Pool Hours	15-02-2025 12:50:21	Pool	Completed	Email	Lakeshore Ranch		Not Valid
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	30-11-2024 10:13:02	Returned Call	Completed	Phone	Lakeshore Ranch		

	Guard Gate Contact at 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 answer	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/Ba ron Lakeshore Ranch	09-10-2024 12:08:01	Community Concern	Completed	Email	Lakeshore Ranch		
247162	Garbage Can Wasteconnection/Ba ron 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 Bortherr	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		
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	Completed	Email	Lakeshore Ranch		
131596	Returned Call	04-05-2023 10:35:30	Landscaping	Completed	Phone	Lakeshore Ranch		

EXHIBIT 25

[Return to Agenda](#)

breeze

Lakeshore Ranch CDD

Gaby Arroyo

Complete

Score	11 / 12 (91.67%)	Flagged items	0	Actions	0
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Conducted on Mar 31, 2025 2:57 PM EDT

Community Lakeshore Ranch (CDD)

Prepared by Gaby Arroyo

Location 19730 Sundance Lake Blvd
Land O Lakes, FL 34638

Retention 2 / 3 (66.67%)

Retention 1 2 / 3 (66.67%)

Retention Fair

Retention ponds are looking satisfactory. However, a few are starting to recede as we get closer to summertime. During this time ponds tend to show more algae and we will be vigilant of these ponds that present algae.

We are bring back the repair of pond 37 as well as competitive bids for Board consideration.

Pond 32 was treated for algae by Steadfast.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

Pond Location

Landscaping Outside Gates 3 / 3 (100%)

Landscaping Outside Gates 1 3 / 3 (100%)

Landscaping

Good

Annuals look satisfactory on all plant beds.

Areas look serviced and conservations buffers maintained.

Plant shrub by the flagpole does not need to be trimmed as the spotlights are not in obstruction.

Dead plant materials have been removed from the plant bed by the Guard House.

The Sylvester Palm and the Lotopetalum are scheduled to be installed by the end of next week (4.7 - 4.11)



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

Landscaping Location

Landscaping (Common Ground within gates)

3 / 3 (100%)

Landscaping

Good

Landscaping from the Gate to the first roundabout is satisfactory. However, there are a few spots that are starting to brown.

Conservation buffer area is maintained.

Saw signs of ant hills present on sidewalks. Reached out to RedTree to treat for ants on the sidewalks.

The two holly trees have been staked and are holding up well.



Photo 32



Photo 33



Photo 34



Photo 35

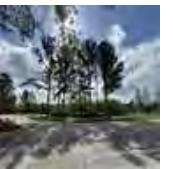


Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

Community Signage

Good

3x Lonesome Pine Dr signs have been straighten free of cost to the District.

3x street signs have been straighten free of cost to the District.

One pond sign has been damaged. Proposal submitted for the agenda for Board consideration.

Right lane must turn right sign exiting the community looks crooked. Reached out to the Breeze Maintenance team to straighten sign free of cost to the District.



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

Sign Off

Gaby Arroyo
Mar 31, 2025 3:31 PM EDT

EXHIBIT 26

[Return to Agenda](#)

EXHIBIT 27

[Return to Agenda](#)



AMENITY CENTER MANAGEMENT REPORT

For the month of MARCH 2025

Date of Meeting: April 8, 2025

Submitted by: Lori Karpay

MAILCHIMP EMAILS

3/1– March newsletter
3/7 – CDD Board meeting info
3/12 – Pool Update & Parental Consent & Waiver
3/12 – Link to Withlacoochee Electric for light outages
3/12 – Adult potluck card bingo event
3/12 – Kids arts & crafts and ice cream event
3/14 – HOA Spring yard sale
3/18 – Adult potluck card bingo event
3/18 – Kids arts & crafts and ice cream event
3/18 – OneBlood blood mobile
3/19 – HOA Spring yard sale
3/27 – OneBlood blood mobile
3/29 – Pool heaters not functioning notification
3/29 – April newsletter

SPECIAL EVENTS/PROGRAMMING

- Adult potluck bingo was a hit! The residents really appreciate the camaraderie and tell me they believe the events are really important for the community. Always a good time!
- Kids Arts & Crafts and ice cream was a lot of fun! The kids always enjoy the arts & crafts events.
- April will include the annual Eggstravaganza Easter egg hunt!

FACILITY AND AMENITY MANAGEMENT

- Please see Inspection Report.
- The handicap “button” outside the breezeway was repaired as it required new wiring.





- The clean out was replaced as it was cracked and causing the plumbing to back up. There were large roots growing around it that the plumbers cleared out but will more than likely become a recurring issue if the area is not cleared out. There are cypress trees and cypress knees growing there. You can see how large the roots are.



NEW CLEAN OUT:





- The playground iron fence has been pressure washed. Please see project updates for updates regarding more pressure washing projects.

BEFORE



AFTER



- The playground slides have been cleaned from scuffs and debris.





- The track lighting in the clubhouse (above the mailroom) has been relocated helping to illuminate the hallway into the mailroom.

BEFORE



AFTER



- The boardroom chair that was broken was repaired inhouse.

ONGOING AMENITIES PROJECTS:

Project	Date of request	Date projected to be complete
Signage to update guidelines	3/19/2025	Waiting for status from vendor
Individual timers at courts	3/19/2025	Vendor to meet with me week of 4/7/25
Pressure wash back wall and sidewalk by dog park	12/24/2024	4/3/25 - 4/4/25
Painting breezeway floor and pool bathroom entrance	1/15/2025	Mid-April
Install two 8' fences at openings along amphitheater pathway	1/14/2025	End of April
Paint dog park iron fence	12/24/2024	End of April
Pressure wash retention wall and iron fence at amphitheater	1/14/2025	First week of May
Add padding to poles at playground and basketball courts	1/14/2025	As soon as available for reasonable price



- Month of March staff hours:
 - Facility Attendants: 242.58
 - Maintenance Tech: 218.83
- Camera inspection: The cameras that are installed are functioning. Still missing numerous cameras.

CONSIDERATIONS:

- Some of the boardroom chairs need to be reupholstered, as do the overstuffed chairs in the activities room. Walt's is who we go through and has our material in stock. (see supporting doc) The pricing is:

2 Boardroom Chair Seats	\$175.00/ea.	\$350.00
2 Boardroom Chair Backs	\$225.00/ea.	\$450.00
2 Activity Room Chair Repairs - Replace Seats Only	\$150.00/ea.	\$300.00
Fabric TBD - Chair Cushions - Based at Average Cost, Subject to Change	\$70.00/ea. yd.	\$280.00
5. Transportation Pickup & Delivery	\$75.00	<u>\$75.00</u>
	TOTAL:	\$1455.00

- Much of the fitness center equipment requires repairs. There are two proposals from FitRev for the necessary parts. **Chairman Mitchell signed one proposal for \$1,920 (included in the agenda)** but there is another proposal to repair more equipment which I am asking to please be signed tonight so they can continue repairing the remainder of the inoperative equipment. (please see line items in proposal) **The total cost of this proposal is \$1,233.00.**
- The electricians are not able to find fans for the fitness center at a discounted price. Kazar's is supposed to pay for the four that blew when their tech was installing one that was repaired. I ask that they be responsible for those and then Wizard Electric can install the remaining fans at a later date. The fans could be purchased in one order to possibly get discounted pricing for the total amount of 14 fans, 11 in the fitness center and 3 in the clubhouse. I have inquired about discounts for a bulk order but didn't receive the pricing in time to include in this report. I would like to resume this project to cool the front of the fitness center better, especially with temperatures rising.

As reported in my January Manager's Report:

The first four fans in the fitness center are currently inoperable due to the issue we experienced with Kazar Electric. The manager, Ryan, agreed to help with the payment of those four fans. There are a total of 11 fans throughout the fitness center. We can replace all of the fans so they match if the Board approves. There are five fans in the clubhouse,



but one of them in the Florida Room is not operable. They are all manufactured by Casablanca which is no longer in business. I have gathered price quotes for your consideration. Prices do not include installation. Please see in supporting documentation.

	1/2025 price:	Current price:
o Hunter Builder Elite 52"	\$129.99/ea.	\$149.99 - \$179.99/ea.
o Craftmade P52ESPS – 52ESPWLN Pro Plus	\$89.60/ea.	\$112.00, currently on sale for \$80.64
o Minka Aire – Supra 52	\$183.51/ea.	\$142.73 - \$159.99/ea. (ratings not as high)

- I proofed the updated CDD Guidelines twice. There isn't a guest policy for residents under the age of 18 included, although I included that in my proof notes. I highly recommend them being able to bring one guest to the pool and fitness center (as was the rule prior) with signed Parental Consent & Waiver Form.
- There have been a few issues with residents behaving badly towards the clubhouse staff when they have been informed of policies that they are not following. Attendants have been sworn at and felt threatened. The identities are unknown as they wouldn't provide their names. I ask that the CDD Board please craft a letter to the residents about this behavior and any consequence(s) that will be enforced. On page 8 of the CDD Guidelines, "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."
- I have received some concerns from some of the residents about the lack of time they are able to play tennis due to the courts often being utilized by pickleball players. On page 12 of the CDD Guidelines state, "5. When other players are waiting, tennis court use should be limited to 1 hour." I would recommend a sign up schedule be accessible via the LakeShore Ranch site so all residents can enjoy the tennis/pickleball courts, fairly.
- The Parental Consent & Waiver Forms are being signed, but I have some concerns:
 - a) The notarization is a process is difficult when my workday is full, causing emails and projects to be delayed. There are days when I have several residents waiting to sign for their child(ren).
 - b) Guests under the age of 18 must have their parent/guardian sign the waiver. Guests' parents are not typically onsite to do so and some guests live outside of the US so they cannot enjoy the amenities with their resident friend(s).



I propose we eliminate the need to have the Parental Consent & Waiver Forms notarized and add the form to the LakeShore Ranch site for easy access. The residents AND guests can easily complete the waivers and email, mail, or bring them to the clubhouse to file. With summer approaching, this would be particularly useful and efficient.

Thank you.

ESTIMATE

Walt's Upholstery, Inc.
17402 N US Highway 41
Lutz, FL 33549

waltsupholstery@gmail.com
+1 (813) 949-4399
www.waltsupholsteryinc.com



Bill to

Lakeshore Ranch CDD
813-388-6839
19730 Sundance Lake Blvd
Land O Lakes, FL 34648

Ship to

Lakeshore Ranch CDD
813-388-6839
19730 Sundance Lake Blvd
Land O Lakes, FL 34648

Shipping info

Ship via: Truck

Estimate details

Estimate no.: 7819
Estimate date: 03/27/2025

Sales Rep: Ashlea

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Seats	2 Boardroom Chair Seats - No Changes - Includes Rango Henna	2	\$175.00	\$350.00
2.		Repair	2 Boardroom Chair Backs - No Changes - Includes Rango Henna	2	\$225.00	\$450.00
3.		Repair	2 Activity Room Chair Repairs - Replace Seats Only	2	\$150.00	\$300.00
4.		Fabric	TBD - Chair Cushions - Based at Average Cost, Subject to Change	4	\$70.00	\$280.00
5.		Transportation	Pickup & Delivery	1	\$75.00	\$75.00
					Total	\$1,455.00

Note to customer

Please Note: All Jobs Require a Non-Refundable 25% Deposit to be Placed on Our Waiting List. Your Deposit Amount is Listed on Your Estimate Above. Should you Have any Questions or Concerns Regarding This, Please Contact Our Office. Deposits Can be Paid by Mailing a Check to The Address Above, or Via Phone or Online with a Credit or Debit Card.

Accepted date

Accepted by



7823 N Dale Mabry Hwy STE 107

Quote

Date	Quote #
3/12/2025	16321
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Lakeshore Ranch Lori Karpay 19730 Sundance Lake Blvd Land O' Lakes, FL 34638

Rep
ZH

Item	Description	Qty	Cost	Total
Parts	Weider VKR PADS REUPHOLSTERED	2	165.00	330.00T
Parts	, Mark fitness bench PAD REUPHOLSTERED	1	165.00	165.00T
Parts	Paramount multi press GRIPS	2	45.00	90.00T
Parts	Paramount lat pulldown SN-FS530807070			
Parts	ROLLER PADS	2	125.00	250.00T
Parts	ADJUSTMENT SLEEVE	1	20.00	20.00T
Parts	CABLE ASSEMBLY	1	175.00	175.00T
Parts	Paramount leg press SN-FS510807020			
Parts	SEAT PAD	1	185.00	185.00T
Parts	Precor EFX SN- AXGE			
Parts	DISPLAY ASSEMBLY	1	332.00	332.00T
Parts	HAND GRIP	1	68.00	68.00T
Labor	Labor	3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change		65.00	65.00

	Subtotal	\$1,920.00
This quote becomes an order with signature approval and returned to service@fitrev.com	Sales Tax (0.0%)	\$0.00
	Total	\$1,920.00



3/14/2025



7823 N Dale Mabry Hwy STE 107

Quote

Date	Quote #
3/20/2025	16345
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Lakeshore Ranch Lori Karpay 19730 Sundance Lake Blvd Land O' Lakes, FL 34638

Rep
ZH

Item	Description	Qty	Cost	Total
Parts	StarTrac RBK SN-9-6430-MINTPO			
Parts	CRANK ASSEMBLY	1	225.00	225.00T
Parts	DRIVE BELT	1	48.00	48.00T
Parts	RGHT SHROUD	1	325.00	325.00T
Parts	Paramount bench SN-XL67 0806134			
Parts	SEAT REUPHOLSTERED	1	165.00	165.00T
Parts	Paramount leg extension/ curl			
Parts	PAD REUPHOLSTERED	1	165.00	165.00T
Labor	Labor	3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change		65.00	65.00

	Subtotal	\$1,233.00
This quote becomes an order with signature approval and returned to service@fitrev.com	Sales Tax (0.0%)	\$0.00
	Total	\$1,233.00

Shipping to: **Tampa, FL** ▾

Hunter

52" Energy Star Rated Indoor Ceiling Fan - 5 Reversible Blades Included

Model: 53242 | Item: bci2215347

(110)



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×



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\$129.99

New Bronze



Free Shipping!

Leaves the Warehouse in 1 to 3 business days - [Shipping to 33626](#)



1



Add to Cart

Key Specifications

- **Blade Span:** 52 in.
- **Motor:** AC Induction
- **Speeds:** 3
- **Location Rating:** Dry Location

[See More Details](#)

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Roll over image to zoom in



Ask Rufus

Can it be installed on angled ceilings?

Does it include a remote control?

Is it suitable for outdoor installations?

Ask something else

Product Energy Guide

Craftmade P52ESP5-52ESPWLN Pro Plus 52" Ceiling Fan with Pull Chain, 5 Reversible Espresso/Walnut MDF Blades, Espresso

Visit the Craftmade Store

4.0 (1)

\$89⁶⁰

Or \$22.40 / 2 weeks (x4). Select from 1 plan

FREE Returns

With Amazon Business, you would have saved \$76.39 in the last year. Create a free account and save up to 10% today.

Brand: Craftmade

Color: Espresso

Electric fan design: Ceiling Fan

Power Source: ac

Style: Traditional

Product Dimensions: 52" D x 52" W x 13.52" H

Room Type: Kids Room, Bedroom, Living Room, Home Office, Kitchen, Dining

▼ See more

Mounting Type: Ceiling Mount

Material: MDF;Silicon;Steel

Controller Type: Remote Control

Number of Speeds: 3

About this item

- PRO PLUS CEILING FAN DIMENSIONS: Width: 52"; Height: 13.52" (From Ceiling to Bottom of Fan Housing, Includes 4" Downrod); Standard, 3-Speed Reversible Motor: 153 x 13mm; Weight 14.01lbs.
- FAN BLADES: 5 Espresso/Walnut Blades (52" Span/12" Blade Pitch); CFM: 3445
- FAN CONTROL: Includes 3 Fan Speed Pull Chain with Reverse Function; Compatible Control: UCI-2000-2 Remote and Wall Control (Sold Separately)
- DETAILS: Espresso Finish; Installable on Angled Ceiling; UL Approved for INDOOR Locations
- INSTALLATION: Installable on Flat Ceiling with Included Hardware; Great for Bedroom, Office, Greeting Room

» See more product details

Report an issue with this product or seller

 Add your \$1.99 one-week trial of Prime and get fast, free delivery
\$89⁶⁰

FREE Returns

FREE delivery Friday, January 10. Order within 8 hrs 1 min

Your recent order earned you FREE delivery on items shipped by Amazon. Order within 1 hr and 52 mins

Deliver to Lori - Land O Lakes, 34638

In Stock

Quantity: 1

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Buy Now

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Sold by Amazon.com

Returns 30-day refund/replacement

Support Product support included

▼ See more

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 4-Year Protection Plan for \$15.99

 Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for \$16.99/month

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Other sellers on Amazon

New & Used (4) from \$71¹⁰
FREE delivery

Buy it with



This item: Craftmade P52ESP5-S2ESPWLN Pro Plus 52" Ceiling Fan with Pull Chain, 5 Reversible...

\$89⁵⁰

LZHOM LED Hexagon Garage Light - Super Bright 900W 108000LM Car Detailing Shop...

\$229⁹⁹

JLC GU10 LED Light Bulb, 40 Watt Equivalent Color Changing 12 Colors 5W Dimmable Daylight...

\$17⁹⁹ (\$4.50/Count)

Total price: \$337.58

Add all 3 to Cart

These items are shipped from and sold by different sellers.

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Save up to 10% on this product with business-only pricing.

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& Up

\$50 - \$100

Mounting Type: Downrod

Style: Traditional

Indoor/Outdoor Usage: Indoor

Ceiling Fan Features: Reversible Airflow



Sponsored

4.6
\$130⁹⁵

38
\$156²⁰

5.0
\$137⁶³

1
5.0
\$165⁶⁸ List: \$176.04

1
5.0
\$137⁵⁹

1
5.0
\$174³⁹

1
5.0
\$109⁸⁵

1
5.0
\$96⁴⁴ List: \$111.06

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4.2
\$95⁰³

2
\$135⁹⁹ Typical: \$140.74
\$151⁹¹

\$138⁰⁰

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Sponsored | Popular products in the last 7 days



Windmill Indoor and Outdoor 12-Blade Smart Home Ceiling Fan 65in Oil-Rubbed Bronze ...

3

\$449⁹⁵



52" Wood Ceiling Fan with Lights Remote Control, Quiet DC Motor 3 Blade Ceiling Fans...

486

\$159⁰⁰

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Roomratv Ceiling Fans with Lights and Remote, Black Ceiling Fan 52 Inch Quiet DC Mo...

322

\$89⁹⁹

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TCL 52" Ceiling Fan with Lights, Black Flush Mount Ceiling Fans, 5 Blades Low Profi...

74

limited time deal

-27% \$109⁹⁹

List Price: \$149.99

Save \$10.00 with coupon



PHORUS 52 Inch Tropical Ceiling Fans with Lights and Remote Control, Dimmable, 5 Bla...

29

\$129⁹⁹

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EDISHINE 42" Farmhouse Ceiling Fans with Lights, Remote Control, Dimmable, 6 Bla...

1

\$109⁹⁹

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52 Inch Ceiling Fan with Light and Remote, Black Modern Ceiling Fans, Farmhouse Ind...

34

Amazon's Choice in Ceiling Fans

\$99⁹⁹

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Ceiling Fans with Ligl and Remote 52 Inch Modern Ceiling Fan v Quiet Reversibl...

39

\$129⁹⁹

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4 stars and above Sponsored



WINGBO 54" ABS DC Ceiling Fan with Lights, 5 Blade ABS Plastic Ceiling Fan with Reim...

65

\$249⁹⁹

Save \$25.00 with coupon



52" Wood Ceiling Fans with Lights and Remote Control, Indoor Outdoor 3 Blades Wooden...

486

\$169⁰⁰

Save \$20.00 with coupon



Roomratv Ceiling Fans with Lights, 52 Inch Quiet & Strong Motor, 6 Speeds, 3CCT, Timer,...

267

\$99⁹⁹

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reiga 65" DC Motor Indoor Outdoor Modern Smart Ceiling Fan High CFM with 3 Wood Bla...

1,536

\$209⁹⁰

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BOJUE 52 Inch Ceiling Fans with Lights and Remote Control, Indoor Outdoor Modern C...

1,023

\$150⁰⁰

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Casa Vieja 56" Casa Esperanza Vintage Antique Indoor Ceiling Fan 5 Blade LED Light ...

166

Amazon's Choice in Ceiling Fans

\$449⁹⁹

Save \$30.00 with coupon



62 Inch Ceiling Fan with Lights, Outdoor Ceiling Fan with Light 7 Reversible Blades...

165

\$159⁹⁹

Save \$30.00 with coupon



Hinkley Metro 52" In Dual Mount Ceiling F Traditional Style, Reversible Woo...

192

\$75⁵⁷

Looking for specific info?

Videos

Help others learn more about this product by uploading a video!

Upload your video

Product information

Technical Details

Brand	Craftmade
Color	Espresso
Electric fan design	Ceiling Fan
Power Source	ac
Style	Traditional
Product Dimensions	52"D x 52"W x 13.52"H
Room Type	Kids Room, Bedroom, Living Room, Home Office, Nursery, Dining Room
Special Feature	Pull Chain
Recommended Uses For Product	Cooling, Air Circulation
Wattage	42
Finish Type	Finished
Number of Blades	5
Air Flow Capacity	3445 Cubic Feet Per Minute
Blade Length	52 Inches
Voltage	120 Volts
Collection Name	Pro Plus 52" Fan
Switch Type	Pull Chain
Item Weight	14.01 Pounds
Included Components	Installation Guide, Motor, Blades, Parts assembly
Indoor/Outdoor Usage	Indoor
Model Name	Pro Plus 52" Fan
Specification Met	ULus
Control Method	Remote
Blade Material	MDF
Manufacturer	Craftmade
UPC	647881219659
Size	52-inch
Part Number	P52ESP5-52ESPWLN
Item Weight	14.01 pounds
Country of Origin	China
Item model number	P52ESP5-52ESPWLN
Finish	Finished
Item Package Quantity	1
Number Of Pieces	1
Measurement System	English/Standard

Additional Information

ASIN	B0BYZ4MKGB
Customer Reviews	4.0 (1) 4.0 out of 5 stars
Best Sellers Rank	#1,234,045 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #10,089 in Ceiling Fans
Date First Available	March 8, 2021

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Manufacturer's warranty can be requested from customer service. [Click here](#) to make a request to customer service.

Feedback

Would you like to tell us about a lower price?

Plug Format	A- US style
Special Features	Pull Chain
Usage	General Purpose
Batteries Included?	No
Batteries Required?	No
Warranty Description	Customer Support (800) 486-4892, All products purchased have a 30-day replacement parts policy to ensure a fully working item. All products are covered under a 1-Year warranty when purchased on Amazon. The warranty period begins on the day the product is originally shipped. The warranty covers all of the items and conditions identified in the original manufacturers warranty. Some of the items specifically not covered by the warranty are loss and theft, water damage, customer abuse, and finish deterioration due to UV or coastal exposure.

Product Description

The ideal combination of excellent performance, exceptional value and timeless style, the NEW Craftmade Pro Plus 52" ceiling fan featuring a clean motor, updated straight blade arms and canopy is built for performance. The dual mount, 3-speed, reversible fan includes custom 52" reversible blades. Optional light kits and remote controls are available.

Important information

Legal Disclaimer

Please check your local laws before purchasing this product.

Bulb Voltage

120 volts

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Become a Delivery Driver
Start a Package Delivery Business
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Self-Publish with Us
Become an Amazon Hub Partner
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Amazon Secured Card
Amazon Business Card
Shop with Points
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Your Orders
Shipping Rates & Policies
Amazon Prime
Returns & Replacements
Manage Your Content and Devices
Recalls and Product Safety Alerts
Registry & Gift List
Help

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Amazon Music
Stream millions of songs

Amazon Ads
Reach customers wherever they spend their time

6pm
Score deals on fashion brands

AbeBooks
Books; art & collectibles

ACX
Audiobook Publishing Made Easy

Sell on Amazon
Start a Selling Account

Veeqo
Shipping Software
Inventory Management

Amazon Business
Everything For Your Business

Amazon Fresh
Groceries & More
Right To Your Door

AmazonGlobal
Ship Orders Internationally

Home Services
Experienced Pros
Happiness Guarantee

Amazon Web Services
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Box Office Mojo
Find Movie Box Office Data

Goodreads
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IMDb
Movies, TV & Celebrities

IMDbPro
Get Info Entertainment Professionals Need

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Indie Digital & Print Publishing Made Easy

Amazon Photos
Unlimited Photo Storage Free With Prime

Prime Video Direct
Video Distribution Made Easy

Shopbop
Designer Fashion Brands

Amazon Resale
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Whole Foods Market
America's Healthiest Grocery Store

Woot!
Deals and Shenanigans

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Stream 4K Video in Every Room

Blink
Smart Security for Every Home

Neighbors App
Real-Time Crime & Safety Alerts

Amazon Subscription Boxes
Top subscription boxes – right to your door

PillPack
Pharmacy Simplified

Amazon Renewed
Like-new products you can trust

M-F 7AM - 5PM and SAT 8AM - 5PM (PST)

Supra 52-Inch Fan in Brushed Steel by Minka Aire

Price: \$183.51

**Product Number:** 73045**Manufacturer:** Minka Aire**Model Number:** F568-BS**Collection:** Supra 52**Manufacturer Finish:** Brushed Steel**Shade Color:** None**Blade Diameter:** 52 in.**Height:** 13.00 in.**Width:** 52.00 in.**Length:** 52.00 in.**Fan Blades:** 5**Fan Blade Tone:** Silver Tones**Fan Blades Included:** Yes**Light Kit Adaptable:** Yes**Switch Function:** 3-Speed**RPM Range Min:** 15**RPM Range Max:** 188**CFM:** 5995**Motor Size:** 188 x 15**EnergyStar Compliant:** Yes**Material:** Steel**Blade Pitch:** 14**Shipping:** UPS Regular**Wire Length:** 80 in.**Fan Control Type:** Pull Chain**Fan Mounting Type:** Stem**Weight:** 20.17 lbs**Made In America:** No**Title 24:** No

Hi. Need any help?



4.8 ★★★★☆

Google
Customer Reviews

From: [Lori R. Karpay](#)
To: [Patricia Comings-Thibault](#); ["Ron Mitchell"](#)
Cc: [Julie Cortina](#); [Steven Giovanniello](#)
Subject: FW: Incident at clubhouse on 3/19/25
Date: Thursday, March 20, 2025 5:17:00 PM
Attachments: [20250320_151844.jpg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[20250320_151851.jpg](#)
[20250320_151900.jpg](#)
[Kyle Gavin's car in clubhouse lot before towing_3.19.25 \(002\).jpg](#)

Patricia and Ron,

There was an incident at the clubhouse yesterday. I have already spoken with Julie and Steven about it. Please see below and contact me if you have any questions. Thank you.

Best,



Your Community.
Our Commitment.

Lori Karpay
Clubhouse & Amenities Manager
P. 813-388-6839

Vesta Property Services
19730 Sundance Lake Blvd.
Land O' Lakes, FL 34638
[www.VestaPropertyServices.com](#)



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From: Lori R. Karpay
Sent: Thursday, March 20, 2025 5:08 PM
To: Julie Cortina <jcortina@vestapropertyservices.com>; Steven Giovanniello <sgiovannielo@vestapropertyservices.com>
Subject: Incident at clubhouse on 3/19/25

Julie and Steven,

3/18/25: On Tuesday I noticed that a car was in the clubhouse parking lot from morning until after we closed.

3/19/25: The next day that car was still there, parked in the same spot. Our policy is that overnight parking is only permitted if we provide a parking pass to the driver to place on the dashboard. There are signs planted in all the amenity parking lots regarding the rules. This car didn't have one and wasn't registered on the parking pass log sheet. I saw that there was a barcode on the car, so I tried pulling it up in our system so I could (perhaps) contact the owner to find out what the story was, but the number wasn't in the system. After pulling their file, I saw the barcode history sheet that confirmed it was deactivated several years ago. Therefore, I called the tow truck company (813 Towing Service) to have them tow the car.

3/19/25, late afternoon: Later, a young man (Kyle Glavan) showed up frantic that his car was gone. He told me that they're having roof work done on their house and had to move his car out of the driveway. He was very upset, so I spoke with him calmly and got more information. Because it was late in the afternoon and Kyle was so frantic, I paid \$170 for the tow. I offered to call an Uber to drive him to the lot. He refused that help. He called his father (Frank Glavan) who was out of town, who also advised Kyle to wait until he was back in town the next day.

3/20/25: The car was returned to the clubhouse this morning by 813 Towing as a courtesy. When the father and son came to the clubhouse this morning (before we opened), I was tending to another situation, so Mr. Glavan told Michele Nehmer (who is working today) that there are scratches on the car that weren't there before. He's blaming the tow truck company. He said that they parked the car in their lot where there wasn't much room around it and because they didn't use a flatbed truck it caused damage. However, I took a picture of the car when I was investigating the situation, and the scratches were already visible. 813 Towing provided me with their pictures, too. (see attachments) Earlier in our conversation, Kyle even told me that someone had hit his car. On 3/19/25 he was ranting that it was \$10,000 and beautiful, "well not now since someone hit it."

Mr. Glavan told Michele that they were going to the dealership to get an estimate to repair the car and were going to come back to the clubhouse later today.

Currently, I have not heard back from Mr. Glavan and am awaiting directives from you, Patricia, and Chairman Mitchell.

Thank you.

Best,

Lori Karpay
Clubhouse & Amenities Manager
P. 813-388-6839

Vesta Property Services
19730 Sundance Lake Blvd.
Land O' Lakes, FL 34638



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EXHIBIT 28

[Return to Agenda](#)

Lakeshore Ranch CDD
Bank United Debit Card # XXXXXXXXX0030 (Balance \$500)
Beginning March 1, 2025 | Ending March 31, 2025

Date	Vendor	Description	GL Code	Amount	Bd. Appvd	Subsidized Amount
3/5/2025	Amazon	Janitorial item	1520140	25.87		
3/7/2025	Best Name Badges	Nameplate for Supervisor Dobbs	1520200	45.15		
3/10/2025	USPS	CDD deposit	1520200	8.40		
3/10/2025	Circle K	Gas for maintenance equipment	1520040	15.89		
3/11/2025	Sam's Club	Snacks for CDD Bd Meeting	1520200	52.14		
3/13/2025	Amazon	Bingo cards	1520260	27.95		
3/14/2025	Pandora	Clubhouse & fitness center music (subscription)	1520200	12.47	Yes	
3/17/2025	Prime Video	Movie for Sunday matinee	1520260	6.58		
3/26/2025	Sam's Club	Clubhouse supplies	1520120	76.97		
3/27/2025	Sam's Club	Reimbursed for tax charged on 3/26/25	1520120	-4.21		
3/28/2025	The Home Depot	Goo Gone gel for maintenance	1520040	6.37		
			TOTAL:	273.58		

District Manager

Final Details for Order #114-8676725-3881003[Print this page for your records.](#)

Subscribe and Save Order Placed: February 18, 2025
Amazon.com order number: 114-8676725-3881003
Order Total: \$25.87
This order contains Subscribe & Save items.

Shipped on March 4, 2025**Items Ordered**

	Price
1 of: Fresh Products Wave 3D, Virtually eliminates urine splash, 30-Day Use, Easy Installation, Beneficial Bacteria, Consistent Fragrance - Cotton Blossom,	\$25.87
Sold by: FP Trading Company (seller profile)	
Supplied by: FP Trading Company (seller profile)	

Condition: New

Shipping Address:

Lori Karpay
19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638-2720
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa ending in 0030

Item(s) Subtotal:	\$25.87
Shipping & Handling:	\$0.00

Billing address

Lori Karpay
1021 E BROAD ST
TAMPA, FL 33604-4310
United States

Total before tax:	\$25.87
Estimated tax to be collected:	\$0.00

Grand Total: **\$25.87**

Credit Card transactions

Visa ending in 0030: March 4, 2025: \$25.87

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From: noreply-ecns@usps.com
To: Lori.Karpay
Subject: USPS - Click-N-Ship(R) Payment Confirmation
Date: Saturday, March 8, 2025 10:59:40 AM



Order #: [f4206981-282d-49fc-aa3b-c60487f05d26](#)

Thank you for your order.

Review details in USPS Click-N-Ship® shipping history.

[View Order Details](#)

ORDER DETAILS

Account #: 413101007

Order #: [f4206981-282d-49fc-aa3b-c60487f05d26](#)

Placed on: Mar 08, 2025
15:58:50 PM UTC

Payment Method: VISA-0030

Status: PAID

Email: Lkarpay@vestapropertyservices.com

ORDER SUMMARY

Item	Total
Priority Mail® <u>4203274650969405530109355113203869</u> Scheduled delivery date: 03/11/2025 Shipped To: LakeShore Ranch CDD 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096 US	\$8.40
Subtotal:	\$8.40
Shipping:	\$0.00
Total:	\$8.40

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maint.

3/7/2025 13:50:3

Order Number:
Circle K 2707575
7767 Land O'Lakes Bl
Land O'LakFL 34638
(813) 929-8788

Term: 102
Appr : 748987
UNL-REG
PUMP No. 08
Gallons 5.029
PRICE/G \$3.159
TOTAL FUEL \$15.89
TOTAL SALE \$15.89

SALE
Visa
Card Num : (C)
XXXXXXXXXXXX0030
Chip Read

USD\$ 15.89

US DEBIT
AID: A0000000980840
TVR: 0000088000
IAD: XXXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
C516DA3441D9F39E

03/07/2025 13:49:04

PIN Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY

CDD MFG. 3/11



sam's club

813-929-7010

03/11/25 16:11 4817 04852 091 9091

HEATHER 101-**** **** *107 8

990004777	500TCCLASSUPF	18.48	0
990359018	MINI VIY PKF	13.68	0
990002482	HSYEUHGHURTHF	19.98	0

SUBTOTAL	52.14
TOTAL	52.14

DEBIT TEND	52.14
CHARGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
52.14 TOTAL PURCHASE
US DEBIT- 0030 1 0 REF # 501070063676
NETWORK ID. 000E APPR. CODE 608446
AID A0000000980840
TERMINAL # 21971284
*No Signature Required
03/11/25 16:11:00

ITEMS SOLD 3
TCH 5810 4659 8074 1016 6049



Download the Sam's Club app & make
shopping easy with Scan & Go checkout,
Curbside Pickup, Same-Day Delivery &
more. Visit SamsClub.com/ShopEasy.
Fees & terms may apply

Final Details for Order #111-5716008-9813013[Print this page for your records.](#)**Order Placed:** March 12, 2025**Amazon.com order number:** 111-5716008-9813013**Order Total:** \$27.95

Shipped on March 13, 2025**Items Ordered**

		Price
1 of:	American Games Bingo Paper Game Cards – 3 Card – 10 Bingo Sheets – 100 Books – 10 Colors, Made in USA	\$27.95
Sold by:	marty bingo (seller profile) Product question? Ask Seller	
Supplied by:	marty bingo (seller profile)	

Condition: New

Shipping Address:

Lori Karpay
19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638-2720
United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Visa ending in 0030

Item(s) Subtotal:	\$27.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Billing address

Lori Karpay
1021 E BROAD ST
TAMPA, FL 33604-4310
United States

Total before tax:	\$27.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$27.95

Credit Card transactions

Visa ending in 0030: March 13, 2025: \$27.95

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**Details for Order # D01-3684129-3280253**
[Print this page for your records.](#)**Amazon.com order number:** D01-3684129-3280253**Order Total:** \$6.58**Digital Order: March 16, 2025**

Items Ordered	Price
Alarum[Prime Video]	\$5.99
By: Michael Polish, Randall Emmett, Joel Cohen ...	
Quantity: 1	
	Item(s) Subtotal: \$5.99

	Total Before Tax: \$5.99
	Tax Collected: \$0.59

	Total for this Order: \$6.58

Payment Information

Payment method	Item(s) Subtotal:	\$5.99
VISA Visa ending in 0030		
Billing address	Total Before Tax:	\$5.99
Wayne Waninski 1222 Cord Grass Ct Wesley Chapel, FL 33543 United States 813-994-7658	Tax Collected:	\$0.59
	Grand Total:	\$6.58

[Return to the Order Summary.](#)**Please note:** This is not a VAT invoice.[Back to top](#)[English](#)[United States](#)[Help](#)



(813) 960 - 2110
TAMPA, FL
03/26/25 12:13 0736 06401 003 4622

LAKESHORE

E	219028	CT LEMONADEF	9.88	T
E	990098814	MM HONEY F	7.98	N
	372764	NAPKIN	17.54	T
	877179	12 OZ CUP	18.68	T
	877179	12 OZ CUP	18.68	T
		SUBTOTAL	72.76	
		TAX 1	6.500 %	4.21
			TOTAL	76.97
		DEBIT	TEND	76.97
		CHANGE DUE		0.00

EFT DEBIT PAY FROM PRIMARY
76.97 TOTAL PURCHASE
US DEBIT **** * 0030 I 0
NETWORK ID. 0069 APPR CODE 161387

US DEBIT
AID A0000000980840
AAC A932AOACE18AA859
*NO SIGNATURE REQUIRED
TERMINAL # 26248895

ITEMS SOLD 5

TC# 9672 0187 4442 5746 1993



*** MEMBER COPY ***



(813) 960 - 2110
TAMPA, FL

TAMPA, FL

03/26/25 12:25 2773 06401 046 1349
MERCHANT#
VISA

*** CREDIT ISSUED ***
GENERAL MDSE TOTAL 4.21-
US DEBIT **** * 0030 I 0
APPROVAL # 010009
Name

LORI KARPAY

AID A0000000980840
TERMINAL # 22302006

I AGREE TO COMPLY WITH THE
CARDHOLDER AGREEMENT

*** MEMBER COPY ***



How doers
get more done.

16121 N DALE MABRY HWY
TAMPA FL 33618 (813)960-0051

0245 00007 22801 03/26/25 12:40 PM
SALE CASHIER MONICA

070048778193 GOOGON SPRAY <A> 5.98
GOO GONE SPY GEL 120Z

SUBTOTAL	5.98
SALES TAX	0.39
TOTAL	\$6.37
XXXXXXXXXXXX0030 VISA	USD\$ 6.37
AUTH CODE 756733/6074296	TA
Chip Read	
AID A0000000980840	US DEBIT

P.O.#/JOB NAME: 0

0245 03/26/25 12:40 PM



0245 07 22801 03/26/2025 7509

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES
A	1	06/24/2025

EXHIBIT 29

[Return to Agenda](#)

LakeShore Ranch

COMMUNITY DEVELOPMENT DISTRICT

Inspection Date: 03/28/2025

Created By: Steven Giovanniello
Vesta Property Services Regional General



Daily:

Resident Mail Room

Satisfactory



Mail room is kept clean of any excess debris and garbage at all times. Mail in great condition as it was just newly renovated.

Daily:

Organized and cleaned

Satisfactory



Warmer days and Spring Break, pool area starting to get busier. 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



Playground Restroom
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.

Clean glass on door and windows, inside and out.

Satisfactory

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

Disinfect door handles/railings.

Satisfactory

Clean debris from pool

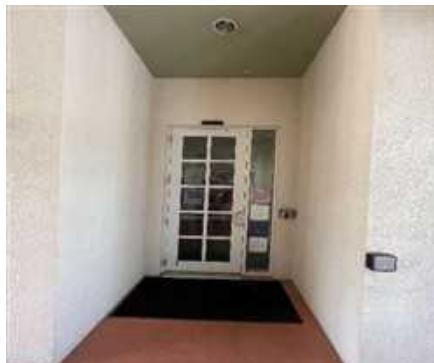
Satisfactory



Check breezeway for debris

Pools were serviced and in good working order.

Satisfactory



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. Lori looking into proposals to replaces fans throughout the entire clubhouse.

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

Satisfactory

Check AED Machine

Satisfactory

Seasonal:

Put seasonal items up/Teardown

N/A

As they arise:

Clean interior doors.

Satisfactory

Wipe down railings

Satisfactory

Columns

Satisfactory

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

Pick up trash outside.

Satisfactory

Touch up painting.

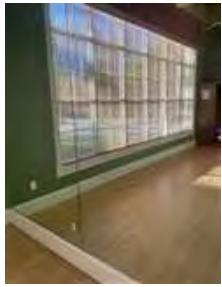
Exterior paint of clubhouse COMPLETED MAR 2025

Check and clean up around sports areas/playground.

Satisfactory

Wipe down window sills.

Satisfactory



Window sills in Fitness Center
are clean.

Pressure Washing

Ongoing

Table Tops Clean

Satisfactory

Additional Notes 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.

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

Ongoing

Inspect Playground/Dock: spray for bees

Ongoing



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

Pressure wash

Ongoing



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

EXHIBIT 30

[Return to Agenda](#)

**MINUTES OF MEETING
LAKE SHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Ronald Mitchell	Board Supervisor, Chairman
Christine Thomas	Board Supervisor, Vice Chairwoman
Shawn McCaig	Board Supervisor, Assistant Secretary
Raymond Lotito	Board Supervisor, Assistant Secretary
Larry Dobbs	Board Supervisor, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, Breeze
Gaby Arroyo	Field Service Manager, Breeze
Michael Sakellarides	Operations Director, Breeze
Greg Woodcock	District Engineer, Stantec
John Vericker (<i>via phone</i>)	District Counsel, Straley Robin Vericker
Kevin Riemensperger (<i>via phone</i>)	Steadfast Environmental
Lori Karpay	Amenity Manager, Vesta Property Services

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

SECOND ORDER OF BUSINESS – Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items)

Members of the audience commented.

FOURTH ORDER OF BUSINESS – Professional & Operations Management

- A. Stantec- District Engineering Report** – Greg Woodcock- Project Manager
Mr. Woodcock gave his updates.
- B. District Counsel**
 - Exhibit 1: Discussion on Amenity Policies
Discussion ensured

On a MOTION by Mr. Mitchell, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved opening the pool half an hour after sunrise and half an hour before sunset, blocking the keycard until residents sign the waiver, and having the residents sign in and out during the normal clubhouse hours**, for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Professional Vendor Operations

41 A. Redtree Landscape Systems

42 1. Exhibit 2: Redtree February Maintenance Report January 2025

43 ➤ **Consideration of Proposals**44 a. **Consideration of Proposals**45 b. Exhibit 3: Redtree - Tree Staking (2) Cypress Trees at Entry Monument Proposal -
46 **\$1,100.00**

47 On a MOTION by Mr. Mitchell, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved**
48 **Redtree - Tree Staking (2) Cypress Trees at Entry Monument Proposal in the amount \$890.44**, for
49 the Lakeshore Ranch Community Development District.

50 c. Exhibit 4: Redtree – Tree Debris Cleanup Proposal - 19555 Sunset Bay Drive - **\$900.00**

51 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **approved Redtree – Tree Debris Cleanup Proposal - 19555 Sunset Bay Drive in the amount \$750.00**,
52 for the Lakeshore Ranch Community Development District.

54 d. Exhibit 5: Redtree Root Pruning and Root Barrier Installation Proposal **\$3,700.00**

55 On a MOTION by Mr. McCaig, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board **approved Redtree Root Pruning and Root Barrier Installation Proposal in the amount \$3,650.00**, for
56 the Lakeshore Ranch Community Development District.

58 e. Exhibit 6: Redtree - Holly Tree Replacement Proposal for Lakeshore Ranch at
59 Amphitheater - **\$1,800.00**60 f. Exhibit 7: Redtree Removal of (1) Tree at the First Roundabout near the Entrance - **\$650.00**

61 On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board **approved Redtree Removal of (1) Tree at the First Roundabout near the Entrance in the amount \$650.00**, for the Lakeshore Ranch Community Development District.

64 g. Exhibit 8: Redtree Fallen Tree and Planter Bed Cleanup Proposal -19537 Post Island Loop
65 - **\$250.00**66 h. Exhibit 9: Redtree Landscape Enhancement Proposal for Amphitheater Woodline Proposal
67 **\$2,250.00**

68 On a MOTION by Mr. McCaig, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved**
69 **Redtree Landscape Enhancement Proposal for Amphitheater Woodline Proposal in the amount**
70 **\$1,933.40**, for the Lakeshore Ranch Community Development District.

71 i. Exhibit 10: Redtree Landscape Enhancement Proposal Northside of Entrance - **\$840.00**

72 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **approved Redtree Landscape Enhancement Proposal Northside of Entrance in the amount \$840.00**,
73 for the Lakeshore Ranch Community Development District.

75 j. Exhibit 11: Redtree Sylvester Palm Replacement Proposal **\$13,250.00**

76 On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
77 **approved Redtree Sylvester Palm Replacement Proposal in the amount \$11,500.00**, for the Lakeshore
78 Ranch Community Development District.

- 79 k. Exhibit 12: Redtree Walking Area Debris Cleanup Near - 19308 Autumn Chase Court
80 Proposal - **\$150.00**
- 81 l. Exhibit 13: Redtree Enhancement Proposal Remove Existing Flax Lily - **\$1,500.00**
- 82 m. Exhibit 14: Redtree Sylvester Palm Replacement - **\$7,250.00**
- 83 n. Exhibit 15: Redtree Debris Cleanup in the Natural Area on the East Side of Amenities Pool
84 - **\$450.00**

85 On a MOTION by Mr. Mitchell, SECONDED by Mr. McCaig, WITH Mr. Dobbs VOTING NAY, the
86 Board **approved Redtree Debris Cleanup in the Natural Area on the East Side of Amenities Pool in**
87 **the amount \$450.00**, for the Lakeshore Ranch Community Development District.

- 88 o. Exhibit 16: Redtree Debris Cleanup in the Conservation Area on the East Side of Amenity
89 Center - **\$450.00**

90 On a MOTION by Mr. McCaig, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved**
91 **Redtree Debris Cleanup in the Conservation Area on the East Side of Amenity Center in the amount**
92 **\$450.00**, for the Lakeshore Ranch Community Development District.

- 93 p. Exhibit 17: Redtree Debris Flush Cut on the East Side of the Amenity Center - **\$550.00**

94 On a MOTION by Mr. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved**
95 **Redtree Debris Flush Cut on the East Side of the Amenity Center in the amount \$550.00**, for the
96 Lakeshore Ranch Community Development District.

- 97 q. Exhibit 18: Redtree – Irrigation Pump Repair Proposal for Total Quoted Price of **\$3,075.00**

98 On a MOTION by Mr. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board **approved**
99 **Redtree – Irrigation Pump Repair Proposal in the amount \$3,075.00**, for the Lakeshore
100 Ranch Community Development District.

- 101 r. Exhibit 19: Redtree – Removal and Replacement of Pool Flowerpots - **\$250.00**

102 On a MOTION by Mr. Dobbs, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved**
103 **Redtree – Removal and Replacement of Pool Flowerpots in the amount \$250.00**, for the Lakeshore
104 Ranch Community Development District.

105 B. Florida Commercial Care, INC

106 ➤ Consideration of Proposals

- 107 i. Exhibit 20: Florida Commercial Care, INC - Tree Staking (2) Cypress Trees at Entry
108 Monument Proposal - **\$890.44**
- 109 ii. Exhibit 21: Flush Cut and Remove Dead for Better Storm Water Flow - **\$985.00**
- 110 iii. Exhibit 22: Florida Commercial Care, INC - Root Pruning and Root Barrier Installation
111 Proposal - **\$3,650.00**

- iv. Exhibit 23: Florida Commercial Care, INC -Holly Tree Replacement Proposal for Lakeshore Ranch at Amphitheater - **\$1,975.00**
- v. Exhibit 24: Florida Commercial Care, INC – Removal of (1) Tree - **\$710.00**
- vi. Exhibit 25: Florida Commercial Care, INC – Removal of Fallen Tree - **\$273.00**
- vii. Exhibit 26: Florida Commercial Care, INC - Landscape Enhancement Proposal for Amphitheater Woodline Proposal - **\$1,933.40**
- viii. Exhibit 27: Florida Commercial Care, INC Install Mulch to Match Existing Color - **\$925.00**
- ix. Exhibit 28: Florida Commercial Care, INC - Sylvester Palm Replacement - **\$11,551.26**
- x. Exhibit 29: Florida Commercial Care, INC -Debris Cleanup Near Conservation Area and Dispose - **\$165.00**
- xi. Exhibit 30: Florida Commercial Care, INC -Enhancement Proposal Remove Existing Flax Lily - **\$1,655.00**
- xii. Exhibit 31: Florida Commercial Care, INC - Install (2) Washingtonia Palms - **\$7,980.00**
- xiii. Exhibit 32: Florida Commercial Care, INC -Debris Cleanup in the Natural Area on the East Side of Amenities Pool - **\$495.00**
- xiv. Exhibit 33: Florida Commercial Care, INC -Debris Cleanup in the Natural Area on the East Side of Amenities Pool - **\$495.00**
- xv. Exhibit 34: Florida Commercial Care, INC - Debris Flush Cut on the East Side of the Amenity Center - **\$606.00**

C. Steadfast Environmental

1. Consideration of Proposals
 - i. Exhibit 35: Steadfast – Pond #37 to be Restored Utilizing Shoreline Sock Proposal for a Total Cost of **\$27,600.00**
 - ii. Exhibit 36: Steadfast Waterway Inspection Report Dated March 03, 2025

D. Consideration of Pressure Washing Proposals

- i. Exhibit 37: American Power Washing - **\$750.00**
- ii. Exhibit 38: Breeze - **\$350.00**
- iii. Exhibit 39: Florida Brothers Maintenance & Repair LLC - **\$1,260.00**

E. BREEZE Operations

1. Exhibit 40: Monthly Analytics
2. Exhibit 41: Hurricane Guide
3. Exhibit 42: Field Inspection Report Dated February 26, 2025

F. Amenity Center Management Report

1. Exhibit 43: Report Dated February 2025
2. Exhibit 44: Debit Credit Card Report Dated February 01, 2025 – February 28, 2025
3. Exhibit 45: Lakeshore Ranch Clubhouse Maintenance Inspection Report

149 **SIXTH ORDER OF BUSINESS – Budget Amendment**

150 A. Exhibit 46: Consideration for Adoption of Resolution 2025-04, FY 2024-2025 Budget Amendment
151 ➤ Exhibit A: FY 2024-2025 Amended Budget

152 On a MOTION by Mr. Lotito, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **adopted**
153 **Resolution 2025-04, FY 2024-2025 Budget Amendment**, for the Lakeshore Ranch Community
154 Development District.

155 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

156 A. Exhibit 47: Consideration for Approval – The Minutes of the Board of Supervisors Regular
157 Meeting Held February 11, 2025
158 B. Exhibit 48: Consideration for Acceptance – The January 2025 Unaudited Financial Report

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

161 **EIGHTH ORDER OF BUSINESS – Staff Reports**

162 A. District Manager
163 a. Exhibit 49: Presentation of Letter to Resident (*To be Distributed*)
164 B. District Attorney
165 Discussion ensured.

166 **NINTH ORDER OF BUSINESS – Supervisors’ Requests and Comments**

167 Supervisors made requests.

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

170 Members of the audience commented.

171 **ELEVENTH ORDER OF BUSINESS – Close Regular Meeting**

172 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **closed**
173 **the Regular Meeting**, for the Lakeshore Ranch Community Development District.

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

176 A. Open Private Discussion on Security

177 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board **opened**
178 **the Private Discussion on Security**, for the Lakeshore Ranch Community Development District.

179 B. Discussion of Security

180 C. Close Private Discussion on Security

181 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **closed**
182 **the Private Discussion on Security**, for the Lakeshore Ranch Community Development District.

183 THIRTEENTH ORDER OF BUSINESS – Reopen Regular Meeting

184 On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board **opened**
185 **the Regular Meeting**, for the Lakeshore Ranch Community Development District.

186 Ms. Thomas made a motion to bring back Rover Service.

187 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
188 **approved bringing back Rover Service**, for the Lakeshore Ranch Community Development District.

189 Mr. McCaig made a motion to have critical cameras NTE \$10,000.00.

190 On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
191 **approved having critical cameras in the amount not to exceed \$10,000.00**, for the Lakeshore Ranch
192 Community Development District.

193 FOURTEENTH ORDER OF BUSINESS – Adjournment

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

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

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

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

203

Signature

Signature

204

Printed Name

205 Title: Secretary Assistant Secretary

Printed Name

Title: Chairman Vice Chairman

EXHIBIT 31

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Lakeshore Ranch Community Development District

Negative Variance Report

02/28/25

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
TRUSTEES FEES	4,041	4,041	4,332	(291)	Includes extraordinaay items billed in arrears
UTILITY - GAS	17,050	7,104	8,500	(1,396)	Gas increases in winter and spring then tapers off in May
SOLID WASTE CONTROL - RECREATION FACILITY	1,320	550	743	(193)	Rate increased in December 2023
AQUATIC MAINTENANCE CONTRACT	24,265	10,111	10,113	(2)	Rounding
GATE MAINTENANCE	10,000	10,000	11,604	(1,604)	\$2,950 for Marcella Metal Works - gate hinge repair and \$1,960 for barcode stickers
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	11,000	4,583	4,870	(287)	Pool heater diagnostics
CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	9,160	9,253	(93)	Frontier rate increases
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,500	5,029	(3,529)	New treadmill
CLUBHOUSE PEST CONTROL	1,050	438	500	(62)	Includes annual terminate renewal of \$275
CLUBHOUSE LIGHTING REPLACEMENT	2,000	2,000	11,610	(9,610)	Blue Wave Lighting replacement of bollard lighting in Amphitheater and Dock \$11.6k
SECURITY / FIRE SYSTEM	2,500	2,500	3,912	(1,412)	Annual fire, alarm and sprinkler inspections and annual monitoring
SPECIAL EVENTS	4,000	1,667	3,717	(2,050)	Includes Yummy tablas catering for event \$2,400
AMENITY CAPITAL PROJECTS/CONTINGENCY	10,000	10,000	13,400	(3,400)	CertaPro Painters Clubhouse paint job \$13.4k
CONTINGENCY	75,000	75,000	204,363	(129,363)	Mailroom ADA Compliance project

EXHIBIT 32

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**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

February 28, 2025

Lakeshore Ranch Community Development District
Balance Sheet
February 28, 2025

	General Fund	Reserve Fund	Debt Service Series 2019	2019 Acqu/Const Fund	Total Governmental Funds
1 ASSETS:					
2 CASH - In Bank	\$ 295,775	\$ -	\$ -	\$ -	\$ 295,775
3 CASH - In Bank (Restricted)	-	-	-	-	-
4 CASH - Debit Cards	1,879	-	-	-	1,879
5 Deposit in Transit	1,670	-	-	-	1,670
5 Investments:					
6 GF MMK	1,469,829	-	-	-	1,469,829
7 GF MMK - Mail Room Project	-	-	-	-	-
8 GF MMK - Restricted cash	592,372	-	-	-	592,372
9 GF RESERVE	-	1,297,110	-	-	1,297,110
10 DS REVENUE	-	-	222,118	-	222,118
11 INTEREST	-	-	-	-	-
12 DS RESERVE	-	-	321,874	-	321,874
13 SINKING FUND	-	-	-	-	-
14 PREPAYMENT	-	-	-	-	-
15 PRINCIPAL	-	-	-	-	-
16 CONSTRUCTION	-	-	-	-	-
17 ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	-
18 ACQUISITION/CONST FD A-1 2019	-	-	-	31,378	31,378
19 ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
20 DEPOSITS RECEIVABLE (UTILITY)	3,510	-	-	-	3,510
21 PREPAID EXPENSES	836	-	-	-	836
22 ASSESSMENTS RECEIVABLE	40,450	-	15,447	-	55,897
23 EXCESS FEES RECEIVABLE	-	-	-	-	-
24 ACCOUNTS RECEIVABLE	-	-	-	-	-
25 DUE FROM OTHER FUNDS	10,280	-	592,372	-	602,652
26 TOTAL ASSETS	\$ 2,416,601	\$ 1,297,110	\$ 1,151,811	\$ 31,378	\$ 4,896,900
27 LIABILITIES:					
28 ACCOUNTS PAYABLE	\$ 14,763	\$ -	\$ -	\$ -	\$ 14,763
29 SALES TAX PAYABLE	-	-	-	-	-
30 ACCRUED ACCOUNTS PAYABLE	12,884	-	-	-	12,884
31 DEFERRED REVENUE (CY-Roll)	40,450	-	15,447	-	55,897
32 DEPOSITS PAYABLE	725	-	-	-	725
33 DUE TO OTHER FUNDS	592,372	-	-	10,280	602,652
34 FUND BALANCES:					
35 NONSPENDABLE - PREPAID AND DEPOSITS	4,346	-	-	-	4,346
36 RESTRICTED FOR:					
37 DEBT SERVICE	-	-	1,136,364	-	1,136,364
38 CAPITAL PROJECTS	-	-	-	21,098	21,098
39 ASSIGNED:					
40 1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
41 EMERGENCY RESERVE FUND	100,000	-	-	-	100,000
42 RENEWAL AND REPLACEMENT	-	1,297,110	-	-	1,297,110
43 UNASSIGNED:	1,389,856	-	-	-	1,389,856
44 TOTAL LIABILITIES & FUND BALANCE	\$ 2,416,601	\$ 1,297,110	\$ 1,151,811	\$ 31,378	\$ 4,896,900

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 February 28, 2025

		FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	REVENUE				
2					
3	SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,591,766	\$ 1,432,589	1,551,317	\$ 118,728
4	EXCESS ASSESSMENT FEE	-	-	-	-
5	INTEREST EARNINGS	15,000	15,000	24,540	9,540
6	OTHER MISCELLANEOUS REVENUE:	-	-	-	-
7	EVENT REVENUE	-	-	-	-
8	CLUBHOUSE RENTAL	-	-	1,550	1,550
9	MISCELLANEOUS (Barcodes, access keys, recycling,refunds)	-	-	4,821	4,821
10	EASEMENT AGREEMENT FEES	-	-	-	-
11	UNASSIGNED FUND BALANCE FORWARD	-	-	-	-
12	FUND BALANCE DECREASE IN OPERATING RESERVES (less transfer to reserves)	-	-	-	-
13	FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-
14	TOTAL REVENUE	1,606,766	1,447,589	1,582,228	134,639
15					
16	EXPENDITURES				
17					
18	ADMINISTRATIVE EXPENSES				
19	SUPERVISORS FEES	13,000	5,417	4,000	1,417
20	PAYROLL TAXES	995	414	383	31
21	PAYROLL SERVICE FEE	780	325	250	75
22	DISTRICT MANAGEMENT	56,004	23,335	23,335	-
23	DISTRICT ENGINEER	35,000	14,583	10,520	4,063
24	DISSEMINATION SERVICES (DISCLOSURE)	4,250	1,771	1,771	-
25	TRUSTEES FEES	4,041	4,041	4,332	(291)
26	FLORIDA FILING FEE	175	175	175	-
27	AUDITING SERVICES	3,400	-	-	-
28	ARBITRAGE REBATE CALCULATION	475	475	475	-
29	INSURANCE (Public Officials)	3,144	-	-	-
30	LEGAL ADVERTISING	1,800	750	246	504
31	DUES, LICENSES & FEES	750	313	-	313
32	WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	1,723	1,723	-
33	LEGAL SERVICES - GENERAL	50,000	20,833	14,367	6,466
34	MISCELLANEOUS ADMIN	2,500	1,042	398	644
35	TOTAL ADMINISTRATIVE EXPENSES	178,329	75,197	61,975	13,222
36					
37	SECURITY OPERATIONS				
38	SECURITY CONTRACT - GUARDHOUSE	175,300	73,042	66,276	6,766
39	SECURITY SYSTEM - CLUBHOUSE MONITORING	6,752	2,813	518	2,295
40	SECURITY CAMERA MONITORING	24,860	10,358	4,014	6,344

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For the period from October 1, 2024 through February 28, 2025

		FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
41	SECURITY EQUIPMENT	5,000	-	-	-
42	GUARD HOUSE SUPPLIES & MAINTENANCE	1,500	625	-	625
43	TOTAL SECURITY OPERATIONS	213,412	86,838	70,808	16,030
45	UTILITIES:				
46	UTILITY - ELECTRICITY	35,175	14,656	12,133	2,523
47	UTILITY - STREETLIGHTS	67,200	28,000	25,819	2,181
48	UTILITY - GAS	17,050	7,104	8,500	(1,396)
49	UTILITY - WATER	12,000	5,000	4,967	33
50	SOLID WASTE CONTROL - RECREATION FACILITY	1,320	550	743	(193)
51	SOLID WASTE ASSESSMENT	1,000	-	-	-
52	TOTAL UTILITIES	133,745	55,310	52,162	3,148
54	PHYSICAL ENVIRONMENT				
55	STORMWATER NON ADVALOREM ASSESS.	3,100	-	-	-
56	LAKE/POND BANK MAINTENANCE	25,000	1,300	1,300	-
57	AQUATIC MAINTENANCE CONTRACT	24,265	10,111	10,113	(2)
58	INLET MONITORING & NPDES	500	-	-	-
59	GENERAL LIABILITY/PROPERTY INSURANCE	51,081	48,961	48,961	-
60	LANDSCAPE MAINTENANCE	148,543	61,893	59,773	2,120
61	LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	39,100	-	-	-
62	IRRIGATION REPAIRS & MAINTENANCE	24,000	10,000	5,068	4,932
63	RUST PREVENTION	12,180	5,075	5,075	-
64	LANDSCAPE IMPROVEMENTS	77,547	9,700	9,700	-
65	TOTAL PHYSICAL ENVIRONMENT	405,316	147,040	139,990	7,050
67	ROAD & STREET FACILITIES				
68	GATE MAINTENANCE	10,000	10,000	11,604	(1,604)
69	SIDEWALK REPAIR & MAINTENANCE	2,500	-	-	-
70	STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	9,000	4,755	4,755	-
71	STREET SIGN REPAIR & REPLACEMENT	3,000	1,102	1,102	-
72	ROADWAY REPAIR & MAINTENANCE	12,000	450	450	-
73	TOTAL ROAD & STREET FACILITIES	36,500	16,307	17,911	(1,604)
75	PARKS & RECREATION				
76	MANAGEMENT CONTRACT	211,625	88,177	88,177	-
77	POOL/WATER PARK/ FOUNTAIN MAINTENANCE	11,000	4,583	4,870	(287)
78	POOL PERMITS	706	-	-	-
79	CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	5,417	3,081	2,336
80	CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	9,160	9,253	(93)
81	CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,500	5,029	(3,529)
82	CLUBHOUSE PEST CONTROL	1,050	438	500	(62)
83	CLUBHOUSE OFFICE SUPPLIES	5,000	2,083	1,478	605

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For the period from October 1, 2024 through February 28, 2025

		FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
84	CLUBHOUSE JANITORIAL SERVICES	3,500	1,458	1,271	187
85	CLUBHOUSE LIGHTING REPLACEMENT	2,000	2,000	11,610	(9,610)
86	TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	131	131	-
87	MISCELLANEOUS EXPENSES	12,000	5,000	2,183	2,817
88	SECURITY / FIRE SYSTEM	2,500	2,500	3,912	(1,412)
89	LICENSES AND DUES FOR MOVIES	1,500	261	261	-
90	SPECIAL EVENTS	4,000	1,667	3,717	(2,050)
91	PRESSURE WASH	12,000	-	-	-
92	AMENITY CAPITAL PROJECTS/CONTINGENCY	10,000	10,000	13,400	(3,400)
93	TOTAL PARKS & RECREATION	316,365	134,375	148,873	(14,498)
94					
95	TOTAL EXPENDITURE BEFORE CONTINGENCY	1,283,666	515,067	491,719	23,348
96					
97	CONTINGENCY	75,000	75,000	204,363	(129,363)
98					
99	TOTAL EXPENDITURES BEFORE OTHER USES	1,358,666	590,067	696,082	(106,015)
100					
101	TRANSFER-OUT TO CAPITAL RESERVE FUND	248,100	-	-	-
102	TOTAL OTHER FINANCING USES	248,100	-	-	-
103					
104	TOTAL EXPENDITURES	1,606,766	590,067	696,082	(106,015)
105					
106	NET CHANGE IN FUND BALANCE	-	857,523	886,146	28,624
107					
108	FUND BALANCE - BEGINNING	869,261	869,261	869,261	-
109	FUND BALANCE FORWARD USES	248,100	-	-	-
110	FUND BALANCE - ENDING	\$ 1,117,361	\$ 1,726,784	\$ 1,755,407	\$ 28,623

111 Event Revenue: \$1,882
 112 Event Expenditure: \$3,717
 113 Total = \$-1,835

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For the period from October 1, 2024 through February 28, 2025

	FY2025 ADOPTED BUDGET	FY2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUE				
2 ASSESSMENTS-ON-ROLL (GROSS)			\$ -	\$ -
3 INTEREST-INVESTMENT	-	-	21,164	21,164
4 TOTAL REVENUE	-	-	21,164	21,164
5				
6 EXPENDITURES				
7 MISCELLANEOUS EXPENDITURES (Erosion Project)	-	-	-	-
8 TOTAL EXPENDITURES	-	-	-	-
9				
10 EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	-	21,164	21,164
11				
12 OTHER FINANCING SOURCES (USES)				
13 TRANSFERS-IN	248,100	-	-	-
14 TRANSFERS-OUT TO CAPITAL PROJECTS	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	248,100	-	-	-
16				
17 NET CHANGE IN FUND BALANCE	248,100	-	21,164	21,164
18				
19 FUND BALANCE - BEGINNING	-	1,275,946	1,275,946	1,275,946
20 FUND BALANCE - ENDING	\$ 248,100	\$ 1,275,946	\$ 1,297,110	\$ 1,297,110

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019
For the period from October 1, 2024 through February 28, 2025

	FY2025 ADOPTED BUDGET	FY2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUE				
2 ASSESSMENTS-ON-ROLL	\$ 644,751	\$ 580,276	\$ 589,612	\$ 9,336
3 ASSESSMENTS DISCOUNT	(25,790)	(23,211)	-	23,211
4 ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
5 PREPAYMENT	-	-	-	-
6 PREPAYMENT - LOT CLOSINGS	-	-	-	-
7 INTEREST - INVESTMENT	-	-	10,045	10,045
8 FUND BALANCE FORWARD	-	-	-	-
9 TOTAL REVENUE	618,961	557,065	599,657	42,592
10				
11 EXPENDITURES				
12 ADMINISTRATIVE				
13 ASEESMENT COLLECTION FEE	12,895	11,606	-	11,606
14 DEBT SERVICE				
15 Principal				
16 11/1/2024	-	-	-	-
17 5/1/2025	430,000	-	-	-
18 Interest				
19 11/1/2024	85,750	85,750	85,750	-
20 5/1/2025	79,150	-	-	-
21 Prepayment	-	-	5,000	(5,000)
22 TOTAL EXPENDITURES	607,795	97,356	90,750	6,606
23				
24 EXCESS REVENUE OVER (UNDER) EXPENDITURES	11,166	459,709	508,907	49,198
25				
26 OTHER FINANCING SOURCES (USES)				
27 TRANSFERS-IN	-	-	-	-
28 TRANSFERS-OUT	-	-	-	-
29 UNDERWRITER'S DISCOUNT	-	-	-	-
30 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
31				
32 NET CHANGE IN FUND BALANCE	11,166	459,709	508,907	49,198
33				
34 FUND BALANCE - BEGINNING	-	-	627,457	627,457
35 FUND BALANCE - ENDING	\$ 11,166	\$ 459,709	\$ 1,136,364	\$ 676,655

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For the period from October 1, 2024 through February 28, 2025

		YTD ACTUAL
1	REVENUE	
2	ASSESSMENTS-ON-ROLL (GROSS)	\$ -
3	INTEREST--INVESTMENT	1,535
4	MISCELLANEOUS REVENUE	-
5	TOTAL REVENUE	1,535
6		
7		
8	EXPENDITURES	
9		
10	CONSTRUCTION IN PROGRESS	-
11	POOL HEATERS	-
12	CRUISE CAR	-
13	TOTAL EXPENDITURES	-
14		
15	EXCESS REVENUE OVER (UNDER) EXPENDITURES	1,535
16		
17	OTHER FINANCING SOURCES (USES)	
18	TRANSFERS-IN	-
19	BOND PROCEEDS	-
20	TRANSFERS-OUT	-
21	TOTAL OTHER FINANCING SOURCES (USES)	-
22		
23	NET CHANGE IN FUND BALANCE	1,535
24		
25	FUND BALANCE - BEGINNING	19,563
26	FUND BALANCE - ENDING	\$ 21,098

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
February 28, 2025

<u>Operating Acct (BU)</u>		
<i>Balance Per Bank Statements</i>	\$	322,390.52
Plus: Deposits In Transit	\$	-
Less: Outstanding Checks		(26,615.85)
Less: Restricted cash in operating account		-
<i>Adjusted Bank Balance</i>	<u>\$</u>	<u>295,774.67</u>
 <i>Beginning Balance Per Books</i>	\$	306,080.98
Cash Deposits & Credits		100,197.37
Cash Disbursements & Transfers		(110,503.68)
<i>Balance Per Books</i>	<u>\$</u>	<u>295,774.67</u>

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
9/30/2023		BOY Balance				243,176.67
10/4/2024	100705	Air Hawk Heating and Cooling LLC	Invoice: 53185 (Reference: PMP Waived Trip Charge.) Invoice: 53253 (Reference: Con	999.00	242,177.67	
10/4/2024	100701	Aramark Refreshment Services	Invoice: 13253810 (Reference: Joffrey Colombian 2.0oz 24ct Case.)	73.36	242,104.31	
10/4/2024	100702	Breeze Connected, LLC	Invoice: 4091 (Reference: Professional Management Services Monthly.)	4,667.00	237,437.31	
10/4/2024	100704	Cintas Fire 636525	Invoice: 0F32155622 (Reference: Alarm.)	540.00	236,897.31	
10/24/2024	102424ACH1	City of Clearwater	19730 Sundance Lake Blvd 9/13/2024 TO 10/14/2024	198.88	236,698.43	
10/16/2024	100712	Clean Sweep Supply Co, Inc.	Invoice: 10604 (Reference: TOILET TISSUE, TOWEL MULTI-FOLD.)	113.55	236,584.88	
10/30/2024	100716	Egis Insurance Advisors LLC	Invoice: 25845 (Reference: Policy #100124621 10/01/2024-10/01/2025 Florida Insuranc	48,961.00	187,623.88	
10/4/2024	100424ACH1	Engage PEO	PR BOS MTG 09/23/24	941.80	186,682.08	
10/4/2024	100703	FitRev Inc	Invoice: 32750 (Reference: Fitness Equipment Maintenance.)	165.00	186,517.08	
10/1/2024	100124ACH	Frontier Communications	FiberOptic Internet 09/07/24 to 10/06/24	159.97	186,357.11	
10/1/2024	100124ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 09/07/24 to 10/06/24	357.71	185,999.40	
10/3/2024	100324ACH	Frontier Communications	Fiber Optic 09/09/24 to 10/08/24	140.17	185,859.23	
10/4/2024	100424ACH	Frontier Communications	Reference: Business Line 09/10/24 to 10/09/24	53.05	185,806.18	
10/25/2024	102524ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 10/01/24 to 10/31/24	1,179.51	184,626.67	
10/16/2024	100708	GPS Pool #3, LLC	Reference: Monthly Pool Service October	500.00	184,126.67	
10/4/2024	100700	JCS Investigations	Invoice: 18 (Reference: Security Svc 8/27-9/25/24.)	13,255.20	170,871.47	
10/7/2024	612	Kazar's Electric, Inc.	Book returned check 100675	170.00		171,041.47
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24	10,159.00		181,200.47
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24	2,760.20		178,440.27
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24	2,760.20		181,200.47
10/20/2024	102124ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 8/15/2024 to 9/16/2024	113.97	181,086.50	
10/21/2024	102124ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024	10.44	181,076.06	
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024	10.44	181,065.62	
10/21/2024	102124ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024	18.72	181,046.90	
10/21/2024	102124ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024	684.20	180,362.70	
10/16/2024	100710	RedTree Landscape Systems	Invoice: 19061 (Reference: Installation of seasonal flowers in designated beds.)	1,856.25	178,506.45	
10/23/2024	100715	RedTree Landscape Systems	Invoice: 19071 (Reference: Monthly Grounds Maintenance Services.)	11,954.66	166,551.79	
10/16/2024	100711	SchoolNow	Invoice: INV-SN-293 (Reference: Subscription start: 10/1/2024.)	1,515.00	165,036.79	
10/4/2024	81	Shawn McCaig	PR BOS MTG 09/23/24	184.70	164,852.09	
10/4/2024	100698	Southern Automated Access Service, Inc	Invoice: 15091 (Reference: Playground/CH.)	97.90	164,754.19	
10/8/2024	100707	Stantec Consulting Services Inc	Invoice: 2285069 (Reference: Engineering Services for Period September 6, 2024.)	2,571.84	162,182.35	
10/30/2024	100717	Stantec Consulting Services Inc	Invoice: 2245311 (Reference: Engineering Fees.)	1,904.69	160,277.66	
10/4/2024	100699	Steadfast Environmental, LLC	Invoice: SE-25014 (Reference: New Diffuser Line - Pond 7.)	1,070.00	159,207.66	
10/23/2024	100714	Straley Robin Vericker	Invoice: 25341 (Reference: For Professional Services Rendered Through September 30, 2	6,194.46	153,013.20	
10/16/2024	100709	Suncoast Rust Control, Inc.	Invoice: 07497 (Reference: Monthly rust control service and solution.)	1,015.00	151,998.20	
10/8/2024	100706	Vesta Property Services, Inc.	Invoice: 422095 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch	16,916.67	135,081.53	
10/8/2024	101824ACH	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 8/30-10/01/24	56.89	135,024.64	
10/18/2024	101824ACH1	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 8/30-10/01/24	1,774.11	133,250.53	
10/18/2024	101824ACH2	W.R.E.C.	Reference: PUBLIC LIGHTING	5,147.21	128,103.32	
10/18/2024	101824ACH3	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 8/30-10/01/24	71.27	128,032.05	
10/18/2024	101824ACH4	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 8/30-10/1/24	74.07	127,957.98	
10/18/2024	101824ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 8/30-10/01/24	190.82	127,767.16	
10/18/2024	101824ACH6	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 8/30-10/01/24	220.12	127,547.04	
10/18/2024	101824ACH7	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 8/30-10/1/24	240.92	127,306.12	
10/23/2024	102324ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 11/1-11/30/24	139.90	127,166.22	
10/1/2024			Funds Transfer	2,000.00		125,166.22
10/31/2024			Deposit	17.95		125,184.17
10/31/2024				13,107.15	131,099.65	125,184.17
11/27/2024	100738	Aramark Refreshment Services	Invoice: 2773213 (Reference: Aramark Bronze Water Filter 1ct Each.) Invoice: 14113	266.51	124,917.66	
11/27/2024	100742	Blue Wave Lighting LLC	Invoice: 28924 (Reference: Remove existing landscape lights and installed different o	7,325.00	117,592.66	
11/6/2024	100720	Breeze Connected, LLC	Invoice: 4175 (Reference: Professional Management Services.)	4,708.67	112,883.99	
11/27/2024	100739	Business Observer	Invoice: 24-02146P (Reference: Notice of Meetings FY 2024/2025.)	80.94	112,803.05	
11/20/2024	100732	Cintas Fire 636525	Invoice: 0F32706032 (Reference: INSPECTION.)	1,516.34	111,286.71	
11/25/2024	112524ACH1	City of Clearwater	19730 Sundance Lake Blvd 10/15/2024 TO 11/12/2024	785.22	110,501.49	
11/20/2024	100733	Clean Sweep Supply Co, Inc.	Invoice: 11520 (Reference: TOWEL MULTI FOLD WHITE, TOILET TISSUE.) Invoice: 11569	159.40	110,342.09	
11/7/2024	100722	Dauntless Contracting	Invoice: 1433 (Reference: Mobilization.)	18,770.95	91,571.14	
11/13/2024	100727	DC Integrations	Invoice: 24973 (Reference: Management Pool, Sports/ Dog, Entr, Dockance,) Invoice	3,374.00	88,197.14	
11/20/2024	100734	DI RAK	Invoice: 25100 (Reference: Got the main gate Doorking wired up and working. Could	600.00	87,597.14	
11/13/2024	100730	DI RAK	Invoice: 10254 (Reference: DJ Services - Oct 25, 2024 ? 2 1/2 hour Halloween party.)	250.00	87,347.14	
11/22/2024	112224ACH13	Engage PEO	PR BOS MTG 11/12/24	941.80	86,405.34	
11/4/2024	110424ACH1	FL Dept of Revenue	Sales Tax 07/2024-09/24	74.80	86,330.54	
11/1/2024	100719	Florida Commerce	Invoice: 90826 (Reference: Special District Filing Fee.)	175.00	86,155.54	
11/1/2024	110124ACH7	Frontier Communications	FiberOptic Internet 10/07/24 to 11/06/24	169.97	85,985.57	
11/1/2024	110124ACH	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 10/07/24 to 11/06/24	406.86	85,578.71	
11/4/2024	110424ACH	Frontier Communications	Fiber Optic 10/09/24 to 11/08/24	150.17	85,428.54	
11/5/2024	110524ACH	Frontier Communications	Reference: Business Line 10/10/24 to 11/09/24	64.18	85,364.36	
11/25/2024	112524ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 11/01/24 to 11/30/24	1,182.97	84,181.39	
11/27/2024	100740	GPS Pool #3, LLC	Invoice: TB HEATDIAG (Reference: Monthly Pool Service.)	1,172.99	83,008.40	
11/13/2024	100725	GPS Pools #2 LLC	Invoice: 1000.00		82,008.40	
11/13/2024	100728	Insect IQ, Inc.	Invoice: 113837 (Reference: Pest Control Svc.)	75.00		81,933.40
11/13/2024	100726	JCS Investigations	Invoice: 19 (Reference: Security Svc 9/26-10/25/24.)	13,255.20		68,678.20
11/20/2024	100736	JCS Investigations	Invoice: 20 (Reference: Security Svc 10/26-11/24/24.)	13,255.20		55,423.00
11/20/2024	100735	Marcella Metal Works Inc.	Invoice: 1199 (Reference: gate hinge replacement completed on 10/01/2024.)	2,950.00		52,473.00
11/7/2024	100721	Motion Picture Licensing Corporation	Invoice: 504446332 (Reference: MPLC Blanket License Covering the term: 11/26/20-11/25	1,205.82		51,267.18
11/22/2024	112224ACH	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024	10.60		51,256.58
11/22/2024	112224ACH1	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024	12.70		51,243.88
11/22/2024	112224ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024	21.10		51,222.78
11/22/2024	112224ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 9/16/2024 to 10/16/2024	107.77		51,115.01
11/22/2024	112224ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024	652.80		50,462.21
11/13/2024	100729	RedTree Landscape Systems	Invoice: 15965 (Reference: Clear brush, remove tree on rear of home, f lush cut and	1,200.00		49,262.21
11/27/2024	100743	RedTree Landscape Systems	Invoice: 19405 (Reference: Monthly Grounds Maintenance Services.)	11,954.66		37,307.55
11/22/2024	82	Shawn McCaig	PR BOS MTG 11/12/24	184.70		37,122.85
11/1/2024	100698	Southern Automated Access Service, Inc	VOID Invoice: 15091 (Reference: Playground/CH.)	97.90		37,220.75
11/15/2024	100731	Stantec Consulting Services Inc	Engineering Services for Period November 1, 2024	2,931.50		34,289.25
11/27/2024	100741	Steadfast Environmental, LLC	Invoice: SE-25072 (Reference: Routine Aquatic Maintenance.) Invoice: SE-25160 (Ref	5,345.04		28,944.21
11/20/2024	100737	Straley Robin Vericker	Invoice: 25490 (Reference: For Professional Services Rendered Through October 31, 202	3,910.00		25,034.21
11/1/2024	100718	Summit Fire & Security, LLC	Invoice: 619245 (Reference: Fire Extinguisher Annual Inspection.)	397.00		24,637.21
11/13/2024	100724	Suncoast Rust Control, Inc.	Invoice: 07611 (Reference: Monthly rust control service and solution.)	1,015.00		23,622.21
11/12/2024	100723	Tampa Bay Times	Invoice: 110624-0051 (Reference: Tampa Bay Times 12/12/24-3/13/25.)	123.50		23,498.71
11/27/2024	100744	Vesta Property Services, Inc.	Invoice: 422605 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch	16,916.67		6,582.04
11/22/2024	112224ACH5	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD CLUBHOUSE 10/01-10/31/24	1,456.10		5,125.94
11/22/2024	112224ACH6	W.R.E.C.	Reference: PUBLIC LIGHTING	5,147.21		-21.27
11/22/2024	112224ACH7	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 10/1-10/31/24	56.26		-77.53
11/22/2024	112224ACH8	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 8/30-10/1/24	71.00		-148.53
11/22/2024	112224ACH9	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 10/01-10/31/24	71.36		-219.89
11/22/2024	112224ACH10	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 10/01-10/31/24	151.30		-371.19
11/22/2024	112224ACH11	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 10/1-10/31/24	198.23		-569.42
11/22/2024	112224ACH12	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 10/01-10/31/24	231.42		-800.84
11/22/2024	112224 ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 12/1/2024-12/31/2024	139.90		-940.74

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
11/1/2024	611R		CY 2024 Q2 Sales Tax		48.00	-988.74
11/26/2024			Funds Transfer	150,000.00		149,011.26
11/29/2024			Interest	9.93		149,021.19
11/30/2024				150,009.93	126,172.91	149,021.19
12/30/2024	100770	Aramark Refreshment Services	Invoice: 1323259428 (Reference: Coffee and Coffee Mate, Temp Energy Fee.)	102.23	148,918.96	
12/9/2024	100753	Breeze Connected, LLC	Invoice: 4238 (Reference: Professional Management Services.)	4,708.67	144,210.29	
12/19/2024	100765	Breeze Connected, LLC	Invoice: 4287 (Reference: Oct Website.)	41.67	144,168.62	
12/30/2024	100773	Cintas Fire 636525	Invoice: 0F32158308 (Reference: Replaced existing Starlink and set up monitoring. ALA	760.00	143,408.62	
12/22/2024	122224ACH	City of Clearwater	19730 Sundance Lake Blvd 11/13/2024 TO 12/11/2024	2,471.22	140,937.40	
12/30/2024	100768	Clean Supply Super Co, Inc.	Invoice: 11827 (Reference: Cleaning Supplies.)	343.75	140,593.65	
12/6/2024	Wire	Dauntless Contracting	Reference: Progress Payment. https://clientname(FILLIN).payableslockbox.com/DocView/	93,854.76	46,738.89	
12/6/2024	100748	DC Integrations	Invoice: 25039 (Reference: 200 Bar Codes (TH24940).) Invoice: 25040 (Reference: Op	1,205.00	45,533.89	
12/13/2024	100761	DC Integrations	Invoice: 25166 (Reference: 5- 2TB NVR TH24941.)	1,855.00	43,678.89	
12/30/2024	100777	DC Integrations	Invoice: 25150 (Reference: Checked wires on reader and panel.)	225.00	43,453.89	
12/27/2024	122724ACH	Engage PEO	PR BOS MTG 12/10/24	757.10	42,696.79	
12/13/2024	100755	FitRev Inc	Invoice: 33486 (Reference: Fitness Equipment Maintenance.)	165.00	42,531.79	
12/2/2024	120224ACH	Frontier Communications	FiberOptic Internet 11/07/24 to 12/06/24	169.97	42,361.82	
12/2/2024	120224ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 11/07/24 to 12/06/24	407.78	41,954.04	
12/3/2024	120324ACH1	Frontier Communications	Fiber Optic 11/09/24 to 12/08/24	150.17	41,803.87	
12/4/2024	120424ACH	Frontier Communications	Reference: Business Line 11/10/24 to 12/09/24	64.18	41,739.69	
12/26/2024	122624ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 12/01/24 to 12/31/24	897.42	40,842.27	
12/6/2024	100750	Golf Coast Sports LLC	BULB REPLACEMENT	1,255.00	39,587.27	
12/13/2024	100760	GPS Pools #2 LLC	Invoice: DECEMBER (Reference: Monthly Pool Service DECEMBER.)	500.00	39,087.27	
12/19/2024	100766	Illuminations Holiday Lighting LLC	Invoice: 29124 (Reference: Holiday Lighting and Decorations for Guardhouse and Clubh	3,500.00	35,587.27	
12/30/2024	100778	Insect IQ, Inc.	Invoice: 117982 (Reference: Pest Control Svc.)	75.00	35,512.27	
12/30/2024	100776	JCS Investigations	Invoice: 21 (Reference: Security Svc 11/25-12/24/24.)	13,255.20	22,257.07	
12/3/2024	100745	Kazar's Electric, Inc.	Invoice: s 14376A (Reference: Lakeshore Ranch CDD.)	170.00	22,087.07	
12/30/2024	100769	Kazar's Electric, Inc.	Invoice: S15077A (Reference: lights fixed in yoga room within the fitness center.)	170.00	21,917.07	
12/27/2024	83	Larry Dobbs.	PR BOS MTG 12/10/24	184.70	21,732.37	
12/23/2024	122324ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024	10.60	21,721.77	
12/23/2024	122324ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024	10.60	21,711.17	
12/23/2024	122324ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024	27.78	21,683.39	
12/23/2024	122324ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 10/16/2024 to 11/14/2024	116.81	21,566.58	
12/23/2024	122324ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024	992.04	20,574.54	
12/6/2024	100749	RedTree Landscape Systems	Invoice: 19656 (Reference: *Remove and dispose of debris in conservation area at 1914	900.00	19,674.54	
12/13/2024	100754	RedTree Landscape Systems	Invoice: 19680 (Reference: *Remove storm debris from the road.) Invoice: 19936 (Re	7,150.00	12,524.54	
12/16/2024	100763	RedTree Landscape Systems	Invoice: 19702 (Reference: Landscape Maintenance: Grounds Maintenance Services.)	11,954.66	569.88	
12/30/2024	100771	RedTree Landscape Systems	Invoice: 20050 (Reference: Irrigation repairs.)	4,700.00	-4,130.12	
12/9/2024	100752	Robert Blair	Invoice: 120724 (Reference: Christmas Party.)	400.00	-4,530.12	
12/27/2024	84	Shawn McCaig	PR BOS MTG 12/10/24	184.70	-4,714.82	
12/13/2024	100758	Signarama	Invoice: INV-1486 (Reference: Sign Replacement.)	441.88	-5,156.70	
12/6/2024	100746	Southern Automated Access Service, Inc	Invoice: 15253 (Reference: Playground/Ch.) Invoice: 15419 (Reference: Playground/C	293.70	-5,450.40	
12/20/2024	100767	Southern Automated Access Service, Inc	Invoice: 15091 (Reference: Playground/Ch.)	97.90	-5,548.30	
12/16/2024	100764	Stantec Consulting Services Inc.	Invoice: 232278 (Reference: Engineering Services for November 29, 2024.)	14,588.77	-20,137.07	
12/13/2024	100759	Steadfast Environmental, LLC	Invoice: SE-25430 (Reference: Routine Aquatic Maintenance.)	2,022.52	-22,159.59	
12/30/2024	100774	Steadfast Environmental, LLC	Invoice: SE-25224 (Reference: Sylvester Palm Removal at front monument.)	900.00	-23,059.59	
12/16/2024	100762	Straley Robin Vericker	Invoice: 25663 (Reference: For Professional Services Rendered Through November 30, 20	1,733.15	-24,792.74	
12/30/2024	100775	Suncoast Rust Control, Inc.	Invoice: 07720 (Reference: Monthly rust control service and solution.)	1,015.00	-25,807.74	
12/30/2024	100772	Times Publishing Company	Invoice: 121824-0051 (Reference: from 12/12/24/3/13/25.)	123.50	-25,931.24	
12/9/2024	100751	Vesta Property Services, Inc.	Invoice: 423273 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch	16,916.67	42,847.91	
12/20/2024	122024ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 10/31-11/27/24	1,289.49	-44,137.40	
12/20/2024	122024ACH1	W.R.E.C.	Reference: PUBLIC LIGHTING	5,147.21	-49,284.61	
12/20/2024	122024ACH2	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 10/31-11/27/24	65.04	-49,349.65	
12/20/2024	122024ACH3	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 10/31-11/27/24	67.65	-49,417.30	
12/20/2024	122024ACH4	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 10/31-11/27/24	68.01	-49,485.31	
12/20/2024	122024ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 10/31-11/27/24	165.60	-49,650.91	
12/20/2024	122024ACH6	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 10/31-11/27/24	184.04	-49,834.95	
12/20/2024	122024ACH7	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 10/31-11/27/24	282.61	-50,117.56	
12/28/2024	122824ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 1/1/25-1/31/25	161.25	-50,278.81	
12/13/2024	100757	Wayne Waninski	Invoice: 112124 (Reference: Staff reimbursement for purchase of cameras in temp mailr	145.10	-50,423.91	
12/13/2024	100756	Yummy Tablas LLC	Invoice: 0000005 (Reference: Catering for 50 people.)	2,400.00	-52,823.91	
12/11/2024			Funds Transfer	150,000.00	97,176.09	
12/31/2024			Interest	12.79	97,188.88	
12/31/2024			Funds Transfer	2,760.20	94,428.68	
12/31/2024			Funds Transfer - Mailroom project	129,279.34	223,708.02	
12/31/2024				279,292.13	204,605.30	223,708.02
1/28/2025	100802	Aramark Refreshment Services	Invoice: 2594556 (Reference: Aramax Bronze Water Filter.)	112.27	223,595.75	
1/24/2025	100798	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2182 (Reference: Toilet repair and clean out.)	840.00	222,755.75	
1/6/2025	100783	Breeze Connected, LLC	Invoice: 4337 (Reference: Professional Management Services.)	4,708.67	218,047.08	
1/21/2025	100788	Central Termite & Pest Control LLC	Invoice: 011525-7935 (Reference: YEARLY TERMITIC RENEWAL.)	275.00	217,772.08	
1/24/2025	100800	Cintas Fire 636525	Invoice: 11274-1871 (Reference: INSPECTION, ANNUAL ALARM SYSTEM.)	1,001.31	216,770.77	
1/24/2025	012425ACH1	City of Clearwater	19730 Sundance Lake Blvd 12/12/2024 TO 1/10/2025	2,488.46	214,282.31	
1/24/2025	100795	Clean Supply Super Co, Inc.	Invoice: 11892 (Reference: Cleaning Supplies.)	91.50	214,190.81	
1/3/2025	100782	Dauntless Contracting	Invoice: 1507 (Reference: Final Payment.)	75,083.81	139,107.00	
1/24/2025	100794	DC Integrations LLC	Invoice: 25216 (Reference: Central Internet ATT (guard house).) Invoice: 25220 (R	2,394.00	136,713.00	
1/28/2025	100803	DC Integrations LLC	Invoice: 25269 (Reference: Main gate Door King failing reset panel.)	225.00	136,488.00	
1/7/2025	100784	Everon (ADT Security Services)	Invoice: 157268296 (Reference: Security: 19730 Sundance Lake Blvd 12/29/24-3/28/25.)	259.17	136,228.83	
1/24/2025	100797	Everon (ADT Security Services)	Invoice: 156233516 (Reference: Security: 19730 Sundance Lake Blvd 9/29-12/28/24.)	259.17	135,969.66	
1/24/2025	100799	FitRev Inc	Invoice: 33758 (Reference: Service Call - repaired Grey life fitness EFX SN- SCRATCH	95.00	135,874.66	
1/21/2025	100791	Florida Brothers Maintenance & Repair	Invoice: 1221 (Reference: Installed a new discharge P-Trap and drain line for the ba	210.00	135,664.66	
1/1/2025	010125ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 12/07/24 to 01/06/25	407.78	135,256.88	
1/1/2025	010125ACH	Frontier Communications	FiberOptic Internet 12/07/24 to 01/06/25	169.97	135,086.91	
1/2/2025	010225ACH	Frontier Communications	Fiber Optic 12/09/24 to 01/08/25	150.17	134,936.74	
1/3/2025	01025ACH	Frontier Communications	Reference: Business Line 12/10/24 to 01/09/25	64.18	134,872.56	
1/27/2025	012725ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 01/01/25 to 01/31/25	1,015.27	133,857.29	
1/31/2025	100806	JCS Investigations	Invoice: 22 (Reference: Security Svc 12/25-1/23/25.)	13,255.20	120,602.09	
1/23/2025	012325ACH	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 11/14/2024 to 12/16/2024	10.60	120,591.49	
1/23/2025	012325ACH1	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 11/14/2024 to 12/16/2024	12.70	120,578.79	
1/23/2025	012325ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 11/14/2024 to 12/16/2024	27.78	120,551.01	
1/23/2025	012325ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 10/16/2024 to 11/14/2024	107.77	120,443.24	
1/23/2025	012325ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 11/14/2024 to 12/16/2024	992.04	119,451.20	
1/27/2025	100801	RedTree Landscape Systems	Invoice: 20106 (Reference: Monthly Grounds Maintenance Services.)	11,954.66	107,496.54	
1/2/2025	100780	SESAC	Invoice: 123024-6074 (Reference: Music Performance License.)	261.00	107,235.54	
1/31/2025	100805	Sharp Design Studio LLC	Invoice: 157822 (Reference: Construction Administration.)	600.00	106,635.54	
1/24/2025	100796	Signarama	Invoice: INV-1539 (Reference: Sign Replacement.)	660.20	105,975.34	
1/24/2025	100792	Southern Automated Access Service, Inc.	Invoice: 15734 (Reference: Playground, Clubhouse.) Invoice: 15876 (Reference: Play	195.80	105,779.54	
1/21/2025	100789	Stantec Consulting Services Inc.	Invoice: 2297357 (Reference: Engineering Services for October 4, 2024.)	953.87	104,825.67	
1/31/2025	100804	Stantec Consulting Services Inc.	Invoice: 2335671 (Reference: Engineering Services for January 3, 2025.)	3,590.35	101,235.32	
1/7/2025	100785	Steadfast Alliance, LLC	Invoice: SE-26026 (Reference: Routine Aquatic Maintenance.)	2,022.52	99,212.80	
1/13/2025	100787	Straley Robin Vericker	Invoice: 25746 (Reference: For Professional Services Rendered Through December 31, 20	2,135.00	97,077.80	

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
1/21/2025	100790	Straley Robin Vericker	Invoice: 25747 (Reference: For Professional Services Rendered Through December 31, 20		103.85	96,973.95
1/24/2025	100793	Suncoast Rust Control, Inc.	Invoice: 07833 (Reference: Monthly rust control service and solution for previous mo		1,015.00	95,958.95
1/8/2025	100786	U.S. BANK	Invoice: 7591680 (Reference: Trustee fees.)		4,290.63	91,668.32
1/2/2025	100781	Vesta Property Services, Inc.	Invoice: 423777 (Reference: Clubhouse/Facility Management Services.)		16,916.67	74,751.65
1/24/2025	012425ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 1/24/24-1/2/25		1,327.74	73,423.91
1/27/2025	012725ACH1	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 11/27/24-1/2/25		70.32	73,353.59
1/27/2025	012725ACH2	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,189.52	68,164.07
1/27/2025	012725ACH3	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 11/27/24-1/2/25		76.70	68,087.37
1/27/2025	012725ACH4	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 11/24/24-1/2/25		79.56	68,007.81
1/27/2025	012725ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 11/27/24-1/2/25		135.61	67,872.20
1/27/2025	012725ACH6	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 11/27/24-1/2/25		317.51	67,554.69
1/27/2025	012725ACH7	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 11/27/24-1/2/25		389.37	67,165.32
1/25/2025	012525ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 2/1/28/25		161.25	67,004.07
1/3/2025			Funds Transfer for mallroom project	70,720.66		137,724.73
1/7/2025			Funds Transfer	100,000.00		137,724.73
1/10/2025			Deposit	3,338.82		241,063.55
1/10/2025			Deposit	1,159.00		242,222.55
1/10/2025			Deposit	335.00		242,557.55
1/10/2025			Deposit	380.00		242,937.55
1/10/2025			Deposit	170.00		243,107.55
1/16/2025			Deposit	62,960.74		306,068.29
1/31/2025			Interest	12.69		306,080.98
01/31/2025				239,076.91	156,703.95	306,080.98
2/4/2025	100808	Aramark Refreshment Services	Invoice: 1323261422 (Reference: Coffee Mate.)		102.23	305,978.75
2/11/2025	100811	Arbitrage Rebate Counselors LLC	Invoice: 020125- (Reference: Arbitrage Rebate Counselors 11/18/23-11/18/24.)		475.00	305,503.75
2/18/2025	100815	Blue Wave Lighting LLC	Invoice: 29225 (Reference: Removed existing 15 Bollards and Installed 15 new Bollards		11,610.00	293,893.75
2/26/2025	100825	Breeze	Invoice: 20123 (Reference: Lowe's - Fix door handle supplies.)		27.94	293,865.81
2/7/2025	100809	Breeze Connected, LLC	Invoice: 4390 (Reference: Oct - Jan.) Invoice: 4423 (Reference: Professional Manag		6,644.72	287,221.09
2/20/2025	100821	Cintas Fire 636525	Invoice: 0F32159460 (Reference: Professional Fire inspection.)		634.00	286,587.09
2/25/2025	022525ACH4	City of Clearwater	19730 Sundance Lake Blvd 1/11/2025 TO 2/11/2025		2,556.59	284,030.50
2/27/2025	100826	Clean Sweep Supply Co, Inc.	Reference: Janitorial Supplies. https://clientname(FILLIN).payableslockbox.com/DocVI		273.80	283,756.70
2/20/2025	100824	DC Integrations LLC	Invoice: 25392 (Reference: 5- 2TB NVR TH24941.)		1,855.00	281,901.70
2/28/2025	100832	DC Integrations LLC	Invoice: 24462 (Reference: Door king Cellular management Outdoor Restrooms/ Tennis		640.00	281,261.70
2/28/2025	022825ACH	Engage PEO	BOS MTG 0/14/25		757.10	280,504.60
2/28/2025	022825ACH2	Engage PEO	BOS MTG 0/2/11/25		757.10	279,747.50
2/12/2025	100814	FitRev Inc	Invoice: 33900 (Reference: Grey life fitness Elliptical INNER COVER.)		220.00	279,527.50
2/20/2025	100820	FitRev Inc	Invoice: 34023 (Reference: TRM 531 Treadmill - P31 console with advanced LED display.		4,549.00	274,978.50
2/1/2025	020125ACH	Frontier Communications	FiberOptic Internet 01/07/25 to 02/06/25		169.97	274,808.53
2/3/2025	020325ACH	Frontier Communications	Reference: Business Line 01/10/25 to 02/09/25		64.22	274,744.31
2/3/2025	020325ACH1	Frontier Communications	Fiber Optic 01/09/25 to 02/08/25		150.17	274,594.14
2/3/2025	020325ACH2	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 01/07/25 to 02/06/25		410.39	274,183.75
2/25/2025	022525ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 02/01/25 to 02/28/25		1,015.25	273,168.50
2/20/2025	100822	GPS Pools #3, LLC	Invoice: FILTER REP (Reference: CLEAN & CLEAR CENTER CORE.)		647.17	272,521.33
2/28/2025	100831	Insect IQ, Inc.	Invoice: 121390 (Reference: Pest Control Svc.)		75.00	272,446.33
2/18/2025	100817	JCS Investigations	Invoice: 23 (Reference: Security Svc 1/24/22/25.)		13,255.20	259,191.13
2/7/2025	634	Kazar's Electric, Inc.	Book returned payment 100769	170.00	259,361.13	
2/12/2025	100812	Kazar's Electric, Inc.	Invoice: \$15271A (Reference: Need to install (2) GFCI devices where there are current		166.50	259,194.63
2/28/2025	100830	Kazar's Electric, Inc.	Invoice: \$15427A (Reference: landscape lights in certain areas not working need to be		539.44	258,655.19
2/28/2025	87	Larry Dobbs.	BOS MTG 01/14/25		184.70	258,470.49
2/28/2025	85	Larry Dobbs.	BOS MTG 0/11/25		184.70	258,285.79
2/24/2025	022425ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 12/16/2024 to 1/15/2025		10.60	258,275.19
2/24/2025	022425ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 12/16/2024 to 1/15/2025		10.60	258,264.59
2/24/2025	022425ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 12/16/2024 to 1/15/2025		27.78	258,236.81
2/24/2025	022425ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 12/16/2024 to 1/15/2025		107.77	258,129.04
2/24/2025	022425ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 12/16/2024 to 1/15/2025		858.40	257,270.64
2/27/2025	100828	RedTree Landscape Systems	Invoice: 20742 (Reference: Irrigation Repairs.)		297.62	256,973.02
2/28/2025	88	Shawn McCaig	BOS MTG 0/1/14/25		184.70	256,788.32
2/28/2025	86	Shawn McCaig	BOS MTG 0/2/11/25		184.70	256,603.62
2/27/2025	100827	Stantec Consulting Services Inc.	Invoice: 2350285 (Reference: Engineering Services for Period Ending January 31, 2025.		5,463.00	251,140.62
2/12/2025	100813	Steadfast Alliance, LLC	Invoice: SE-26177 (Reference: Routine Aquatic Maintenance.)		2,022.52	249,118.10
2/11/2025	100810	Straley Robin Vericker	Invoice: 25907 (Reference: General prof Legal services.)		6,484.50	242,633.60
2/27/2025	100829	Suncoast Rust Control, Inc.	Reference: Monthly rust control service and solution. https://clientname(FILLIN).pay		1,015.00	241,618.60
2/20/2025	100823	The Pool Works of Florida, Inc.	Invoice: 400287 (Reference: Pool Repair.)		550.00	241,068.60
2/20/2025	100819	Times Publishing Company	Invoice: 020625-0051 (Reference: Tampa Bay Times 3/13/25-6/12/25.)		123.50	240,945.10
2/18/2025	100816	Vesta Property Services, Inc.	Invoice: 424322 (Reference: Clubhouse/Facility Management Services.)		19,791.67	221,153.43
2/19/2025	100818	Vesta Property Services, Inc.	Invoice: 424384 (Reference: Clubhouse/Facility Management Services.)		17,635.42	203,518.01
2/21/2025	022125ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 1/2- 1/31/25		1,377.28	202,140.73
2/21/2025	022125ACH1	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,187.74	196,952.99
2/21/2025	022125ACH2	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 1/2-01/31/25		65.32	196,887.67
2/21/2025	022125ACH3	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 1/2-01/31/25		69.20	196,818.47
2/21/2025	022125ACH4	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 1/2-01/31/25		96.76	196,721.71
2/21/2025	022125ACH5	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 11/27/24-1/2/25		294.95	196,426.76
2/21/2025	022125ACH6	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 1/2-01/31/25		343.50	196,083.26
2/25/2025	022525ACH1	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 1/2-1/31/25		62.27	196,020.99
2/25/2025	022525ACH3	Waste Connections of Florida	19730 Sundance Lake Blvd 3/1/2025-3/31/2025		163.30	195,857.69
2/4/2025	100807	Welch Tennis Courts, Inc.	Invoice: 79283 (Reference: Sampson Net Post Reel.)		110.39	195,747.30
2/4/2025			Funds Transfer	100,000.00		295,747.30
2/28/2025			Interest	27.37		295,774.67
02/28/2025				100,197.37	110,503.68	295,774.67