

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting and Public Hearing***

***Date/Time:
Tuesday, August 12, 2025
6:30 P.M.***

***Location:
Lakeshore Ranch Clubhouse
19730 Sundance Lake Blvd.
Land O' Lakes, Florida 34638***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Lakeshore Ranch Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

Lakeshore Ranch Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District is scheduled for **Tuesday, August 12, 2025, at 6:30 P.M.** at the **Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O' Lakes, Florida 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, August 12, 2025

Time: 6:30 P.M.

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

Supervisor	Position	
Ronald Mitchell	Chairman	
Christine Thomas	Vice Chair	
Larry Dobbs	Assistant Secretary	
Shawn McCaig	Assistant Secretary	
Raymond Lotito	Assistant Secretary	

Regular Meeting

For the full agenda packet, please contact lakeshoreranch@hikai.com

I. Call to Order / Roll Call

II. Pledge of Allegiance

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

IV. Staff & Vendor Reports

A. Field Service Manager: Kai

1. Field Service Report conducted on July 30, 2025 **Exhibit 1**
2. July 2025 Analytics Report **Exhibit 2**
3. Steadfast – July 2025 Waterway Treatment Report **Exhibit 3**
 - a. Consideration/Approval of Updated Aquatic Maintenance Contract - \$25,116.00/yr **Exhibit 4**
 - b. Consideration/Approval of Brazilian Peppertrees Removal Proposals
 - i. Site 1 - \$13,825.00 **Exhibit 5**
 - ii. Site 2 - \$21,525.00 **Exhibit 6**
4. RedTree – June 2025 Landscape Maintenance Report **Exhibit 7**
5. Consideration/Approval of Proposals:
 - a. Tree Removal – RedTree - \$1,500.00 **Exhibit 8**
 - b. Pump Replacement
 - i. RedTree - \$9,079.00 **Exhibit 9**
 - ii. RedTree (Revised) - \$9,649.68 **Exhibit 10**
 - iii. Florida Commercial Care - \$11,062.50 **Exhibit 11**

- iv. Accurate Drilling - \$14,009.30 [Exhibit 12](#)
 - v. Accurate Drilling - \$34,212.26 (w/ Drilling) [Exhibit 13](#)
 - c. Washout Repair
 - i. RedTree - \$1,355.00 [Exhibit 14](#)
 - ii. Florida Commercial Care - \$1,364.41 [Exhibit 15](#)
 - d. Permanent Track Lightning (Guardhouse & Clubhouse) – Illuminations Holiday - \$31,950.00 [Exhibit 16](#)
 - e. Straightening Sign [Exhibit 17](#)
 - i. Florida Brothers - \$155.00 [Exhibit 18](#)
 - ii. JML - \$385.00 [Exhibit 19](#)
 - f. Pressure Washing – Riptide- \$12,766.80 [Exhibit 20](#)
- B. District Engineer: Stantec
 - 1. Consideration/Approval of Installation of 10’ Gate Proposals (Water Color Easement):
 - 1. Big Dog - \$4,950.00 [Exhibit 21](#)
 - 2. Danielle - \$4,465.00 [Exhibit 22](#)
- C. District Counsel: Straley Robin Vericker
 - 1. Consideration/Approval of Amenity Management Proposals:
 - a. Berman - \$213,920.00 [Exhibit 23](#)
 - b. GMS - \$112,057.00 [Exhibit 24](#)
 - c. Vesta - \$227,066.00 (1st year) [Exhibit 25](#)
- D. Clubhouse & Amenity Manager: Vesta
 - 1. Amenity Center Management Report [Exhibit 26](#)
 - 2. Debit Card Report [Exhibit 27](#)
 - 3. Consideration/Approval of Pool Maintenance Proposals:
 - a. Cooper Pools - \$3,940.00 [Exhibit 28](#)
 - b. Family Pool Care - \$2,250.00 [Exhibit 29](#)
 - c. GPS Pools - \$3,450.00 [Exhibit 30](#)
 - d. Ingenuity Pool Services - \$1,650.00 [Exhibit 31](#)
 - e. Triangle Pool - \$4,450.00 [Exhibit 32](#)

E. District Manager: Kai

1. Consideration/Adoption of Resolutions:

- a. 2025-08, Adopting the FY 2026 Budget **Exhibit 33**
- b. 2025-09, Imposing and Levying the O&M Assessments on the FY 2026 Budget **Exhibit 34**
- c. 2025-10, Adopting the FY 2026 Meeting Schedule **Exhibit 35**
- d. 2025-11, Redesignating Resolution Number **Exhibit 36**

V. Administrative Items

- A. Consideration/Approval of July 8, 2025, Regular Meeting Minutes **Exhibit 37**
- B. Consideration/Acceptance of Audited Financial Statements for the year ended September 30, 2024 **Exhibit 38**
- C. Consideration/Acceptance of May 2025 Unaudited Financial Statements **Exhibit 39**

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

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

- A. Open Private Session
- B. Discussion: Security System
- C. Close Private Session

IX. Adjournment

EXHIBIT 1

AGENDA



Lakeshore Ranch CDD

Gaby Arroyo Complete

Score	8 / 12 (66.67%)	Flagged items	0	Actions	0
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Conducted on	Jul 30, 2025 2:06 PM EDT
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Community	Lakeshore Ranch (CDD)
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Prepared by	Gaby Arroyo
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Location	19730 Sundance Lake Blvd Land O Lakes, FL 34638
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Retentions	2 / 3 (66.67%)
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Retentions 1	2 / 3 (66.67%)
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Retentions	Fair
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Board tabled the erosion repair of pond 37.

Status of Pond 25: Application of sonar has started. A full treatment plan involves a series of biweekly treatments designed to maintain a specific ppb over the course of 6 weeks.

Additional applications will continue as we monitor the pond’s condition. Though District Staff is seeing a large amount of seasonal algae growth, which sonar will not influence. Copper sulfate treatments were administered on 7.28 to alleviate algal growth.

Board tabled proposal for the repair of pond 21 until Project Manager reviewed themselves.

Pond behind Eagle Brook Dr has present spikerush algae. Steadfast has been notified and treating the pond.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

Pond Location

Landscaping Outside Gates

2 / 3 (66.67%)

Landscaping Outside Gates 1

2 / 3 (66.67%)

Landscaping

Fair

Board tabled the irrigation replacement and wanted a proposal from Accurate Drilling. Proposal on the agenda for Board consideration.

Annuals at the front entrance have bloomed. The annuals at the entrance have weeds present. As well as on the plant beds on the Oak Trees. Notified RedTree.

Certain areas at the entrance have patches of brown spots. Due to irrigation well being down.

The Sylvester palm at the entrance is still tied.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

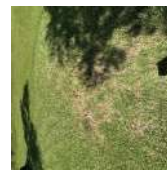


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

Landscaping Location

Landscaping (Common Ground within gates)

2 / 3 (66.67%)

Landscaping

Fair

Board tabled the replacement of sod for roundabout 1-3.

Board tabled the replacement of coco brown mulch in planters bed.

Board tabled the sod replacement at the fountain by the clubhouse.

Board tabled the removal of Brazilian Peppertree.

Board approved the removal of pine tree.

RedTree missed mowing the pond behind Red Sky Ct. RedTree was onsite on 7.26 to maintain the pond appearance.

RedTree repair a broken sprinkler head on the Eastside of Water Color between Sundance Lake Circle and Sunset Bay.

Proposal for the removal of tree behind 19419 Sunset Bay Dr for Board consideration.



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



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



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110

Signage	2 / 3 (66.67%)
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Community Signage

Fair

Board tabled the replacement of the pond sign. Sign has not been found, or able to be retrieve from the pond.

Supervisor requested the re-straightening of a pond sign. Proposals on the agenda for Board consideration.

All other signage throughout the District is satisfactory.



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

Sign Off

Gaby Arroyo
Jul 30, 2025 2:38 PM EDT

EXHIBIT 2

AGENDA

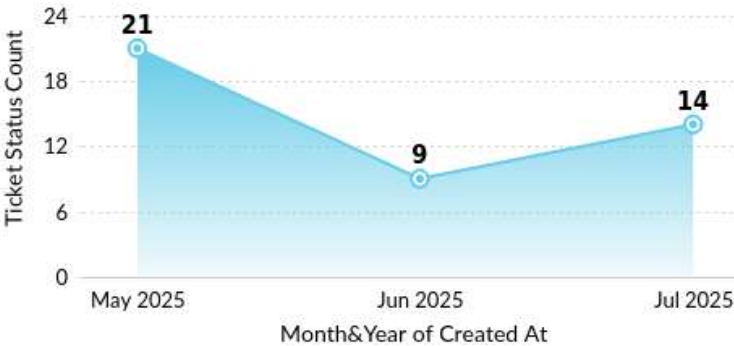
Lakeshore Ranch

Community Engagement-Lakeshore Ranch

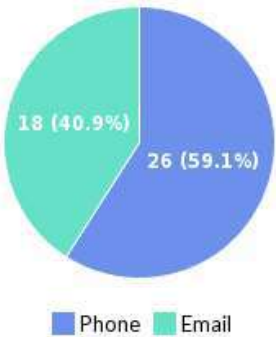


Unknown Account Related CDD Question
+ 6 more...

Resolved Interactions-Lakeshore Ranch



Interaction Type



Jul 2025

14↑

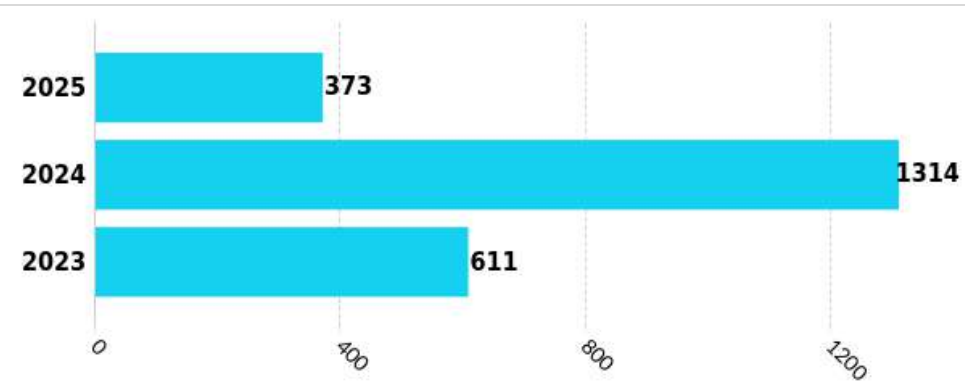
Satisfaction Rating-Lakeshore Ranch

No Data Available

Avg (Avg First Reply Time in Hrs)

10:32↓

kai Working Hours - Lakeshore Ranch



Hours on Site (Last 3 Months) Lakeshore Ranch

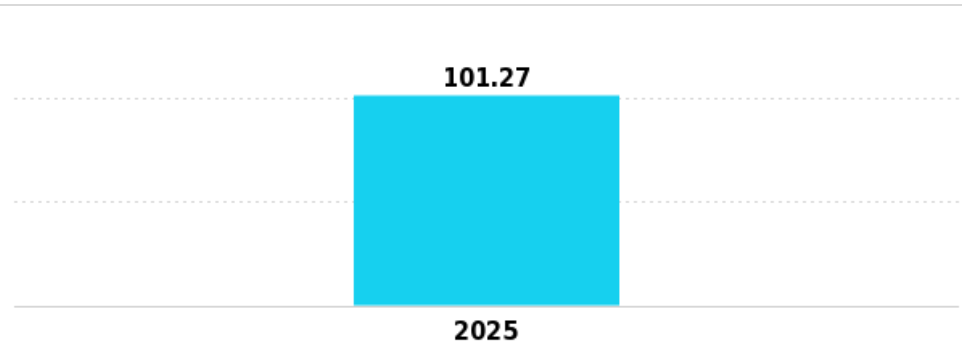


EXHIBIT 3

AGENDA



Lakeshore Ranch CDD Aquatics

Inspection Date:

8/4/2025 11:06

Prepared by:

Matt Goldrick
Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒ Excellent ☐ Great ☐ Good ☐ Poor ☐ Mixed Condition ☐ Improving



Comments:

No algae or nuisance grass growth observed. Routine monitoring and treatments as needed will continue.

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

SITE: 4

Condition: ☐ Excellent ☒ Great ☐ Good ☐ Poor ☐ Mixed Condition ☐ Improving



Comments:

Very mild submerged filamentous algae growth. The size of this pond makes it more receptive to algaecide treatments which will clear the growth quickly. No nuisance grass growth observed.

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

Inspection Report

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae growth in the shallow sections. These areas heat quickly which allows for faster algae growth. A technician will address these areas during the next maintenance event. No nuisance grass growth observed.

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

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One small patch of filamentous algae present. A technician will treat this next visit to prevent further growth. No nuisance grass growth observed.

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

Inspection Report

SITE: 8

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae is growing around the perimeter. As stated earlier, shallower water makes for prime algae growing conditions this time of year. An algaecide treatment next visit will begin to clear the algae. No nuisance grass growth observed.

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

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of algae and nuisance grasses are growing amid beneficial plants. Carefully targeted treatments will be done to control unwanted growth without harming beneficials.

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

Inspection Report

SITE: 10

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is in similar condition to pond 9, but with less growth. It will receive the same targeted treatments next visit.

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

SITE: 11

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses are prevalent on this pond. We are researching new products to control emergent growth like this. Herbicide treatments will continue until the efficacy of the new products is tested.
No algae growth observed.

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

Inspection Report

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One patch of filamentous algae is present in a corner of the pond. A technician will address this next visit to quickly start clearing the growth.
No nuisance grass growth observed.

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

SITE: 25

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

This pond is experiencing algae growth on only one half. A technician will treat the entire pond to control existing algae and prevent future growth. If this pattern continues, I may do additional testing of water quality and depth to discover why it is behaving this way.
Minor nuisance grass growth observed.

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

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest days of the year, the height of Summer. As such, algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is likely in the coming weeks. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

During today's visit, most ponds were in good or better condition. Algae will be the main target moving forward. Additional algaecides have been included in a recent supply order to assist with this. Shoreline gasses are at a minimum and will continue to be monitored and treated.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:



EXHIBIT 4

AGENDA

2025

STEADFAST

ENVIRONMENTAL



.....

.....



KAI

Proposal for Pond Maintenance:

Lakeshore Ranch

Page 5 of 10
Sunshine Lake Blvd, Land o Lakes, FL 34638



8/4/2025

KAI

2502 N. Rocky Point Drive Suite 1000, Tampa, FL, 33607

Attn: Andy Mendenhall

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Lakeshore
Ranch CDD.

Program to consist of areas #1-47 as indicated on attached map.

Area to be serviced measures 35,666 LF & 33.99 AC.

Occurrence: 2 events/month

Annual Cost: \$25,116.00

(\$2093.00 per month)

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

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

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Service Area



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

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2025.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

EXHIBIT 5

AGENDA



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

ESTIMATE

DATE	DUE	ESTIMATE #
6/30/2025	7/30/2025	

BILL TO

Lakeshore Ranch CDD
c/o Kai FKA Breeze Homes
1540 International Parkway,
Suite 2000,
Lake Mary FL 32746

SHIP TO

SE1017
Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O' Lakes FL 34639 USA

DESCRIPTION	QTY	RATE	AMOUNT
Removal of invasive Brazilian Peppertrees from 370ft of site 1 in Lakeshore Ranch CDD.			
- Steadfast will use chainsaws to flush-cut peppertrees starting from the buffer zone up to 15' into the conservation area			
- Remove the trees via a grapple truck and load into a dump trailer	1.00	13,825.00	13,825.00
- All material removed will be disposed of off-site			
- Remaining stumps will be treated with herbicide to prevent future growth			
While care will be taken, repair or replacement of damage to sod, irrigation, fencing, curbs, sidewalks, or landscaping by heavy equipment is not included.			

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

TOTAL **13,825.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 6

AGENDA



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

ESTIMATE

DATE	DUE	ESTIMATE #
6/30/2025	7/30/2025	

BILL TO

Lakeshore Ranch CDD
c/o Kai FKA Breeze Homes
1540 International Parkway,
Suite 2000,
Lake Mary FL 32746

SHIP TO

SE1017
Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O' Lakes FL 34639 USA

DESCRIPTION	QTY	RATE	AMOUNT
Removal of invasive Brazilian Peppertrees from 900ft of site 2 in Lakeshore Ranch CDD.			
- Steadfast will use chainsaws to flush-cut peppertrees starting from the buffer zone up to 15' into the conservation area			
- Remove the trees via a grapple truck and load into a dump trailer	1.00	21,525.00	21,525.00
- All material removed will be disposed of off-site			
- Remaining stumps will be treated with herbicide to prevent future growth			
While care will be taken, repair or replacement of damage to sod, irrigation, fencing, curbs, sidewalks, or landscaping by heavy equipment is not included.			

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

TOTAL **21,525.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 7

AGENDA



LAKESHORE RANCH CDD

LANDSCAPE MAINTENANCE REPORT:

JUNE 2025

TO: District Management
Lakeshore Ranch CDD Board of Supervisors

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

Mowing and Detailing

- Mowing was completed per schedule on the property.
- Detailing – spraying for bed weeds, edging, trimming and blowing of common areas was completed per schedule.

Irrigation

- On 6/25 and 6/26 - continued working on the wire path on Watercolor Drive from the pond to Sunset Bay. There is no power in that section - suspect the wire path is broken somewhere along that stretch.
- Irrigation found the pump near the tennis court was turned off, so they turned it back on. Suggest upgrading to an enclosed box with internal breakers.
- On June 11th a pump replacement proposal was submitted and awaiting approval.

Pest Control & Fertilization

- A full property application of granular soluble Nitrogen was performed on all turf areas.
- Integrated Pest Management (IPM) was performed on all turf areas.

The following proposals are awaiting approval:

- Mulch installation Proposal - \$25,675.00
- Holly Tree Replacement Proposal – at Amphitheater - \$1,800.00
- Sod Replacement Phase 1 - \$18,000.00
- Sod Replacement Phase 2 - \$18,000.00
- Sod Replacement Phase 3 - \$18,000.00
- Pine tree Removal Proposal - Sunset Bay and Watercolor Drive - \$1,500.00
- Cypress Tree Replacement Proposal - Watercolor Drive - \$925.00
- Sod Proposal - Fountain Circle Amenities Center - \$450.00

Work Orders / Service requests

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

EXHIBIT 8

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

TREE REMOVAL PROPOSAL

FOR

Lakeshore Ranch CDD

19419 Sunset Bay Drive

Attention: Andy Mendenhall, District Manager

July 24, 2025

Scope of Work:

- Remove tree and grind stump behind 19419 Sunset Bay Drive.
- Includes labor, debris disposal, hauling, and dumping fees.



Total Cost: \$1,500.00

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 9

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

IRRIGATION PROPOSAL

for

LAKESHORE RANCH CDD

Attention: Michael Sakellarides, LCAM

May 19, 2025

Target Area

Near 8422 Watercolor Drive

Scope of Work

The pump needs to be evaluated as it is not producing water and likely requires replacement. Before proceeding with a new pump installation, we will use a gas pump to assess the amount of sediment being discharged from the well. This will help determine the risk of well collapse. If the sediment is minimal, we will proceed with installing the new pump. If not, you will receive a revised proposal based on our findings.

Materials:

- (1) 5 HP 90 Series Submersible Pump with Deluxe Control Box
- (63) 2" Galvanized Drop Pipe
- (63) Submersible Wire
- (1) 5" X 2" Well Seal
- (1) 40-60 Pressure Switch + Gauge
- Labor and Materials are Included

TOTAL PRICE: \$9,079.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

EXHIBIT 10

AGENDA



Proposal #231

Date: 6/11/2025

Customer:

Andy Mendenhall
Kai Community Management
2502 N Rocky Point Dr Ste 1000
Tampa, FL 33607

Property:

Lakeshore Ranch CDD
19730 Sundance Lake Blvd
C/o Kai Community Manager
Land O' Lakes, FL 34638

Pump Replacement Proposal Revised

The existing pump is currently not producing water and likely requires replacement. Before proceeding with a new pump installation, we will conduct an evaluation using a gas pump to determine the volume of sediment being discharged from the well. This assessment will help us evaluate the potential risk of the well collapsing.

If sediment levels are minimal, we will move forward with the pump replacement as planned. However, if excessive sediment is detected, a revised proposal will be provided based on the findings of our assessment.

Irrigation Repair

IRR - Update/Install

Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation	22.00	Hr	\$65.00	\$1,429.98
5 HP 77 GPM Grundfos Sub Pump+Motor +ControlBox	1.00	EA	\$6,857.50	\$6,857.50
2" Galvanized Drop Pipe	10.00	EA	\$81.90	\$819.00
#10/3 Submersible Wire	3.00	EA	\$81.90	\$245.70
5"x2" Well Seal	95.00	EA	\$1.75	\$166.25
Misc Material	75.00	EA	\$1.75	\$131.25

IRR - Update/Install: \$9,649.68

Subtotal \$9,649.68

Estimated Tax \$0.00

Total **\$9,649.68**

Terms & Conditions

- **Manufacturer Warranty:** All parts installed are covered under the original manufacturer's warranty. Specific terms and duration of coverage vary by manufacturer.
- **Exclusions:** The warranty does not cover damages resulting from vandalism, misuse, neglect, or unauthorized alterations.
- **Labor Warranty:** Labor associated with the installation, service, or replacement of parts is not covered under any warranty.
- **Acts of God:** We are not responsible for any damages, delays, or failures caused by Acts of God, including but not limited to storms, floods, hurricanes, or other natural disasters.
- **Payment Terms:** Payment is due within 45 days of the invoice date (Net 45). Late payments may be subject to additional fees or interest charges.

By _____

Matthew Olson

Date 6/11/2025

RedTree Landscape Systems LLC

By _____

Date

Lakeshore Ranch CDD

EXHIBIT 11

AGENDA

June 24, 2025

Breeze Homes

Attn: Gaby Arroyo

Re: Lakeshore Ranch

QUOTE: Replace the well system at Ranch Lakes.

Below is a description of work to be completed and cost if approved.

DESCRIPTION OF WORK:

Replace Well System

- Dispatch well technician to property.
- Locate old well and turn off power.
- Disconnect well from well control system.
- Remove old well control box.
- Disconnect well head from mainline.
- Pull old well motor and pump out.
- Install new:
- 5 HP 230v 90 gpm Submersible Pump 230v 1 ph motor
- 5hp 230v Deluxe Control Box
- (63) 2" Galvanized Drop Pipe
- (63) Submersible Wire
- 5" X 2" Well Seal
- (1) 40-60 Pressure Switch + Gauge
- Clean up all debris
- Test system calibrating if needed.
- Send photos when complete.

Total Price- \$11,062.50

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 12

AGENDA



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Lakeshore Ranch Well#1
19730 Sundance Lake Blvd
Land O Lakes, FL 34638

Ship to
Lakeshore Ranch Well#1
19730 Sundance Lake Blvd
Land O Lakes, FL 34638

Quote #: q4629

Quote Date: 7/30/2025

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$700.00	\$700.00
5 HP 460V 3PH CUE 99619042	5 HP 460V 3PH Drive	1	\$4,140.53	\$4,140.53
5 HP 440v-460v 3PH	5 HP Grundfos 440v-460v 3PH Submersible Motor	1	\$1,940.97	\$1,940.97
5 HP 77S50-10 SS	5 HP Grundfos 77S50-10 SS Submersible Pump	1	\$2,820.72	\$2,820.72
2 Galv Drop Pipe	2" - Galvanized TNC	84	\$10.01	\$840.84
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	100	\$3.64	\$364.00
4" x 2" SS Well Seal	4" x 2" SS Well Seal	1	\$75.00	\$75.00
Misc Fee	Misc Fittings	1	\$500.00	\$500.00
2" Lakos Sand Sep	2" Lakos Sand Separator w/mounting brackets	1	\$2,269.25	\$2,269.25
2" SS Const Press	2" SS Constant Pressure Manifold Kit	1	\$357.99	\$357.99

Subtotal: \$14,009.30

Total: \$14,009.30

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.

--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

--Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

EXHIBIT 13

AGENDA



Job Proposal

Lakeshore Ranch CDD
19730 Sundance Lake Blvd, Land O' Lakes, FL 34638
7*30*2025

Lakeshore Ranch CDD	W	Irragation
Well Drilling - 5"	\$40/ft	\$ 12,000.00
Proposed Feet Drilled +/-	300	
Well Casing - 5" Galvanized Steel	\$40/ft	\$ 7,560.00
Proposed Feet Installed +/-	189	
Permits, Mobilization, Well Development, Pump Installation and Tuning		\$ 1,650.00
Pump Package- System will produce up to 80 GPM @ 60 PSI		\$ 13,002.26
147' - 2" Galvanized Steel TNC Drop Pipe		
150' - 10/3 AWG Double Jacketed Submersible Pump Wire with Ground		
4"x2" Stainless Steel Well Seal		
Grundfos 5hp CUE - 5HP VFD 460v 3 PH Input / 460V 3 PH Output		
Grundfos 5HP 460V 3 PH Stainless Steel Submersible Motor		
Grundfos 77S50-10 All Stainless Steel Submersible Pump		
Grundfos 1/2" Stainless Steel Pressure Transducer - 4-20ma 5-120 PSI		
Challenger 44 Gallon Pressure Tank		
2" Stainless Steel Constant Pressure Manifold and Isolation Valve		
2" Stainless Steel Liquid Filled Pressure Gauge - 100 PSI		
1" Stainless Steel Braided Accessory Hose		
3/4" Stainless Steel Pressure Relief Valve (100 PSI) and Hose Bibb		
30"x30" Pre-fabbed Equipment Pad to Mount Pressure Tank		
4"x4" Reinforced Concrete Post to Mount Controls		
Total Drilling, Material and Cost:		\$ 34,212.26
*Labor and Materials have a 1 year warranty.		
*This quoted price will remain valid for fifteen days from the date listed on this proposal.		
*Additional Casing \$20/ft, Additional Drilling \$25/ft, Additional Pump Set Depth \$14/ft		

EXHIBIT 14

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Washout Repair Proposal

FOR

Lakeshore Ranch CDD

Attention: Gaby Arroyo, Field Service Manager.

June 16, 2025

Scope of Work

Repair the washout in the back of the house at 8240 West Haven Drive.



- Install 15 feet of Geo fabric with pins, 1 ½ cubic yards of soil, and 100 square feet of Bahia sod.
- Includes all labor, hauling, and dumping fees.

PRICE: **\$1,355.00**

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

EXHIBIT 15

AGENDA

June 26, 2025

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

Re: Lakeshore Ranch

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

QUOTE: Repair washout at the rear of house at 8240 West Haven Drive-

DESCRIPTION OF WORK:

Dispatch crew with equipment and material to perform work.
Set up precautionary cones for safety.
Install 15' of Geo fabric with pins.
Install 1.5 yards of fill dirt.
Install 100 ft² of Bahia.
Clean up from work performed.
Haul away debris to a local landfill.

Total Price- \$1,364.41

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

AGENDA

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Lakeshore Ranch CDD
1540 International Pkwy; Suite 2000
Lake Mary, FL 32746

JOB DESCRIPTION
Permanent Track Lighting Proposal for Lakeshore Ranch CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Permanent Track Lighting Guardhouse	
Install permanent track lighting outlining the roof line perimeter of Guardhouse	\$11,950.00
* Includes Life-time warranty on lights; 1 year service warranty 5 Year Term	\$2,390.00
* Includes 20 year warranty on all other components	
Clubhouse	
Install permanent track lighting outlining the roof line perimeter of Clubhouse	\$20,000.00
* Includes Life-time warranty on lights; 1 year service warranty 5 Year Term	\$4,000.00
* Includes 20 year warranty on all other components	
Features:	
Track will be powder coated to match as closely as possible to soffit	
Lights will be spaced at 9"	
Includes every color in the color palette.	
Includes amazing, easy to use preset color patterns and animations.	
Preset colors, patterns and animations for all of the holidays.	
Easily customizable	
Can set to beautiful, architectural downlighting effects	
Install control box and power supply with effects controller	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$31,950.00

* Price includes all material, labor, service and removal for the holiday lighting.

* Assumes adequate power available. If additional power needed community responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

5/13/2025
DATE

AUTHORIZED SIGNATURE FOR LAKESHORE RANCH CDD

DATE _____

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Lakeshore Ranch CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

EXHIBIT 17

AGENDA



EXHIBIT 18

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.: 1469
Estimate date: 07/18/2025
Expiration date: 08/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Repair Sign	<p>This estimate is to repair (1) leaning 4"x4" sign post. This would need to be reinstalled in a new location due to the soil and hole being created as a compromised location for longevity.</p> <p>This new location near the same hole will be a new home for this post and will be installed at the same height as previously installed.</p> <p>Overall total includes all materials, supplies and labor for installation.</p>	1	\$155.00	\$155.00

Total \$155.00

Note to customer

Thank you for your business opportunity.

Attached is your estimate for your review. Please take your time in reviewing and understanding the scope of work as requested.

TO NOTE: Upon acceptance—either by signature or email confirmation—this agreement will supersede any previous version sent in date.

All signed/agreed to estimates are an agreement in terms unless either party provides a 30-day written notice of termination/cancellation is required.

This agreement applies solely to the services and items outlined in the attached scope of work. Any additional services or materials requested by CAM on-site will require a written change order and may incur additional costs.

The company shall not be held liable for consequential or incidental damages or from delays, service interruptions, or third-party failures.

Expiry date 08/09/2025

Customer is tax exempt.

Accepted date

Accepted by

EXHIBIT 19

AGENDA

JML Services, LLC
1527 Gunsmith Drive
Lutz, FL 33559



Lakeshore Ranch
2502 N Rocky Point CDD Suite 100
Tampa, FL 33607

Estimate no.: 1124
Estimate date: 07/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Restraighten pond singe. Pic sent from property manager			\$385.00
Total						\$385.00

Accepted date

Accepted by

EXHIBIT 20

AGENDA



The enclosed proposal is presented by
Riptide Pressure Washing, LLC

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE		
RIPTIDE SUPPLIES ALL OF THE WATER.	✓	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	✓	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	✓	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	✓	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	✓	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	✓	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	✓	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

OUR EQUIPMENT:

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.



PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

OUR CLEANING METHOD FOR CONCRETE:

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner



Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

HOW WE DETERMINE OUR PRICING:

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. **This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.**

HOW WE PROTECT YOUR ASSETS:

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. **Your property will be named as an additional insured upon acceptance of our cost proposal.** Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared “apples to apples” with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



Client:

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

Riptide Pressure Washing, LLC

6727 Trouble Creek Road
 New Port Richey, FL 34655

Street	Description	Cost	Total
Falcon Crest	All sidewalk & curbing 5,724 SF.	0.10	572.40
Water Color	All sidewalk, curbing & islands 33,984 SF.	0.10	3,398.40
Sundance Lake N	Common area sidewalk, curbing & islands (NORTH SIDE) 28,174 SF.	0.10	2,817.40
Sundance Lake S	Common area sidewalk, curbing & islands (SOUTH SIDE) 8,870 SF.	0.10	887.00
Sundance Pavers	Roadway pavers inside the gates 8,000 SF.	0.12	960.00
Sunset Bay	2 bridge areas 1,416 SF.	0.10	141.60
Tennis/Dog Park Area	Common area sidewalk & curbing 2,424 SF.	0.10	242.40
Hidden Glen Dr	Preserve area sidewalks & curbing 3,976 SF.	0.10	397.60
Entire Community	Cleaning of all 134 storm drains and tops, throughout the entire community.	25.00	3,350.00
	*SAME PRICING AS 2022 **All water is included, along with a post cleaning application of algicide to inhibit the return of mold. ***Riptide carries full Workers Compensation insurance.		

Proposal Total: \$12,766.80

*Signature and date of approval.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Risk Management, Inc. dba One Source Advisory 203 Crystal Grove Blvd Lutz FL 33549		CONTACT NAME: Cody Cribbs PHONE (A/C, No, Ext): (813) 949-8636 FAX (A/C, No): (813) 909-8743 E-MAIL ADDRESS: cody@onesourceadvisory.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern-Owners Insurance Company	
		INSURER B: Auto-Owners Insurance Co	
		INSURER C: FCBI	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 25-26 Term**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			20388929	05/21/2025	05/21/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4919265803	05/21/2025	05/21/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 500,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 500,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			4919265801	05/21/2025	05/21/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A			10666515-2024	02/06/2025	02/06/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Equipment - Rented Equipment			20388929	05/21/2025	05/21/2026	100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		
	2 Business name/disregarded entity name, if different from above.		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>		
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)	
	6 City, state, and ZIP code		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Robert C. Byrnes</i>	Date <i>June 1, 2024</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

EXHIBIT 21

AGENDA



BIG DOG FENCE INC.
31116 Eloian Drive
Wesley Chapel, FL.33545
Off. 813-907-9877
alan@bigdogfence.com

QUOTE - INVOICE

Date: 07-09-2025
#250907A

To: Lakeshore Ranch - Stantec
Add: Land O' Lakes, FL
PM: Greg Woodcock, PM
Eml: greg.woodcock@stantec.com
Ph: 352-777-0183
Sub: Lakeshore Ranch – Land O' Lakes
Add: Near-Sunset Bay Dr. & Water Color Dr., LOL, FL
Job: Simtek Gate Install
Rep: Alan Lanier, GM
Cell: 813-767-2788
Deposit Due: Net 7 days
Quote Good for 15 days

Material Tax & Labor Included.

<u>Units</u>	<u>Description</u>
1	Install Tan-Simtek 6'hx10'w Double Drive Gate Set. Cut into existing Simtek 6'h Fence
2	5"x5"x8.5' post – Set in 120# each Concrete, bottom belled.
2	5" post caps to match existing caps
2	42" Drop Bar Pad-lockable – black
2	Pad locks - Keyed

*NOTE: Palmetto/Hedge Bushes need to be removed, by others before start.
See Pictures attached in email for clearing reference.

Amount:	4,950.00
Deposit Due:	3,000.00
Balance Due:	2,950.00

Please Sign/Fill in & send to alan@bigdongfence.com

Approved by:

Name: _____

Signature: _____

Title: _____

Date: ____/____/____

NOTE: Please make check payable to Big Dog Fence Inc.
Forward To: 31116 Eloian Dr. –Wesley Chapel, FL 33545

We Appreciate Your Business.

EXHIBIT 22

AGENDA



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com

6DOHV 5HS -RKQ 'DY	L VVWLPDWH	'DWH
1DPH *UHJ :RRGFRFN		
-REVLWH \$GGUHV	6XQGDQFH /DNH %OYG &LW\ 6WDWH =LS %URRNVYLOOH)/	
%LOOLQJ \$GGUHV &LW\ 6WDWH =LS	6XQGDQFH /DNH %OYG %URRNVYLOOH)/	
3ULPDU\ (PDLO JUHJ ZRRGFRFN#VWDQWHF FR	6HFRQGDU\ (PDLO	
3ULPDU\ 3KRQH	:RUN 3KRQH	
0RELOH 3KRQH	6HFRQGDU\ 0RELOH 3KRQH	
6XEGLYLVLRQ /DNHVKRUH 5DQFK	&URVV 6WUHHW 3UHVWRQ :RRG &W	
&RQWDFW		

KEYS & NOTES

	YES	NO
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MULTIPLE FENCE STYLES	<input type="checkbox"/>	<input type="checkbox"/>
SEPTIC/DRAINFIELD	<input type="checkbox"/>	<input type="checkbox"/>
POOL - OPEN	<input type="checkbox"/>	<input type="checkbox"/>
POOL - SCREENED	<input type="checkbox"/>	<input type="checkbox"/>
CORNER LOT	<input type="checkbox"/>	<input type="checkbox"/>
TEAR DOWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FOOTAGE

<input type="checkbox"/> PVC
<input type="checkbox"/> Aluminum
<input type="checkbox"/> Wood
<input type="checkbox"/> Chainlink

APPROVALS

	YES	NO
PRIVATE UTILITIES	<input type="checkbox"/>	<input type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
NOC REQ'D (OVER \$2,500)	<input type="checkbox"/>	<input type="checkbox"/>
HOA OR POA	<input type="checkbox"/>	<input type="checkbox"/>
DANIELLE	<input type="checkbox"/>	<input type="checkbox"/>
HOMEOWNER	<input type="checkbox"/>	<input type="checkbox"/>
Begin without Approval	<input type="checkbox"/>	<input type="checkbox"/>
Wait for Approval	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Install 1 - 72" x 120" Beige Granite SimStone Double Drive Gate with standard steel hardware.

Take down and remove from site 10' of existing SimStone fence.

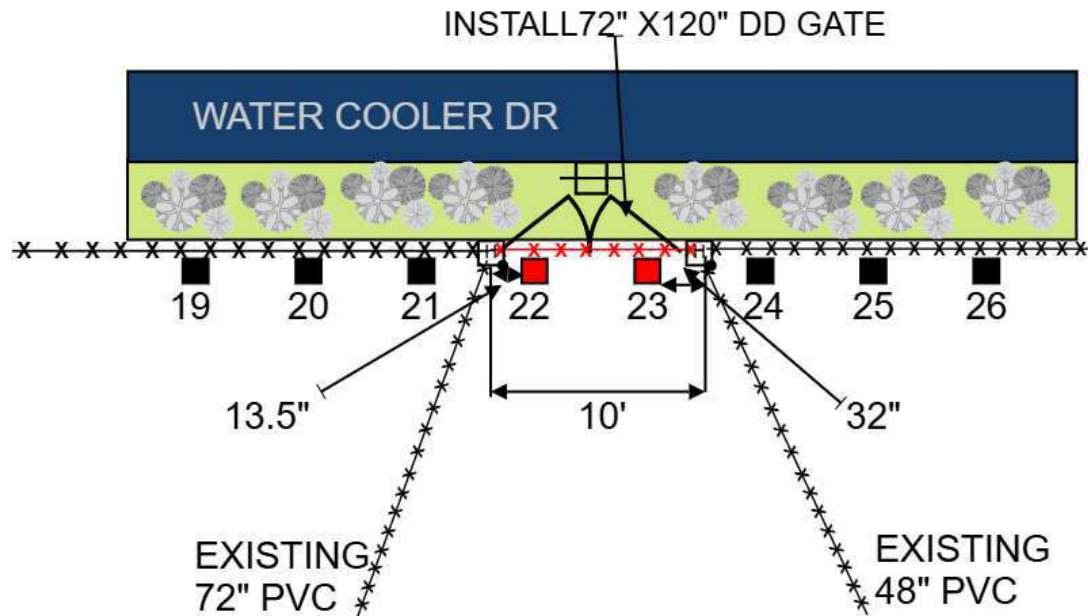
Concrete all posts.

Project Options:

Notes:

Quote valid for 30 days, or until next price increase. Client will remove plants/debris to provide 36" clear work area prior to installation crew arrival. No survey was available at time of quote.

OK TO SHIFT GATE LOCATION TO AVOID CUSTOMER FENCE POSTS.



TAKE DOWN AND REMOVE FROM SITE 10' 72" SIM-STONE FENCE + 2 POSTS.

I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, including but not limited to property pins, conduit, private electrical, television, or data lines, water piping, septic piping or systems, and sprinkler systems. Purchaser agrees to pay Company the additional sum of Three Hundred and Fifty and no/100 dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any of the following:

1. Changes to the Layout of time of installation where installers would need to leave premises and return.

2. Upon arrival of installation crew, job site is not ready for installation;

3. Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for installation delays due to Acts of God.

4. Installation is cancelled or postponed due any of the above mentioned items or the client has not obtained homeowners association approval prior to installation resulting in installation interruption.

5. Fee is in addition to the cancellation terms and conditions.

6. If no survey is available at the time an estimate is provided the contracted linear footage and contract value is subject to change either upon receipt of a current survey or at the time of installation based on actual footage installed.

Page 74 of 338

Home Owner or Authorized Representative: _____

Date: _____

Danielle Fence Manufacturing Co. - Sales & Installation Contract

DEFINITIONS

1. Company - Danielle Fence Manufacturing Company.
2. Purchaser - The person or entity executing this Contract.
3. Contract - This document, including attachments, when executed by the Company and the Purchaser.
4. Site - The address[es] where product is to be installed.
5. Installation - The sale, delivery and placement of Product on the Site by the Company.
6. Layout - Any portion of the Contract indicating the installation location and dimensions of the product[s] to be installed.
7. Product - All goods identified to this Contract and sold by the Company to Purchaser.
8. Sale - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. Total Price - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including taxes. The cost of Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in the materials, no credit will be issued for waste or non-standard materials required for the company's full performance.

TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's payment of the required deposit.
2. The Company will perform all Installations in a workmanlike manner and in accordance with standard practices in the industry.
3. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowner's association. Purchaser's Initials
4. Permit fees are not included in contract pricing. Purchaser will be invoiced for any permit fees that are applicable. Any contracts that are not installed within 30 days of the original quote are subject to review for material cost increases.
5. Upon execution of this Contract all Product ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of Contract by Purchaser will result in forfeiture of all deposits paid.
6. All terms of the Contract are incorporated in the Contract and Purchaser has not been induced by any promises, explicit or implicit which are not contained therein.
7. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey) or signed waiver thereof. The Company will verify by telephone the date and approximate time when the company will arrive at the Site for Installation. Purchaser will prepare the Site by ensuring that the fence line and property pins are marked at that date and time.
8. Purchaser agrees to pay Company the sum of Three Hundred and Fifty and no/100 Dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any terms of this Contract; changes the Layout; upon arrival of installation crew, job site is not ready for Installation; does not prepare the Site for Installation; or does not obtain permissions and concessions referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for Installation delays due to Acts of God.
9. Purchaser waives and the Company disclaims all warranties of fitness for a particular purpose and merchantability.
10. Purchaser may not transfer or assign this Contract to any person or entity.
11. All proprietary rights and interest in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this Contract shall also be vested in the Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall be complete upon payment of the Total Price at the time of Sale or Installation.

PAYMENT

1. Purchaser will pay Company the outstanding balance of the Total Price at the time of Sale or Installation by Visa, Mastercard, American Express, Discover, cash, pre-approved personal check, cashier's check or money order by hand or US Mail to 4855 S.R. 60 W, Mulberry, Florida 33860. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at the rate of one-and-one-half percent per month (1.5% month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have no title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

MISCELLANEOUS

1. Non-liability - The Company does not guarantee or warrant Products which it does not install. By executing this Contract, the Purchaser waives any rights which it may have, now or in the future against the Company, its agents or suppliers for Product which fails after the Sale.
2. Underground facilities - Purchaser's Initials
 - (a) Purchaser will notify Contractor of all underground lines or piping on the Site.
 - (b) Purchaser will uncover and mark all underground lines and piping, including but not limited to conduit, private electrical or television lines, water piping, drain fields, sprinkler systems and septic systems.
 - (c) Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes, drain fields, septic systems, structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damaged by Company in the course of performance of this contract.
 - (d) If the installation requires drilling through existing concrete or brick pavers, Company is not responsible for cracking or breakage.
3. Costs and Attorney's Fees - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs, including attorneys' fees, at the pre-trial, trial, post-trial and appellate levels.
4. Right of Repossession - In the event that Purchaser defaults in the payment of the Total Price for greater than ninety (90) days, the Company may, at its own election and without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorneys' fees and pre- and Post-judgment interest at the highest rate permitted by Florida law.
5. Choice of Law - This Contract shall be governed by the laws of the State of Florida and the Courts of Polk County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. Void or Voidable Provisions - This Contract shall remain in full force and effect if any provision herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision were not incorporated herein.
7. Vinyl fence height listed on the contract includes two inches of ground clearance.

Purchaser Acknowledgment: _____



I, Greg Woodcock request "fence" to be installed on my property at 19730 Sundance Lake Blvd, and assume all responsibility for its placement, including which way the fence will face (i.e. finished side in or finished side out).

Danielle Fence Mfg. Co., Inc. is not liable for the location and/or placement of this fence for one or more of the following reasons (please check and initial all that apply):

- ☐ No copies of a "current" Survey with a seal is available. If a copy is not made available the fence will be installed as per signed contract layout drawing. Customer assumes **total** responsibility of cost if take down and relocation is required.
- ☐ Customer wants fence with finished side facing in.
- ☐ Customer wants fence placed in a wetland or easement area.
- ☐ Customer is aware fence is all or partially off property.
- ☐ Customer selected a fence style that does not meet pool code.
- ☐ Customer has not received HOA approval and accepts full responsibility for installation of the fence and any cost of relocation of the fence.
- ☐ Order materials and begin fabrication prior to approval with the full understanding homeowner is responsible for all costs incurred.
- ☐ Do not order materials or start fabrication until HOA is approved, understanding that the quoted lead-time starts when we receive the written HOA Approval.

Additional comments or notes:

Signature: _____

Date: _____



Should you decide to have Danielle Fence Manufacturing install your fence, let us give you some helpful information on what is required and what to expect.

- ☐ Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation? Upon request, Danielle Fence Manufacturing can assist the homeowner with filling out and submitting necessary paperwork for their Homeowners Association's approval.
- ☐ When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- ☐ Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- ☐ How much clearance is acceptable between the bottom of your fence and the ground?
- ☐ Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- ☐ If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?
- ☐ A 25% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, American Express or Discover. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- ☐ Danielle Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- ☐ Danielle Fence takes responsibility for public utility locating. Danielle Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have installed such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Danielle Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- ☐ Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- ☐ Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above _____

Print name _____



ALLEGHENY

Simulated Stone Fence



ALLEGHENY COLOR OPTIONS:



*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.

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ALLEGHENY SIMULATED STONE FENCE

Available in 36", 48" & 72" Height; Stackable 96" & 144" Height

Allegheny Fence specifications:

- Panels Sizes: 36" x 72", 72" x 72" & 48" x 96"
- Authentic stone texture
- Steel reinforced panel
- ColorLast® fade protection 15 years
- Meets most building codes for pool fencing
- WindZone™ performance - Miami-Dade County approved NOA# 18-0208.02 for exceptional performance in high wind conditions (expires 4-4-2023)
- Limited Lifetime warranty

Allegheny Gate specifications:

- Available in 48" & 72" heights
- Galvanized steel frames completely enclosed within molded gate
- Hinges are spring loaded (self-closing design)
- Latches are operable from either side
- Stainless Steel hardware attaches to the internal steel frame



*See contract for terms & conditions. Visit www.daniellefence.com to view warranty details.

02132025



www.DanielleFence.com

863.425.3182 | 813.681.6181

4855 SR 60W | Mulberry, FL 33860

EXHIBIT 23

AGENDA

LAKESHORE RANCH CDD

BERMAN PROPOSAL

August 2025

Lakeshore Ranch CDD

Michael Broadus
1510 W. Cleveland St.
Tampa, FL 33606

Dear Mr. Broadus,

On behalf of the entire Berman team, I am pleased to submit this proposal to provide complete Amenity Management Services for the Lakeshore Ranch CDD and adjacent amenities.

As I discussed in the field management and maintenance proposal, my company started 20 years ago with the goal of providing outstanding janitorial services to clients throughout Florida. We knew there was a significant need for a company that focuses on details and excels in customer service and quality control.

I believe Berman is your best option for all of your maintenance needs too because our team has the wide range of expertise needed to ensure the amenity areas remain a beacon for all guests to the facility.

For instance, did you know that Berman is a licensed general contractor? While we don't anticipate managing major construction projects, our team can handle any repair, any improvement to the facility or any job that might come up without delays in finding someone.

Throughout this proposal, we hope it becomes clear that Berman is the right partner to uphold the appearance, functionality, and overall quality of Lakeshore Ranch CDD to the highest standards.

I look forward to working with you and your team for many years to come.

Sincerely,

A handwritten signature in black ink that reads "Marty Berman".

Marty Berman
Founder & President

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Why Berman



Berman is Your Trusted Maintenance Partner

Who We Are

Berman offers full-service maintenance services, focused on ensuring communities across Central Florida are beautiful.

Berman oversees all aspects of maintenance services, from routine cleaning to pressure washing to minor repairs.

Berman becomes a key partner in the success of a community, ensuring home prices and rental rates remain at the top of the market.

What We Do

Berman manages all aspects of the community's maintenance needs, providing comprehensive services backed by a team with decades of experience working in some of Central Florida's most desirable communities, like Lake Nona and Bay Hill.

Berman works for you, understanding our services help your investment in communities remain profitable, regardless of your short- or long-term goals.

Our Services

- ✓ Janitorial Services
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Property Maintenance
- ✓ Preservation & Foreclosure Services
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response

Why Choose Berman?

We offer services nationwide, providing dependable, professional, and cost-effective facility services.

You need Berman because Berman:

- **Understands** the value of your investment and will treat it like our own.
- **Utilizes** the latest technology to ensure efficiencies and savings throughout the community.
- **Specializes** in providing customer service and training programs from The Ritz Carlton to provide high-end experiences.
- **Embraces** sustainability, intricate reporting measures, and more.
- **Delivers** proven quality control programs to provide the highest level of results for clients.
- **Realizes** key cost savings through a wide range of programs and procedures proven through decades of experience.

BERMAN GROUP BY THE NUMBERS



20M SQ FT
Commercial Space



2006
Founded by Marty Berman



24/7
Unparalleled Customer Service



250
Total Staff in the Market

The Berman Promise

Berman has been accommodating property owners since 2006. Our promise to our clients is that we will treat every property, every tenant, every investment as if it were our own to deliver exemplary results for every property we manage.

Caring for Our Partners

Berman understands the importance of always maintaining the highest levels of customer service. We have always been at the forefront of customer service within the property and facility industry.



Gold-Standard Customer Service

Berman has adopted the customer service initiatives being used by the world's largest hospitality companies, The Ritz Carlton and Disney Institute, for our front-line staff processes.

Berman now has multiple managers who have completed customer service training courses. This extensive training is now mandated for all senior managers and is provided annually to ensure the most current techniques are taught to our employees who provide service at your facility.

These trainings clearly teach that employees are expected to be polite, helpful, friendly, and deferential to tenants or guests needs. Employees are to stop work and clear a right of way whenever a tenant or guest approaches. Supplies and tools are always stored out of sight.

Industry Leadership

We also frequently provide customer service training to other vendors, such as the "Houston Friendly" program for Houston Airport Systems as well we have also managed the "Passport to Service Excellence" program at Hartsfield-Jackson International Airport.



Quality Management

Eliminating even the tiniest issues

In addition to the routine monitoring and surveillance of our performance, our Corporate Support Team will coordinate with onsite staff and management assigned to the property to provide quality assurance oversight and help ensure optimal results.

This quality control plan covers all service functions that involve the receipt of work, planning, estimating, scheduling, material acquisition, work assignment, work supervision/inspection, corrective action, and preventive action.

Commitment to Excellence

Berman is committed to providing our clients with excellent facility services in addition to providing the highest levels of customer service. Therefore, in addition to the training initiatives, our employees are put through a rigorous customer service training program to ensure that our employees are consistently meeting the goals of “The Berman Experience.”

Locally owned, Berman is available for you to reach when issues arise. Our headquarters are just down the road from Lakeshore RanchCDD, giving you peace of mind that Berman can activate more staff and management to ensure we provide the absolute best quality of service for you and your team.

We work with high-profile brands that are built around quality and cleanliness. It is our brand to keep the properties they own at the highest standards possible. We’ll do the same for you.



Our Capabilities

Janitorial Services

Make a Sparkling Impression with Berman

It's not just about cleaning. It's about making a great first impression. A tidy workspace enhances your business and improves the productivity of your employees.

One of Berman's largest divisions is our Janitorial Services line of business. We help a variety of commercial spaces, including offices, retail stores, schools, warehouses, laboratories, multi-family properties, and more put their best foot forward when it comes to cleanliness.

Be Clean and Green with Berman's Eco-Friendly Standards

We use our Excellence in Service program (ES program) to carefully maintain and manage all janitorial procedures. Our dedication to cleanliness, coupled with our trained professionals, provides an unparalleled level of cleanliness safety, and customer service.

At Berman, we use approved Green Seal chemicals to reduce our environmental impact. We are fully trained in Leadership in Energy and Environmental Design to help you maintain your LEED certification.

FULL-SERVICE CLEANING



Nightly & Daily
Cleaning



Carpet Cleaning



Day Porter
Services



Disinfection Services



Window
Cleaning



Floor Waxing,
Stripping & Polishing

Landscaping

The Grass is Greener with Berman

Berman is a full-service property and facility service company that provides hassle-free landscaping services.

We do more than cut the grass. We maintain entire real estate portfolios of landscaping with our skilled team of maintenance staff, including horticulturists, irrigation specialists, and detailed gardeners that have managed the landscaping at some of the world’s most famous commercial gardens and theme parks. Our professionals treat your property as if it were our own to give you peace of mind.

We understand that your property needs and expectations are unique. To meet your vision, we offer personalized landscaping services. Our professionals strive to maintain the aesthetic of local communities and commercial properties of all shapes and sizes.

Our landscaping services ensure that your property is well-maintained year-round. Berman offers scheduled maintenance plans that meet your schedule. All services are provided in a timely manner with high-quality equipment to ensure your property maintains a polished appearance at all times.

FULL-SERVICE LANDSCAPING



Lawn Care



General Garden Maintenance



Fertilization, Weed, & Pest Management



Landscape Renovation



Tree Care & Removal



Mulching



Storm Preparedness & Response



Landscape and Irrigation Installation

On-Demand Repairs

24-Hour Repair Services

On-Call Property Maintenance and Repair. Something not quite right with your facility or rental property? Give Berman a call. We're on call 24/7 to take on a variety of emergency maintenance requests, so you don't have to be.

Our 24-Hour Property and Facility Repair Services.

Many companies offer repair services, but few are available on-demand night and day. Once you contact Berman, we'll be there within the hour to help troubleshoot problems on site. All of our repair specialists are cross-trained in multiple fields, so you can rest easy knowing we're on the job.

Additional Specialty Services. As a full-service provider, we can help you maintain your property. Sometimes the best way to avoid an emergency is preventive maintenance. Whether you need assistance right away, or want to make sure your property or facility is in peak condition, our professionals can help.

FULL-SERVICE REPAIRS



HVAC Repair



Electrical Repair



Plumbing Services



Storm Damage & Disaster Repair



Fire Damage Restoration



Handyman Repairs



General Repairs



Break-In & Burglary Repair

Business Continuity & Emergency Preparedness

The main threat to continuity is primarily focused on labor resources and resources during times of emergencies and disaster. To combat these threats, Berman's number one priority is securing our full-time labor, part-time labor, and additional emergency labor via labor providers as well as existing employee resources.



Emergency Staffing Plan

For more than a decade years, Berman has tested our emergency response plan during several emergencies. Our labor resources are our prime competitive advantage. Additionally, our redundant communication systems allow seamless communication even during outages.



Hurricane Preparedness

Another strength of our business continuity plan is stockpiling hurricane resource supplies in both our Orlando warehouse and a secondary out-of-state warehouse that wouldn't be impacted by the same disaster. This allows us to have satellite supplies in the event of an interruption.



Extensive Emergency Response

Lastly, we have extensive emergency response plans for every facility we work on. Planning and training are the key to effectively managing during a business interruption. In extreme circumstances, there may be situations where deficient staffing levels are unavoidable due to Mother Nature.

Security

Full-Scale Security Services, Tailored to Fit Your Needs

On-Site Security. Our highly-experienced security officers are prepared to maintain a safe environment that brings peace of mind to you and your patrons.

Mobile Route Patrols. No matter your asset, you can rely on our mobile patrol units. Our mobile units are equipped to support your security needs by handling disturbance calls, monitoring public areas, and more!

24/7 Camera Remote Monitoring. Designed to keep your property and high-value assets safe at all times, our 24/7 Camera Remote Monitoring works in conjunction with our state-of-the-art Command Center to ensure your property is always under a watchful eye!

Going Above and Beyond with State-of-the-Art Tech.

We go far beyond the competition to provide the peace of mind you need. With the in-depth services and high-tech capabilities of Berman, you can sleep peacefully knowing that your assets are always protected.

FULL-SERVICE SECURITY



Commercial Office Buildings



Commercial Properties



Retail & Entertainment Facilities



Homeowner Associations



Apartment Communities



Hotels & Resorts

Licenses


State of Florida Department of State

I certify from the records of this office that BERMAN CONSTRUCTION LLC is a limited liability company organized under the laws of the State of Florida, filed on March 15, 2010, effective March 15, 2010.

The document number of this limited liability company is L10000028603.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 28, 2025, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-eighth day of January,
2025*


Secretary of State

Tracking Number: 2852122458CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Licenses



Certified Pest Control Operator license



State of Florida
Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF354187

DOYLE BATTEN

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.




WILTON SIMPSON
Commissioner of Agriculture

In Testimony Whereof, Witness this
signature at Tallahassee, Florida on June 28, 2024

Chief, Bureau of Licensing and Enforcement

DACS form 1780, Feb. 99



Our Team

Martin C. Berman

Founder & President

18 Years With Berman

20+ Years In the Industry



Introduction

As the President and Founder of Berman, Marty is the Chief Executive and oversees all of the company's strategy as well as the sales and marketing teams. He is responsible for the continued growth of Berman and also ensuring the company gives back to the communities where we operate.

Education and Certificates

- ✓ **Education** Drexel University, Construction Management
- ✓ **Certified** Safety Planner and Certified Safety Trainer
- ✓ **Licensed** General Contractor

Project Experience

- ✓ **Tavistock Development**, Mixed-use commercial and residential, Orlando, FL, One million square feet of space.
- ✓ **The Esplanade**, commercial mixed-use facility, West Palm Beach, FL, 100,000 square feet of space
- ✓ **Tupperware Corporate Campus**, commercial office, Orlando, FL, 50,000 square feet of space

Recognitions

- ✓ **Marty has been recognized** by industry leaders and currently speaks about facility management, customer service, and facility safety across the country.



A native of New Jersey, Samantha relocated to Florida in 2007 to join Berman and has since risen through the ranks to her current role as Senior Vice President. With a strong background in technical maintenance program management and janitorial operations, She plays a critical role in overseeing Berman's CDD maintenance operations, ensuring communities receive proactive, responsive, and high-quality service. In addition to leading Administration and Human Resources, Samantha serves as the senior executive for our Orlando market—guiding the strategic direction of our local operations and directly supporting our District Management Team to meet the evolving needs of CDD clients.

- ✓ Montecito CDD, Amenity Management and Field Maintenance
- ✓ Parker Road CDD, Amenity Management and Field Maintenance
- ✓ UF Research and Academic Center at Lake Nona Janitorial Services
- ✓ Tupperware Corporate Campus Facility Maintenance Services
- ✓ Tavistock Development Property Management services
- ✓ Bay Hill Country Club Security Services
- ✓ Bay Hill Community Association Property Management Services.



Eddie Padua brings over 15 years of diverse experience in event operations, building and facilities management, and project oversight, with a global perspective shaped by roles in Dubai, Australia, and the UK. His background includes leadership positions with Simon Property Group, coordination efforts for two Olympic Games, and recent facility work with the USTA. Eddie is highly skilled in managing community assets, vendor coordination, and delivering results in dynamic, fast-paced environments. His proven ability to oversee large-scale operations and respond effectively to the daily needs of residential communities makes him a strong asset to CDD field services and long-term maintenance planning.

- ✓ United States Tennis Association (National Campus)
- ✓ Tavistock Development, Operations
- ✓ Bellalago Security Services
- ✓ O'Connor Properties, over 900,000 square feet of combined space.
- ✓ ADNH Compass
- ✓ Simon Property Group
- ✓ Montecito CDD, Amenity Management and Field maintenance
- ✓ Parker Road CDD, Amenity Management and Field Maintenance

Brenda Vidal

Division Account
Manager Janitorial

35 Years In the Industry

Brenda is focused on delivering exceptional cleanliness and facility maintenance. She ensures that every space under her management is not only spotless but also meets the highest standards of safety and hygiene. Brenda is known for her reliable and friendly approach, fostering strong relationships with her team and clients. Her dedication to excellence and meticulous attention to detail ensures clean, welcoming environments that enhance overall client satisfaction.

- ✓ O'Connor Janitorial: 900,000 square feet of combined space
- ✓ Lake Nona Performance Club Janitorial 130,000 square feet of space
- ✓ Simcom Lake Nona Janitorial 95,000 square feet of space
- ✓ Lake Nona Town Center Janitorial, over one million square feet of space

Edgard Morales

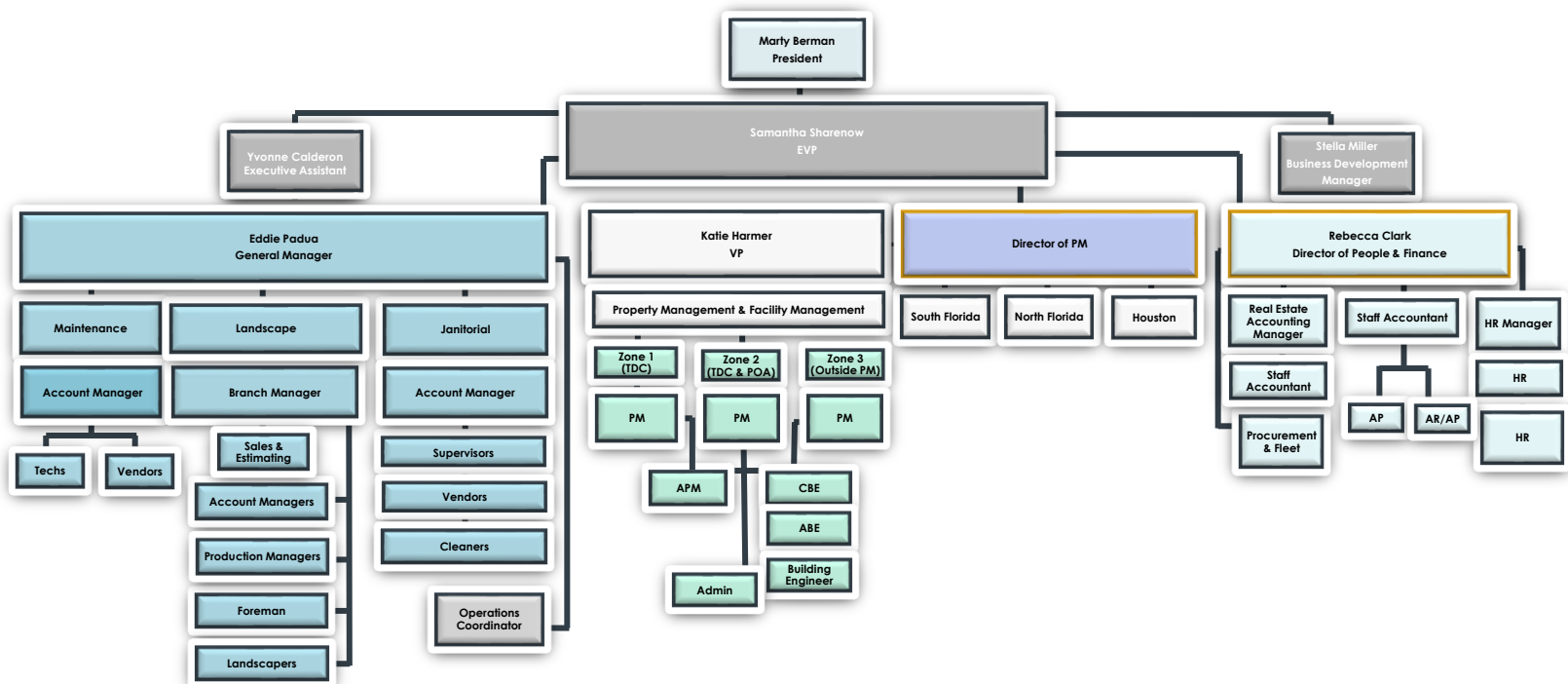
Maintenance Account
Manager

1 Years In the Industry

Edgard Morales serves as a Maintenance Account Manager, bringing a year of hands-on experience in coordinating and delivering high-quality facility maintenance services. Known for his strong communication and organizational skills, Edgar works closely with clients and field teams to ensure projects are completed efficiently and meet each property's specific needs. His proactive approach and attention to detail have quickly made him a reliable point of contact for both day-to-day service coordination and larger maintenance initiatives. Edgar is committed to client satisfaction and is always focused on delivering solutions that keep properties running smoothly.

- ✓ Myrtle Creek Improvement District
- ✓ Tavistock Development
- ✓ O'Connor Properties
- ✓ Montecito CDD
- ✓ Parker Road CDD

Organization Chart



Qualifications and Staff

Number of CDDs represented by the proposer:

Berman has extensive experience providing services to Community Development Districts (CDDs) and other amenity-focused communities throughout Florida. We currently represent multiple CDDs, including Parker Road CDD, Myrtle Creek Improvement District, and Montecito CDD. In addition to our CDD partnerships, we also deliver amenity services for large-scale communities such as Laureate Park. Our experience in these environments has allowed us to develop a deep understanding of the operational needs and high service expectations unique to residential communities and special districts.

Why Berman is Best Qualified to Perform the Scope of Amenities Management Services for Lakeshore Ranch:

Berman is uniquely qualified to manage the full scope of amenities services for Lakeshore Ranch due to our vertically integrated service model, deep experience with master-planned communities, and commitment to quality, responsiveness, and community engagement.

Berman currently services entire communities such as Lake Nona (17 square miles), giving us firsthand experience with high standards, complex amenity operations, and the needs of CDDs. Our self-performing capabilities in facility maintenance, janitorial, landscaping, pool, and security services allow for seamless coordination, quality control, and faster response times without the inefficiencies of multiple vendors. We assign a single point of contact to manage all services, providing ease of communication and accountability for the Board and residents.

We emphasize hospitality-level customer service in our amenity staff, ensuring they are not only trained in facility operations but also in fostering a welcoming and safe environment for residents and guests.

If there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications:

Berman will subcontract swimming pool maintenance services as part of the amenity management scope.

Subcontractor Qualifications:

- Fully licensed and insured to perform commercial pool services in the State of Florida
- Staff are Certified Pool Operators (CPO)
- Experienced in servicing public and CDD community pools

Berman will retain full oversight and management of the subcontractor to ensure all services are delivered in accordance with District standards and all applicable regulatory requirements.

Proposed Staffing Levels & Structure – Lakeshore Ranch CDD

OFFICERS

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Martin Berman	Founder & President	Provides executive oversight of all field management and maintenance services, ensuring quality, responsiveness, and alignment with the CDD's goals.	Orlando, FL
Samantha Sharnow	Executive Vice President	Oversees day-to-day field operations and supports strategic planning, ensuring maintenance and management services are delivered efficiently and meet the standards set for the CDD.	Orlando, FL
Eddie Padua	General Manager	Manages daily field activities, supervises on-site teams, and ensures timely, high-quality delivery of amenity services in alignment with the CDD expectations	Orlando, FL
Brenda Vidal	Janitorial Manager	Oversees daily cleaning operations across all CDD facilities, ensuring high standards of cleanliness, safety, and presentation. Manages janitorial staff, coordinates schedules, handles supply inventory, and ensures all services meet contract requirements and community expectations.	Orlando, FL

PERSONNEL

WHO WILL BE INVOLVED WITH THE WORK

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
TBD	Lifestyle Director-Amentiy manager	The Lifestyle Director will oversee daily amenity operations, including access control, light cleaning, supply management, programming, and patron support. They will also assist with vendor coordination, policy recommendations, inspections, and emergency planning.	Minimum 2 Years	Minimum 3 years
TBD	Amenities Attendants	Amenity attendants will be responsible for greeting patrons, monitoring access, performing light cleaning and clerical tasks, and reporting repair needs. They will also help with securing the amenities and assisting with events and activities.	Minimum 2 Years	Minimum 3 years
TBD	Summer Pool Maintenance Technician	Pool maintenance services will include operating and inspecting the filtration system, skimming, brushing, vacuuming, and testing water quality to meet health standards. They will perform maintenance three times per week, advise on needed repairs, and use pool chemicals as required, with certain items billed separately.	Minimum 2 Years	Minimum 3 years
TBD	Clubhouse & Bathroom Janitorial Staff	Janitorial services will include twice-weekly cleaning of the clubhouse and bathrooms, covering carpets, tiled areas, windows, restrooms, and dusting throughout. The proposer will also restock supplies as needed, maintain storage areas, and provide emergency cleaning, with cleaning products billed separately.	Minimum 2 Years	Minimum 3 years
TBD	General Amenity Maintenance & Repair Technician	A full-time maintenance person will handle general upkeep of all amenity areas, including cleaning and maintaining the pool deck, courts, playground, dog park, dock, interior and exterior buildings, and parking lot. Responsibilities also include minor repairs, landscaping support, and equipment upkeep, with supplies billed separately.	Minimum 2 Years	Minimum 3 years

Amenity Manager Qualifications and Experience:

The Amenity Manager will be assigned full-time to Lakeshore Ranch CDD, ensuring dedicated, on-site leadership and hands-on coordination of all amenity operations. This exclusive placement allows for proactive engagement with residents, immediate responsiveness to issues, and a consistent, high-quality experience for the community.

The Amenity Manager has previously overseen amenity operations for multiple CDDs, including Parker Road CDD, Montecito CDD, and Myrtle Creek Improvement District. These communities are similar in size, complexity, and resident engagement to Lakeshore Ranch, providing a strong foundation of relevant experience. Their prior work in these districts, which are located near the general region of the District, has equipped them with a clear understanding of the expectations and standards required by CDD communities.

With over three years of direct experience serving as an Amenity Manager, they bring well-rounded expertise in managing day-to-day facility operations, organizing resident events, overseeing amenity staff, and maintaining community amenities to a high standard. They are well-versed in fostering positive resident relations, coordinating with District representatives, and ensuring the smooth operation of all amenity spaces.

The proposed Amenity Manager holds a Certified Manager of Community Associations (CMCA) designation, a nationally recognized credential that demonstrates knowledge and professionalism in managing community assets and operations. In addition, Berman supports all Amenity Managers with ongoing training, resources, and regional oversight to ensure consistent performance aligned with industry best practices.

Site Visits and Vendor Meetings:

The Amenity Manager will be on-site full-time, providing daily oversight of all amenities at Lakeshore Ranch CDD. This ensures consistent, proactive management and immediate response to resident needs or facility concerns.

The Amenity Manager will also regularly coordinate with District vendors, meeting with them on a weekly basis or as needed depending on project scope or service schedules. These meetings will help ensure quality control, schedule adherence, and alignment with District expectations.

Site Visits and Vendor Meetings:

The Amenity Manager will be on-site full-time, providing daily oversight of all amenities at Lakeshore Ranch CDD. This ensures consistent, proactive management and immediate response to resident needs or facility concerns.

The Amenity Manager will also regularly coordinate with District vendors, meeting with them on a weekly basis or as needed depending on project scope or service schedules. These meetings will help ensure quality control, schedule adherence, and alignment with District expectations.

After-Hours Issue Response:

Any issues arising after business hours will be handled through Berman's 24/7 on-call support system. The Amenity Manager will provide clear instructions to residents on how to report urgent concerns outside of standard hours. These concerns are routed to Berman's dedicated on-call supervisor, who will evaluate the situation and dispatch the appropriate personnel if immediate attention is required.

This system ensures that Lakeshore Ranch CDD continues to receive responsive support even after hours, with Berman's team equipped to handle emergencies related to amenities, access control, safety, or facility maintenance.

Backup Plan for Amenity Manager Unavailability:

In the event the Amenity Manager is unavailable due to illness, vacation, or unforeseen circumstances, Berman has a comprehensive backup plan to ensure uninterrupted service. A qualified assistant manager or trained team member will step in temporarily to manage daily operations and maintain service continuity.

Additionally, Berman's regional management team remains closely involved and can provide immediate support or oversight as needed. This layered approach ensures that Lakeshore Ranch CDD's amenity services continue smoothly without disruption, maintaining the high standards residents expect.

Escalation Procedures and Contact Information:

Berman is committed to exceptional service and open communication. If any concerns arise regarding the assigned Amenity Manager or staff report them promptly.

Escalation Process:

Contact Eddie Padua, General Manager of Operations, for assistance with any concerns.

Contact Information:

Eddie Padua

Phone: 407-784-0601

Email: epadua@bermancorp.com



Relevant Experience



Project Experience: Parker Road CDD

Overview

Berman began working with Parker Road CDD, providing full-service amenity management and field maintenance. Our team is responsible for the daily upkeep of all common areas, including parks, trails, and stormwater ponds, as well as pool monitoring, janitorial, and resident support services.

Our amenity manager oversees operations onsite, coordinates community events, enforces facility rules, and acts as a direct liaison between residents and the District. In addition, our maintenance technician performs routine inspections and repairs, ensures landscape contractor accountability, and addresses resident concerns swiftly.

Berman's ability to self-perform services has provided the District with responsive, high-quality service and consistent cost control.

<https://parkerroadcdd.com/>

Project Details

Project Name:	Parker Road CDD
Client Contact:	Vivian Carvalho
Client Email/Phone:	407-723-5900
Service Period:	2025 – Current
Project Manager:	Eddie Padua

Services Provided

- ✓ Amenities Management
- ✓ Full-service Janitorial
- ✓ On-demand Repairs



Project Experience: Laureate Park

Overview

Throughout the state, Lake Nona is known for its top-notch communities, often listed among the most desirable in Florida.

As part of its overall agreement with Tavistock, Berman is responsible for the upkeep of the Laureate Park community and, particularly, its aquatic center.

Berman acts as an owner's representative for all of Lake Nona's property management and operations and ensures the community's high standards for innovation, technology, and aesthetics are met to deliver an unrivaled experience for all who live in, work in, or visit Lake Nona.

This center is quite unique. The resort-style Aquatic Center, located in Laureate Park Village Center, features a splash pool complete with zero-entry admission, deck jets, water cannons, and a 25-foot-tall dumping bucket for hours of fun in the sun.

Nearby, a tranquil pool with private cabanas and five junior Olympic lap lanes is perfect for relaxation.

Berman maintains all janitorial services for this center, along with landscaping and security, making sure the community's residents and their guests experience a true reflection of the brand of quality and cleanliness

experienced throughout Lake Nona.

<https://www.laureateparkhoa.com/aquatic-center.html>

Project Details

Project Name:	Laureate Park
Client Contact:	Denise Burgos
Client Email/Phone:	dburgos@artemislifestyles.com
Service Period:	2020 – Current
Project Manager:	Eddie Padua

Services Provided

- ✓ Amenities Management
- ✓ Full-service Janitorial
- ✓ On-demand Repairs



Project Experience: Bezos Academy

Overview

Berman began servicing the Orlando location of Bezos Academy, providing reliable field maintenance support across the campus. Our scope includes regular inspections, repairs, preventative maintenance, and immediate response to facilities-related concerns to ensure the school operates in a safe and welcoming environment for students and staff.

Our dedicated maintenance technician serves as the daily on-site point of contact, proactively identifying issues before they escalate and coordinating repairs efficiently. Services performed range from playground equipment upkeep and classroom fixture repairs to HVAC filter replacements and minor plumbing or electrical fixes.

Berman's hands-on, self-performing model ensures the Academy receives high-touch service with fast response times and consistent quality control.

<https://bezosacademy.org/schools/>

Project Details

Project Name:	Bezos Academy
Client Contact:	Aaron Bork.
Client Email/Phone:	aaron.bork@bezosacademy.org
Service Period:	2023 – Current
Project Manager:	Eddie Padua

Services Provided

- ✓ **On-demand Repairs**



Pricing

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

The proposer will provide staffing for all amenity grounds as follows:

The proposer will provide a full-time Lifestyle Director (the "Lifestyle Director"), and two part-time staff (which may be either employees or independent contractors of the proposer, at the sole discretion of the proposer) as may be necessary to operate the amenities. The amenities will be staffed according to a schedule of operations to be agreed upon by the parties.

The proposer will be responsible for the selection, training, payment and supervision of all amenities staff.

The proposer will use reasonable efforts to select personable, articulate, well-groomed and highly motivated individuals with capabilities to organize, promote and implement programs and services to amenity users. The proposer will use reasonable efforts to make sure the staff exemplifies the District's standards and goals. The amenity staff will wear standard uniforms with name tags issued and paid for as an operating expense by the proposer.

The level of staffing and hours of operation will be determined in advance by the District in its sole discretion.

As a condition to the hiring of a Lifestyle Director, the District will assist the Lifestyle Director in the development of all promotional and informational materials (including flyers, bulletins, calendars, etc.) in order to effectively promote the amenities. Such assistance may include the following:

Implement a feasible promotion plan for the amenities.

Train and supervise any personnel involved in the promotion of the programs.

Create and maintain an attractive bulletin board detailing upcoming recreation activities, programs and events.

Develop quarterly plans outlining in detail specific promotions, events, activities and anticipated expenditures.

Work to consistently promote the amenities to patrons and potential patrons.

The costs for such promotional materials will be borne by the District as an operating expense.

✓ **GENERAL
MANAGEMENT AND
OVERSIGHT**

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

The proposer will provide a full-time lifestyle director for the performance of the following duties associated with managing the amenities:

Greet patrons as they enter the amenities;

Ensure that the amenities are accessed only by approved patrons;

Monitor the use and condition of the amenities;

Provide light cleaning of the amenities; •Secure and check the amenities;

Respond to any necessary repairs and recommend to the District when repairs are needed;

Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the amenities;

Implement a maintenance and replacement program for equipment;

Identify trends in the recreation field;

Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions and operational improvements;

Prepare and oversee up-to-date policies for the amenities, and make suggestions for new or revised rules for the amenities when appropriate;

Consistently encourage and promote patron participation;

Assist the District in procuring and maintaining all licenses and permits required for amenity use;

Resolve any issues requiring attention on behalf of patrons; and

Conduct other related tasks as directed by the District.

Management of recycling receptacle in parking lot.

Programming Components. Proposer will create a wide array of leisure programs and activities for community residents that will be promoted through a monthly calendar of events and other promotional materials developed by the proposer and made available to all patrons.

Coordination with Outside Entities. The proposer will interact and coordinate with any other contractors or other entities engaged by the District to provide materials and/or services at the amenities, and the proposer will promptly notify the District of any matters requiring the District's attention. At the District's request, the proposer will assist with negotiating, purchasing and/or securing bids for contracted District services and facilitate such proposals for consideration by the District.

✓ LIFESTYLE DIRECTOR

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

Consultation. At the District's request, the proposer will assist with budgeting issues, policy recommendations and enforcement, safety/security recommendations, establishing rates and policies for the amenities and other matters of importance for the operation of the amenities in their ordinary course.

Attendance at Meetings. At the District's request, the Lifestyle Director will attend the District's monthly meetings and be prepared to report to the District's Board regarding the general management of the amenities, summarizing operations, programming, participation levels and any other areas pertinent to the operation of the amenities.

Amenity Maintenance Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the proposer will develop and implement, to the reasonable satisfaction of the District, an amenity maintenance plan setting forth a policy for the provision of the maintenance services described in this Agreement including a timetable for providing those services on a regular basis.

Emergency Action Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the proposer will develop and implement, to the reasonable satisfaction of the District, an Emergency Action Plan setting forth a policy for the amenities designed to protect staff and patrons from serious injury, property loss, or loss of life, in the event of an actual or potential major disaster, which may include, but not be limited to, any of the following: fire, tornado, earthquake, bomb threat, hazardous chemical spill, or other hazardous event.

Inspections. The proposer will conduct regular inspections of the amenities. The proposer will take action to report any irregularities to the District and will correct any irregularities in accordance with the terms of this Agreement.

Investigation and Report of Accidents/Claims. The proposer will promptly investigate and provide a written report as to all accidents or claims for damage relating to any of the amenities, including any damage or destruction of the property. The proposer will cooperate with and make any and all reports required by any insurance company or the District in connection therewith. The proposer will not file any claims with the District's insurance company without the prior consent of the District.

Adherence to District Rules, Regulations and Policies. The proposer's staff will be familiar with all District policies and procedures and will ensure that all persons using the amenities are informed with respect to the rules, regulations and notices. The Lifestyle Director has the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.

✓ LIFESTYLE DIRECTOR

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

✓ AMENITY ATTENDANTS

The proposer will provide for the performance of the following duties associated with managing the amenities:

Greet patrons when they are using the amenities;

Ensure that the amenities are accessed only by approved patrons;

Monitor the use and condition of the amenities;

Provide light cleaning of the amenities;

Secure and check the amenities;

Light clerical duties;

Respond to any necessary repairs and recommend to the Lifestyle Director when repairs are needed;

Assist with events and activities for the patrons.

✓ SWIMMING POOL MAINTENANCE SERVICES

The proposer will provide the following duties in order to maintain the amenity pool(s):

Operate filtration system and recirculation system, backwashing as needed. Clean all strainers, maintain pool at proper water level and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.

Manually skim, brush and vacuum pool(s).

Check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.

Conduct necessary tests for proper pool chemicals as required to maintain water quality within the requirements of Chapter 64E-9.004(d).

Advise the District of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "acts of God," or vandalism. Such repairs will be billed separately, upon approval of the District.

The proposer will follow the District's preset approval process and guidelines for minor repairs and maintenance.

Note: All pool chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination, will be used as needed and billed separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) will be billed separately.

Such maintenance will be performed three (3) times per week year around.

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

✓ **CLUBHOUSE AND
BATHROOM
JANITORIAL SERVICES**

- The proposer will provide the following duties in order to maintain the cleanliness of the amenity indoor space and bathroom areas:
 - Maintain the general appearance of all indoor spaces at all times.
 - Provide emergency maintenance services as necessary.
 - Vacuum carpet, dust, mop all tiled areas, clean windows and bathrooms, and clean tiled areas.
 - In addition to vacuuming, maintain carpeting by treating stained areas.
 - Bathroom cleaning includes all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers will be cleaned and filled when necessary. Paper product dispensers will be restocked as needed (costs of paper products and soap are not included).
 - Window cleaning includes window ledges and blinds.
 - Dusting includes window ledges, vents, furniture bases, shelves, picture frames, desks and tables.
 - Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
 - Storage closet will be kept in an orderly condition. Equipment and cleaning supplies will be properly stored.
 - Cleaning supplies and chemicals will be billed separately.
 - Such maintenance will be performed two (2) times per week year around.

Scope of Services

Berman shall provide staff to complete all services outlined below Lakeshore Ranch CDD.

The proposer will provide a full-time maintenance person to perform the following maintenance services:

Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s) and ensure they have gasoline, control algae growth around pool area and pressure wash area.

Playground and Picnic Areas: Check equipment and make any necessary repair, clean park equipment and maintain weed and algae control.

Tennis Court & Basketball Court: Pressure wash as needed, pick up any litter, empty waste receptacles and clean off courts.

Dog Park: Empty waste receptacles and pick up litter.

Dock: Control cobwebs, pressure wash as needed, empty receptacles, check and clean boating equipment.

Exterior of Building(s): Pressure washing, control cobwebs, touch up painting, and clean out wood-burning fireplace.

Interior of Building(s): Change A/C filters, replace light bulbs, control cobwebs, spot treat carpet, touch-up painting as needed, clean gym equipment, monitor doors and resolve any problems.

Parking Lot: Pick up litter and blow off debris.

Landscaping: Water all potted plants, pick up any debris around landscaping and replace landscape light bulbs.

Repairs: The proposer will follow the District's preset approval process and guidelines for minor repairs and maintenance.

Supplies and Equipment: All general maintenance supplies and equipment will be billed separately.

The proposer shall provide the anticipated time the proposer will need to perform the foregoing maintenance work per week to accomplish the foregoing services.

✓ **GENERAL AMENITY
MAINTENANCE &
REPAIR SERVICES**

Insurance

Berman acknowledges that we carry and maintain the required insurance coverage and limits as set forth in the RFP. We also acknowledge that Lakeshore Ranch CDD, its parent, and affiliated companies shall be listed as additional insured(s) by endorsement and loss payee (as applicable) with respect to the above policies (excepting Workers' Compensation) on a primary and non-contributory basis. There shall also be a waiver of subrogation in favor of all the Lakeshore Ranch CDD entities under all of the forgoing policies. Proof of Certificates of Insurance and applicable additional insured endorsements must be provided and updated prior to expiration.

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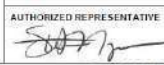
ACORD 25 (2016/03)

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Insurance

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	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:				
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE/AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		BA-1WS32805-25-42-G	1/19/2025	1/19/2026
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS				
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					
CERTIFICATE HOLDER			CANCELLATION		
			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
For Informational Purposes Only ACORD 25 (2016/03)			AUTHORIZED REPRESENTATIVE 		

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Sample Inspection Report

Sample

Los Academy

FL002 - Q1 - PM SITE VISIT

06/11/2022 12 PM

Identified 26 Issues

Roof - Inspection and condition - Fair

Assigned To : N/A

Comments :

- Request quote to soft wash and clear debris; drains were flushed on-site to confirm there were no blockages



Roof Debris And Drains

Assigned To : N/A

Comments : N/A





Playground - Canopies (3)

Assigned To : N/A

Comments :

- Quote requested to replace canopies with new, client to confirm specs



HVAC - Thermostats Operational

Assigned To : N/A

Comments :

- Quote requested to replace all TStats to newer models

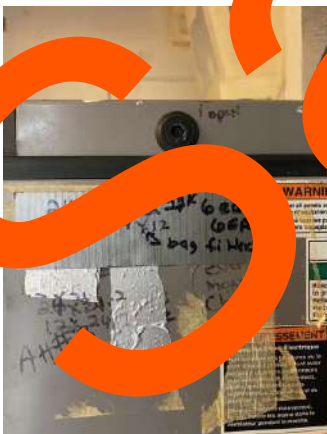


HVAC - System Operational

Assigned To : N/A

Comments :

- Full quarterly PM to be performed - filters, belts and motors Model: AP4800 1C serial: WIC8620917



Gutters and Downspouts - Clear of Debris/Clogs

Assigned To : N/A

Comments :



Fire Systems - Backflow and Hydrants

Assigned To : N/A

Comments :

- All inspected and no leaks; quote needed to repaint and refresh all



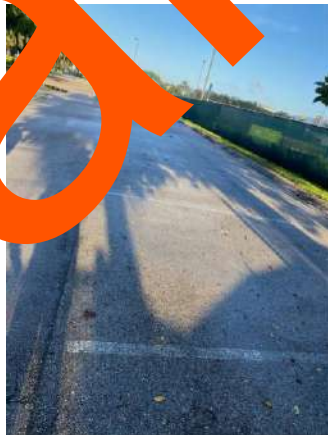
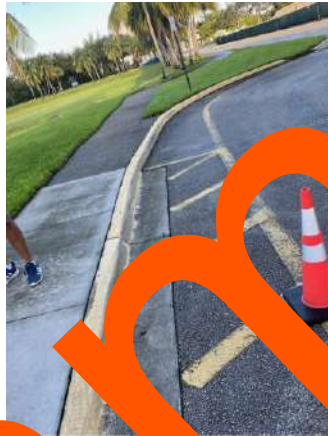


Site - Parking Lot Needs Restripe - Poor Condition

Assigned To : N/A

Comments :

- Quote needed to restripe throughout



Site - Parking Lot Curbs - Fair Condition

Assigned To : N/A

Comments :

- Quote needed to clean and repaint curbs throughout



Dumpster Area - Clean And Gate Operational

Assigned To : N/A

Comments :

- Debris around to be picked up regularly



Sanitation - Areas Around Downspouts Need To Be Pressure Washed

Assigned To : N/A

Comments : N/A



Emergency Lights (2) - Not Working

Assigned To : N/A

Comments :

- Quote needed to replace



Bathrooms - All Operational And Clean

Assigned To : N/A

Comments :

- No clogs or obstructions



Assigned To : N/A

Comments :

- Quote needed to replace p-traps in classrooms due to minor leaks



Bathroom - Floors Clean

Assigned To : N/A

Comments :

- Quote needed to recaulk toilet seal and recommend tile steam clean



Floor Classroom and Hallways In Good Condition

Assigned To : N/A

Comments : N/A



Fire Extinguishers - Certified 1/2023 (good until 1/2024)

Assigned To : N/A

Comments : N/A

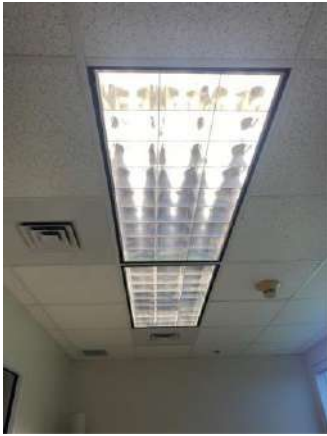


Lights - Several Out

Assigned To : N/A

Comments :

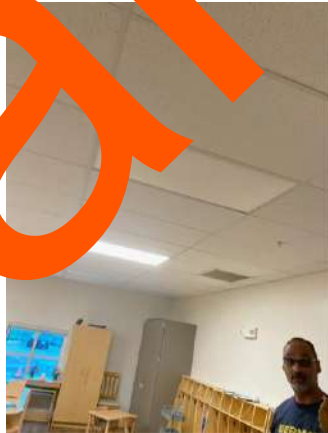
- Quite requested to replace around 40 fixtures from florescent to LED



Lights - Several Out

Assigned To : N/A

Comments : N/A



sample



Kitchen - All Piping Cleared And Piped Correctly

Assigned To : N/A

Comments : N/A



Ceiling - Broken Ceiling Grill

Assigned To : N/A

Comments :

- Quote to be replace



Playground - Fence Line Clear And Intact

Assigned To : N/A

Comments : N/A



Cameras - Operational and Clear of Debris

Assigned To : N/A

Comments : N/A



Building Exterior - Cobwebs and Spiders Observed

Assigned To :

Comments :

Quote to pressure wash exterior of building



Exit Sign - Out and Needs to Be Replaced

Assigned To : N/A

Comments : N/A



Bezos Boca Location - Entrance

Assigned To : N/A

Comments : N/A



Lakeshore Ranch CDD Amenity Management Services

The below is in accordance with the scope of work contained in this proposal.

SERVICE	COST	WHAT'S INCLUDED	NOTES
LIFESTYLE DIRECTOR	\$6,750.00- per month \$81,000.00- annually	Full-time, 40 hours per week	To include all tax, insurance, benefits and overhead
ASSISTANT FACILITY ATTENDANTS	\$5,460.00 - per month \$65,520.00- annually	Two (2) attendants, 56 hours per week, Sunday-Tuesday, Wednesday -Saturday	To include all tax, insurance, benefits and overhead
MAINTENANCE TECHNICIAN	\$5,416.67 - per month \$65,000.00- annually	CPO Certified, 3 times per week, Wednesday-Sunday	To include all tax, insurance, benefits and overhead All pool chemicals will be billed separately
CLUBHOUSE & BATHROOM JANITORIAL SERVICES	\$200.00- per month \$2,400.00- annually	Two (2) times per week year around.	Berman to provide all materials and labor All costs are subject to applicable sales tax Additional Janitorial can be requested as needed at a rate of \$21.00 per hour Consumables (Paper goods, chemicals, plastic bags etc.) supplied by the client or Berman at 10% extra cost

Other Items for Consideration

Special Contract Provisions and Notes

- Local and State Applicable Sales Tax shall be applied to all applicable services.
- Berman is a State of Florida licensed General Contractor and can be utilized for full-service repairs on the property. For basic repair services beyond the site porter, we utilize our in-house Berman repair technicians who arrive uniformed and in a Berman vehicle at a billable rate of \$65.00 per hour. Materials are billed at cost plus 10 percent. Emergency repairs completed after hours at the Owner's request will be billed the hourly rate x 1.5 (\$97.50)
- For advanced repairs including Electrical, Mechanical, Plumbing and Other Vendors, Berman shall propose work to be performed with a cost breakout to the owner on a formal proposal. Should an emergency repair vendor be required, Berman can utilize our extensive vendor database if the capabilities are beyond our in-house repair personnel.
- During hurricanes and other natural disasters, our response time may be delayed, however, we will automatically respond after a Category 1 or higher storm in the area of the property. We will respond to the site as soon as feasibly and safely possible. The Owner will be notified by a Berman representative of any damage assessment once the site is fully inspected. Berman can internally handle all debris removal and damage restoration. We are stocked with (roof tarps, generators, water removal equipment, drying and dehumidification equipment. Our stock is kept ready for the hurricane season and is not used except for our base contract clients. This ensures we will not be waiting for equipment or unable to get equipment in the event of a storm incident.
- Startup expenses for this contract are absorbed by Berman (Berman will maintain ownership of all tools and equipment onsite that Berman purchases for daily services).
- Berman shall remain in compliance with the regulations of the Office of Foreign Assets Control (OFAC).
- Berman shall hold Client harmless and indemnify.
- Berman shall as a condition of this contract provide a valid certificate of insurance with the client and property ownership entity named as additional insured.
- All Berman site employees shall have uniforms and photo ID as approved by the client. Currently, the standard uniform is khaki pants or shorts with a Berman shirt.





THANK YOU

Lakeshore Ranch CDD

EXHIBIT 24

AGENDA



Governmental Management Services

Serving Florida's Communities

August 4th, 2025

LakeShore Ranch Community Development District
c/o Mr. Michael Broadus, District Counsel
Straley Robin Vericker, P.A.
1501 W. Cleveland Street
Tampa, Florida 33606
Via email to mbroadus@srvlegal.com

RE: Proposal for Amenity Management Services

Dear Mr. Broadus:

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing Amenity Management Services to the LakeShore Ranch Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 275+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements, customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO

6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

Proposal For Amenity Management Services Prepared For The LakeShore Ranch Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

AMENITY
MANAGEMENT
SERVICES



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COMPANY INFORMATION

Governmental Management Services

("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Architects, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 275 Community Development Districts in 25 counties across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

**GMS - South
Florida**

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

**GMS -
Central Florida**

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 206
Tampa, Florida 34221

**GMS - North
Florida**

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137


We have additional satellite offices
throughout the State of Florida



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OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Hannah Henry
District Accounting



Brian Young
District Manager



Nicole Viverito
District Administration



Mick Sheppard
Field Operations
Manager

GMS-TAMPA
JASON GREENWOOD
MANAGING DIRECTOR

See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

DISTRICT MANAGEMENT :	DISTRICT ACCOUNTING :	DISTRICT ADMINISTRATION :	ASSESSMENT ADMINISTRATION :	DISTRICT AMENITY MANAGEMENT :	DISTRICT FIELD OPERATIONS :	DISTRICT FIELD MAINTENANCE :
<ul style="list-style-type: none">• JASON GREENWOOD• AMANDA FERGUSON• RICHARD SMITH• BRIAN YOUNG	<ul style="list-style-type: none">• SHARYN HENNING, CPA• HANNAH HENRY• SAVANNA SZOZDA• ALEXANDRA WOLFE, CPA	<ul style="list-style-type: none">• NICOLE VIVERITO• SUSAN YOUNG• REBECCA SANTOS• DORIS SANTOS	<ul style="list-style-type: none">• DARRIN MOSSING JR.• MICHAEL CORTESE• BRADFORD NELSON	<ul style="list-style-type: none">• BRIAN YOUNG & 14 OTHERS	<ul style="list-style-type: none">• CLAYTON SMITH• MICK SHEPARD	<ul style="list-style-type: none">• JEFF BACHELOR• GARETT DUBOIS• STEVEN WENTZ• & 3 OTHERS

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

37+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

8+ Years

- District Management
- Assessment Roll Administration

RICHARD MCGRATH

DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
- Report annually the number of registered voters in the District by June 1 of each year.
- Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
- Transmit Registered Agent information to DCA and local governing authorities.
- File Ordinance or Rule establishing the District to DCA.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr, Michael Cortese, and Bradford Nelson perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 14 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION

B.S. in Information Management,
Masters in Business Management and Accounting

EXPERIENCE

12 Years
• Accounting
• Financial Reporting

Hannah Henry has over 10 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

EDUCATION

B.A. in
International Business, George Washington University

EXPERIENCE

21 Years, CPA
• Accounting
• Financial Reporting

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Brian Young is the Director of Amenity Management in Tampa. He currently oversees amenity operations at Villages of Bloomingdale, Belmont, Forest Brooke, and Cypress Creek. In addition to Brian, there are various members of amenity staff working on-site and are available to assist with special events throughout the fiscal year that would be reviewed and approved annually by the Board of Supervisors.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

**UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED
BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:**

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



SAMPLE NEWSLETTER



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

Liz Camacho

Chair, Creek Preserve CDD
16854 Delia Street
Wimauma, FL 33598
(646) 725-6796
seat3@creekpreservecdd.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD
2925 Terra Ceia Bay Blvd., Unit 2904
Palmetto, FL 34221
(941) 705-6329
jerrybarkholz@gmail.com

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Academical Village	Broward	✓	✓	✓		✓
3	Acree	Duval	✓	✓	✓		
4	Amelia Concourse	Nassau	✓	✓	✓		✓
5	Amelia Walk	Nassau	✓	✓	✓		✓
6	Anabelle Island	Clay	✓	✓	✓		✓
7	Armstrong	Clay	✓	✓	✓		
8	Astoria	Polk	✓	✓	✓		✓
9	Auburn Lakes	Brevard	✓	✓	✓		
10	Bahia Mar	Broward	✓	✓	✓		
11	Ballentrae Hillsborough(Billing ne	Hillsborough	✓	✓	✓		✓
12	Bannon Lakes	St. Johns	✓	✓	✓		
13	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
14	Bartram Park	Duval	✓	✓	✓		
15	Bartram Springs	Duval	✓	✓	✓		
16	Bauer Drive	Miami-Dade	✓	✓	✓		
17	Bay Laurel Center	Marion	✓	✓	✓	✓	
18	Baytree	Brevard	✓	✓	✓		✓
19	Baywinds	Miami-Dade	✓	✓	✓		✓
20	Beacon Tradeport	Miami-Dade	✓	✓	✓		
21	Bella Collina	Lake	✓	✓	✓	✓	✓
22	Bella Tara	Osceola	✓	✓	✓		
23	Bellagio	Miami-Dade	✓	✓	✓		
24	Belmont	Hillsborough	✓	✓	✓		✓
25	Belmont- Interlocal	Hillsborough	✓	✓	✓		
26	Bent Creek	St. Lucie	✓	✓	✓		
27	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
28	Bonita Village	Lee	✓	✓	✓		
29	Bonnet Creek	Orange	✓	✓	✓		✓
30	Botaniko	Broward	✓	✓	✓		
31	Bradbury	Polk	✓	✓	✓		✓
32	Brandy Creek	St. Johns	✓	✓	✓		
33	Bridgewalk	Osceola	✓	✓	✓		✓
34	Bridgewater	Polk	✓	✓	✓		✓
35	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
36	Campo Bello	Miami-Dade	✓	✓	✓		
37	Candler Hills East	Marion	✓	✓	✓		
38	Canopy	Leon	✓	✓	✓		
39	Capital Region	Leon	✓	✓	✓		
40	Central Lake	Lake	✓	✓	✓	✓	
41	Centre Lake	Miami-Dade	✓	✓	✓		✓
42	ChampionsGate	Osceola	✓	✓	✓		
43	ChampionsGate Condominium Pre	Osceola	✓	✓	✓		
44	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
45	Chapel Creek	Pasco	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Cheswick South	Clay	✓	✓	✓		
47	City of Coral Gables**	Miami-Dade	✓	✓			
48	Coastal Ridge	Duval	✓	✓	✓		
49	Coconut Cay	Miami-Dade	✓	✓	✓		✓
50	Cocoplum Lights	Miami-Dade	✓	✓			
51	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
52	Copper Creek	St. Lucie	✓	✓	✓		✓
53	Copper Oaks	Lee	✓	✓	✓		
54	Coquina Shores	Flagler	✓	✓	✓		
55	Coral Bay	Broward	✓	✓	✓		✓
56	Coral Keys Homes	Miami-Dade	✓	✓	✓		
57	Cordova Palms	St. Johns	✓	✓	✓		✓
58	County Road 33	Polk	✓	✓	✓		
59	Creek Preserve	Hillsborough	✓	✓	✓		✓
60	Creekside	St. Lucie	✓	✓	✓		
61	Crossings	Osceola	✓	✓	✓		✓
62	Crossroads Village Center	Polk	✓	✓	✓		
63	Crosswinds East	Polk	✓	✓	✓		✓
64	Crystal Cay	Miami-Dade	✓	✓	✓		
65	Cypress Bluff	Duval	✓	✓	✓		
66	Cypress Cove	Broward	✓	✓	✓		✓
67	Cypress Park Estates	Polk	✓	✓	✓		✓
68	Cypress Ridge	Hillsborough	✓	✓	✓		✓
69	Darby	Duval	✓	✓	✓		
70	Davenport Road South	Polk	✓	✓	✓		✓
71	Davis Reserve	Polk	✓	✓	✓		✓
72	Deer Island	Lake	✓	✓	✓		✓
73	Deer Run	Flagler	✓	✓	✓		✓
74	Dewey Robbins	Lake	✓	✓	✓		
75	Double Branch	Clay	✓	✓	✓		
76	Dowden West	Orange	✓	✓	✓		✓
77	Downtown Doral	Miami-Dade	✓	✓	✓		
78	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
79	Dunes	Flagler	✓	✓	✓		
80	Dupree Lakes	Pasco	✓	✓	✓		✓
81	Durbin Crossings	St. Johns	✓	✓	✓		
82	Eagle Hammock	Polk	✓	✓	✓		✓
83	Eagle Pointe	Manatee	✓	✓	✓		✓
84	East 547	Polk	✓	✓	✓		✓
85	Eden Hills	Polk	✓	✓	✓		✓
86	Elevation Pointe	Orange	✓	✓	✓		
87	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
88	Epcore	Miami-Dade	✓	✓	✓		
89	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
90	Eureka Grove	Miami-Dade	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Falcon Trace	Orange	✓	✓	✓		✓
92	Forest Brooke	Hillsborough	✓	✓	✓		✓
93	Founders Ridge	Lake	✓	✓	✓		
94	Fronterra (Starts Oct 1)	Collier	✓	✓	✓		
95	Gardens at Hammock Beach	Flagler	✓	✓	✓		
96	GIR East	Osceola	✓	✓	✓		
97	Golden Gem	Lake	✓	✓	✓		
98	Grand Oaks	St. Johns	✓	✓	✓		
99	Grande Pines	Orange	✓	✓	✓		✓
100	Green Corridor	Multiple	✓	✓			
101	Griffin Lakes	Broward	✓	✓	✓		✓
102	Hamilton Bluff	Polk	✓	✓	✓		
103	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
104	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
105	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
106	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
107	Hammock Reserve	Polk	✓	✓	✓		✓
108	Harbor Bay	Hillsborough	✓	✓	✓		
109	Hartford Terrace	Polk	✓	✓	✓		✓
110	Hemingway Point	Broward	✓	✓	✓		✓
111	Heritage Park	St. Johns	✓	✓	✓		✓
112	Heron Isles	Nassau	✓	✓	✓		
113	Hickory Tree	Osceola	✓	✓	✓		
114	Hicks Ditch	Lake	✓	✓	✓		
115	Highland Meadows	Polk	✓	✓	✓		✓
116	Highland Meadows West	Polk	✓	✓	✓		✓
117	Holly Hill Road East	Polk	✓	✓	✓		✓
118	Hollywood Beach 1	Broward	✓	✓	✓		
119	Horseshoe Creek	Polk	✓	✓	✓		
120	Hunt Club Grove	Polk	✓	✓	✓		✓
121	Indigo	Volusia	✓	✓	✓		
122	Indigo East	Marion	✓	✓	✓		
123	Islands of Doral III	Miami-Dade	✓	✓	✓		
124	Isle of Bartram Park	St. Johns	✓	✓	✓		
125	Jennings Farms HOA	Clay	✓				
126	Kepler Road	Volusia	✓	✓	✓		
127	Kingman Gate	Miami-Dade	✓	✓	✓		✓
128	Kings Bay Security Guard Station	Miami-Dade	✓	✓			
129	Knightsbridge	Osceola	✓	✓	✓		✓
130	Lake Ashton	Polk	✓	✓	✓		
131	Lake Ashton II	Polk	✓	✓	✓		
132	Lake Deer	Polk	✓	✓	✓		✓
133	Lake Emma	Lake	✓	✓	✓		✓
134	Lake Harris	Lake	✓	✓	✓		✓
135	Lake Lizzie	Osceola	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lake Mattie Preserve	Polk	✓	✓	✓		
137	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
138	Lakeside Plantation	Sarasota	✓	✓	✓		
139	Landings	Flagler	✓	✓	✓		
140	Landings At Miami Beach	Miami-Dade	✓	✓	✓		
141	Lawson Dunes	Polk	✓	✓	✓		✓
142	Live Oak Lake	Osceola	✓	✓	✓		✓
143	Lucaya	Lee	✓	✓	✓		
144	Lucerne Park	Polk	✓	✓	✓		✓
145	Mainstreet at Coconut Street	Miami-Dade	✓	✓	✓		
146	Majorca Isles	Miami-Dade	✓	✓	✓		
147	Mayfair	Brevard	✓	✓	✓		
148	McJunkin At Parkland	Broward	✓	✓	✓		
149	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
150	Mediterranea	Palm Beach	✓	✓	✓		
151	Metropica	Broward	✓	✓	✓		
152	Middle Village	Clay	✓	✓	✓		
153	Mirada (Lee)	Lee	✓	✓	✓		
154	Mirada (Pasco)	Pasco	✓	✓	✓		✓
155	Narcoossee	Orange	✓	✓	✓		✓
156	Newtown Road	Miami-Dade	✓	✓	✓		
157	North Boulevard	Polk	✓	✓	✓		✓
158	North Dade	Miami-Dade	✓	✓	✓		
159	North Powerline Road	Polk	✓	✓	✓		✓
160	North Springs	Broward		✓	✓	✓	
161	Northern Riverwalk	Palm Beach	✓	✓	✓		
162	Oakridge	Broward	✓	✓	✓		
163	Ocean Gate	Miami-Dade	✓	✓	✓		
164	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
165	Old Hickory	Osceola	✓	✓	✓		✓
166	Orchid Grove	Broward	✓	✓	✓		✓
167	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
168	OTC	Duval	✓	✓	✓		
169	Palm Coast Park	Flagler	✓	✓	✓		
170	Palm Glades	Miami-Dade	✓	✓	✓		✓
171	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
172	Park Creek	Hillsborough	✓	✓	✓		✓
173	Parkside Trails	Lake	✓	✓	✓		
174	Peace Creek	Polk	✓	✓	✓		✓
175	Peace Creek Village	Polk	✓	✓	✓		✓
176	Pine Air Lakes	Collier	✓	✓	✓		✓
177	Pine Bay Estates Security Roving &	Miami-Dade	✓	✓			
178	Pine Isles	Miami-Dade	✓	✓	✓		
179	Pine Ridge Plantation	Clay	✓	✓	✓		
180	Poinciana	Polk	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Poinciana West	Polk	✓	✓	✓		✓
182	Pollard Road	Polk	✓	✓	✓		
183	Portofino Isles	St. Lucie	✓	✓	✓		
184	Portofino Landings	St. Lucie	✓	✓	✓		✓
185	Portofino Shores	St. Lucie	✓	✓	✓		✓
186	Portofino Springs	Lee	✓	✓	✓		
187	Portofino Vineyards	Lee	✓	✓	✓		
188	Portofino Vista	Osceola	✓	✓	✓		
189	Preston Cove	Osceola	✓	✓	✓		✓
190	Princeton Commons	Miami-Dade	✓	✓	✓		
191	Quail Roost	Miami-Dade	✓	✓	✓		✓
192	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
193	Randal Park	Orange	✓	✓	✓		✓
194	Randal Park POA *	Orange	✓	✓			
195	Randal Park THOA *	Orange	✓	✓			
196	Randal Walk HOA-	Orange	✓	✓			
197	Remington	Osceola	✓	✓	✓		✓
198	Reserve	St. Lucie	✓	✓	✓	✓	
199	Reserve II	St. Lucie	✓	✓	✓		
200	Residences at Tohoqua Community	Osceola	✓	✓			
201	Reunion East	Osceola	✓	✓	✓		✓
202	Reunion West	Osceola	✓	✓	✓		✓
203	Rhodine Road North	Hillsborough	✓	✓	✓		✓
204	Ridges at Apopka	Orange	✓	✓	✓		✓
205	Ridgewood Trails	Clay	✓	✓	✓		
206	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
207	Riverbend	Hillsborough	✓	✓	✓		
208	Rivercrest	Hillsborough	✓	✓	✓		✓
209	Rivers Edge	St. Johns	✓	✓	✓		
210	Rivers Edge II	St. Johns	✓	✓	✓		
211	Rivers Edge III	St. Johns	✓	✓	✓		
212	Riverwalk	Orange	✓	✓	✓		✓
213	Rolling Hills	Clay	✓	✓	✓		
214	Rolling Oaks	Osceola	✓	✓	✓		✓
215	Sabal Palm	Broward	✓	✓	✓		✓
216	Sampson Creek	St. Johns	✓	✓	✓		
217	San Simeon	Miami-Dade	✓	✓	✓		✓
218	Sandmine Road	Polk	✓	✓	✓		✓
219	Sawyer's Landing	Miami-Dade	✓	✓	✓		
220	Scenic Highway	Polk	✓	✓	✓		✓
221	Scenic Terrace North	Polk	✓	✓	✓		✓
222	Scenic Terrace South	Polk	✓	✓	✓		✓
223	Seaton Creek Reserve	Duval	✓	✓	✓		✓
224	Sedona Point	Miami-Dade	✓	✓	✓		
225	Seminole Palms of Flager*	Flagler	✓	✓			

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Shingle Creek	Osceola	✓	✓	✓		✓
227	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
228	Siena North	Miami-Dade	✓	✓	✓		
229	Silver Palms	Miami-Dade	✓	✓	✓		
230	Six Mile	Clay	✓	✓	✓		✓
231	Snapper Creek Lakes Security Guard	Miami-Dade	✓	✓			
232	Solterra	Miami-Dade	✓	✓	✓		
233	South Village	Clay	✓	✓	✓		
234	South-Dade Venture	Miami-Dade	✓	✓	✓		
235	St. Augustine Lakes	St. Johns	✓	✓	✓		
236	Stillwater	St. Johns	✓	✓	✓		
237	Stoneybrook South	Osceola	✓	✓	✓		✓
238	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
239	Stoneybrook West	Orange	✓	✓	✓		✓
240	Storey Creek	Osceola	✓	✓	✓		✓
241	Storey Drive	Orange	✓	✓	✓		✓
242	Storey Park	Orange	✓	✓	✓		✓
243	Summit View	Pasco	✓	✓	✓		✓
244	Summit View II	Pasco	✓	✓	✓		
245	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
246	Talis Park	Collier	✓	✓	✓		✓
247	Tapestry	Osceola	✓	✓	✓		✓
248	Terra Bella	Pasco	✓	✓	✓		✓
249	Tesoro	St. Lucie	✓	✓	✓		✓
250	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
251	TIFA	Brevard	✓	✓	✓		
252	Tison's Landing	Duval	✓	✓	✓		
253	Tohoqua	Osceola	✓	✓	✓		✓
254	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
255	Tohoqua Master Association *	Osceola	✓	✓			
256	Tohoqua Reserve *	Osceola	✓	✓			
257	Tolomato	St. Johns	✓	✓	✓		
258	Towne Park	Polk	✓	✓	✓		✓
259	Townhomes at Tohoqua *	Osceola	✓	✓			
260	Tranquility	Brevard	✓	✓	✓		
261	Turnbull Creek	St. Johns	✓	✓	✓		
262	Turtle Run	Broward	✓	✓	✓		✓
263	Valencia Water Control District	Orange	✓	✓	✓		
264	Veranda Landing	St. Lucie	✓	✓	✓		
265	Verano #1	St. Lucie	✓	✓	✓		
266	Verano #2	St. Lucie	✓	✓	✓		
267	Verano #3	St. Lucie	✓	✓	✓		
268	Verano #4	St. Lucie	✓	✓	✓		
269	Verano #5	St. Lucie	✓	✓	✓		
270	Verano Center	St. Lucie	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2025-06-30	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Viera East	Brevard	✓	✓	✓		
272	Villa Portofino East	Miami-Dade	✓	✓	✓		
273	Villa Portofino West	Miami-Dade	✓	✓	✓		
274	Villages of Biscayne Park**	Miami-Dade	✓	✓			
275	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
276	Villages of Westport	Duval	✓	✓	✓		
277	Villamar	Polk	✓	✓	✓		✓
278	Water Tank Road	Polk	✓	✓	✓		
279	Water's Edge	Manatee	✓	✓	✓		✓
280	Waterford Estates	Charlotte	✓	✓	✓		
281	Waterleaf	Hillsborough	✓	✓	✓		
282	Waterstone	St. Lucie	✓	✓	✓		
283	Weiberg Road	Polk	✓	✓	✓		
284	Wellness Ridge	Lake	✓	✓	✓		✓
285	Westside	Osceola	✓	✓	✓		✓
286	Westside Haines City	Polk	✓	✓	✓		
287	Westview North	Miami-Dade	✓	✓	✓		✓
288	Westwood OCC	Orange	✓	✓	✓		
289	White Clay	Polk	✓	✓	✓		
290	Wilford Preserve	Clay	✓	✓	✓		✓
291	Willow Creek	Brevard	✓	✓	✓		✓
292	Willow Creek II	Brevard	✓	✓	✓		
293	Willowbrook	Polk	✓	✓	✓		
294	Wind Meadows South	Polk	✓	✓	✓		✓
295	Windsor at Westside	Osceola	✓	✓	✓		✓
296	Windsor Cay	Lake	✓	✓	✓		✓
297	Windward	Osceola	✓	✓	✓		✓
298	Woodland Crossing	Sumter	✓	✓	✓		
299	Woodland Ranch Estates	Polk	✓	✓	✓		
300	Woodlands Section 9	Broward	✓	✓	✓		
301	Wynnfield Lakes	Duval	✓	✓	✓		
302	Wynnmere West	Hillsborough	✓	✓	✓		✓
303	Yarborough Lane	Polk	✓	✓	✓		
304	Zephyr Ridge	Pasco	✓	✓	✓		✓
305							
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CLIENT LISTING

RISK MANAGEMENT

REQUIREMENTS

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/27/2025			
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220			CONTACT NAME: Holly Howe PHONE (A/C No. Ext): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com				
INSURED Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763			INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: Hiscox Insurance Company INSURER C: RetailFirst Insurance Company INSURER D: Progressive Express Insurance Company INSURER E: INSURER F:				
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WARD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		WS644121	02/27/2025	02/27/2026	EACH OCCURRENCE \$1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PERSONAL & ADV INJURY \$1,000,000	
	OTHER:					GENERAL AGGREGATE \$2,000,000	
						PRODUCTS - COMPI/OP AGG \$2,000,000	
D	AUTOMOBILE LIABILITY		983975225	07/16/2024	07/16/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000	
<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
<input type="checkbox"/> ALL OWNED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$	
<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB					EACH OCCURRENCE \$	
	EXCESS LIAB					AGGREGATE \$	
	DED	RETENTION \$				\$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		0520-59463	09/01/2024	09/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N				E.L. EACH ACCIDENT \$1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$1,000,000	
						E.L. DISEASE - POLICY LIMIT \$1,000,000	
B	Professional		MPL4245121.24	09/05/2024	09/05/2025	Each Claim \$1,000,000 Aggregate \$1,000,000	
<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</p> <p>Certificate holder is additional insured with respect to the general liability when required by written contract.</p>							
CERTIFICATE HOLDER			CANCELLATION				
Lakeshore Ranches CDD 4530 Eagle Falls Place Tampa, FL 33619			<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <ME></p>				

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibit "A"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



EXHIBIT "A" – AMENITY MANAGEMENT FEE SCHEDULE

Amenity Management Services Descriptions	GMS Fees
<p>Amenity Management Services</p> <ul style="list-style-type: none"> Amenity Center Open 7 Days A Week Year-Round Annual Fee paid in equal monthly payments As Defined In the Exhibit "A" -Scope Of Services <p>Lifestyle Amenity Services</p> <ul style="list-style-type: none"> One (1) On-Site Full-Time Amenity Director <p>Amenity Attendants</p> <ul style="list-style-type: none"> On-Site Part-Time Amenity Attendants to support amenity center staffing and events not to exceed 1,096 hours per year, charged as incurred. <ul style="list-style-type: none"> Any budget overage for extra events will be discussed with the Board for preapproval. Additional Event Hours are available and invoiced at \$25.00/Hour, pending District Manager or Board Approval. 	<p>\$122,057</p>
<p>The GMS Proposed Fees</p> <p>For The</p> <p>LakeShore Ranch Community Development District</p>	<p>\$112,057</p>
<p>Facility Maintenance</p> <ul style="list-style-type: none"> Recommend moving to a maintenance task referral model GMS has a fully licensed and local maintenance department for such requests made at the request of the Field Operations Manager, the District Manager, or the Board of Supervisors. 	<p>\$50/Hour + Reimbursable Expenses Not To Exceed Annual Budget</p>
<p>Swimming Pool Maintenance Services</p> <ul style="list-style-type: none"> Recommend the District contract with a professional and licensed Pool Maintenance Organization. 	<p>Not Applicable</p>
<p>Clubhouse and Bathroom Janitorial Services</p> <ul style="list-style-type: none"> Recommend the District contract with a professional and licensed janitorial organization for 2 times a week service. GMS Amenity staff will perform light janitorial service between scheduled sessions. 	<p>Not Applicable</p>

TO THE BOARD OF SUPERVISORS OF THE **LakeShore Ranch CDD**



**SERVING
FLORIDA'S
COMMUNITIES**

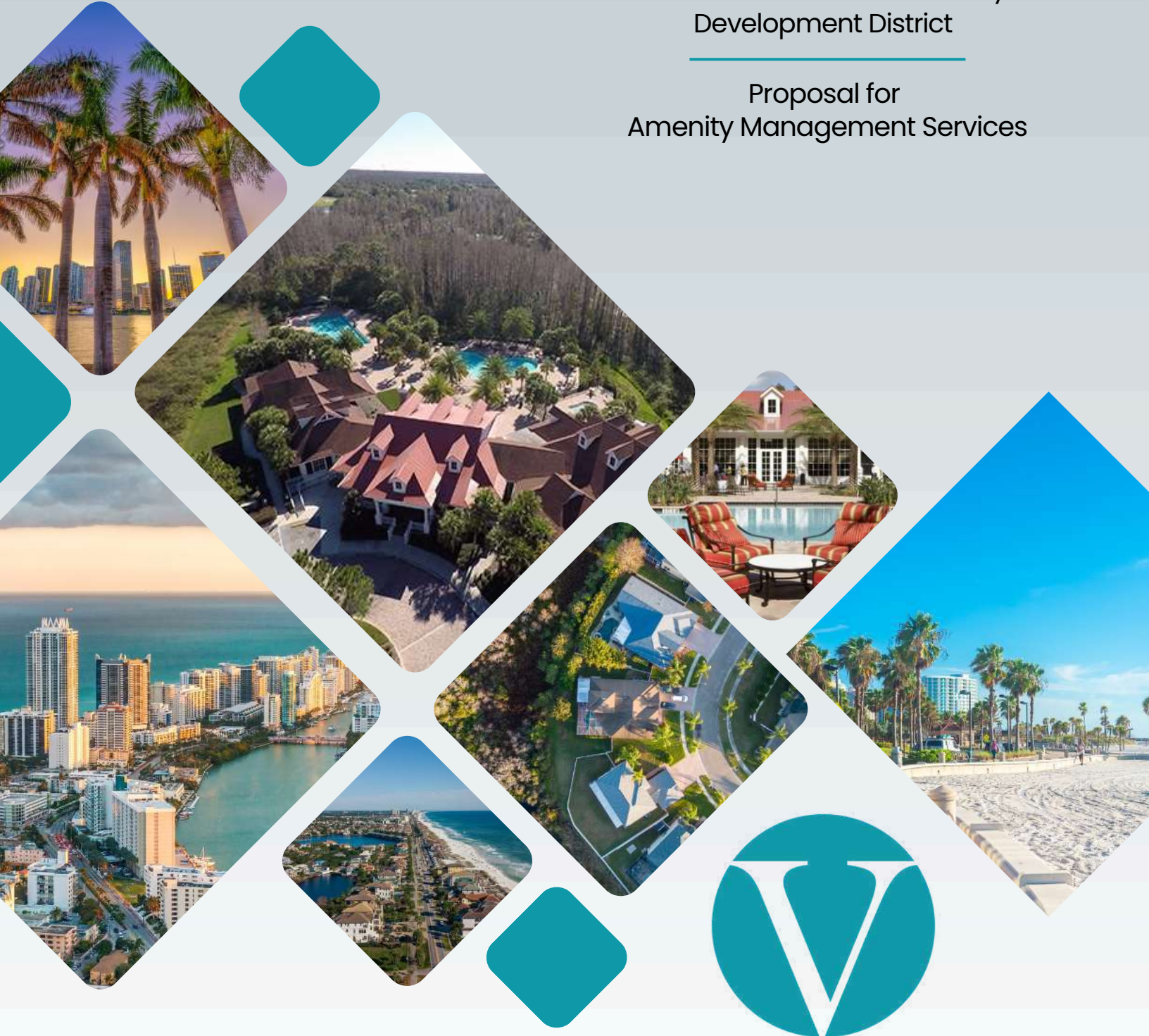


EXHIBIT 25

AGENDA

Lakeshore Ranch Community
Development District

Proposal for
Amenity Management Services



Vesta Property Services, Inc.
Your Community, Our Commitment

1020 E Brandon Blvd. Ste 207
Brandon, FL 33511



FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST
A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

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About Us	5	Lifestyle/Resident	18
Capabilities	6	Scope of Services	20
Personnel	8	Pricing	25
Proposer Information	12		



August 4, 2025

Dear Board of Supervisors,

Thank you for the opportunity to continue to serve the Lakeshore Ranch community. Vesta Property Services is honored to have managed your amenities for the past ten years, and we are excited to submit our updated proposal as we look to deepen our partnership with the Board and residents of Lakeshore Ranch.

Over the years, we have developed a strong understanding of your community's values, expectations, and unique operational needs. This experience allows us to offer not only consistency and stability, but also new strategies for continuous improvement and elevated service delivery.

Vesta brings to this proposal:

1. Proven Onsite Experience

Our history at Lakeshore Ranch means we are already embedded in your culture and operations. We are ready to build on this foundation with refined reporting processes, better efficiencies, and an even greater focus on enhancing the resident experience.

2. Commitment to Excellence


Through our established Quality Assurance systems — many of which are detailed in the enclosed proposal — we ensure reliable, consistent performance and a proactive approach to management.

3. Depth of Regional Support

Our dedicated regional team, led by Regional President Ginger Anzalone, continues to provide hands-on leadership and guidance to your onsite staff, helping ensure long-term success and alignment with the Board's priorities.

We greatly value our relationship with your community and welcome the opportunity to earn your continued trust.



Sincerely,

Ginger Anzalone
President



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors :**

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

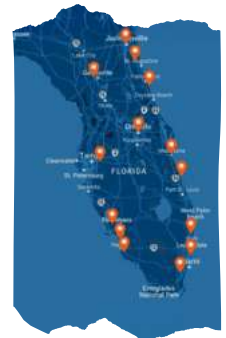
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida. Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



AMENITY & LIFESTYLE CAPABILITIES

Property and Amenity Management Services

Full-service management and staffing of community clubhouses, amenities, common areas and other infrastructure; robust Board and resident communication and support; and complete facilities maintenance services and project management.



Fitness & Spa Management

Turnkey operations on behalf of planned-community fitness and spa facilities, as well as related programming and other ancillary services.



Lifestyle Programming

Vesta develops and carries out creative and vibrant activities, programs, and special events for our residents of all demographics and interests, including competitive youth athletics leagues.



Aquatics & Tennis Operations

A range of services including staffing, certification, and training; Waterpark and Tennis Complex management and maintenance; and instruction for all ages and levels of proficiency.



Food & Beverage Management

Turnkey operations of F&B venues ranging from poolside snack bars and clubhouse cafes to full-service restaurants and fine dining establishments, and catering to complement outstanding special events.

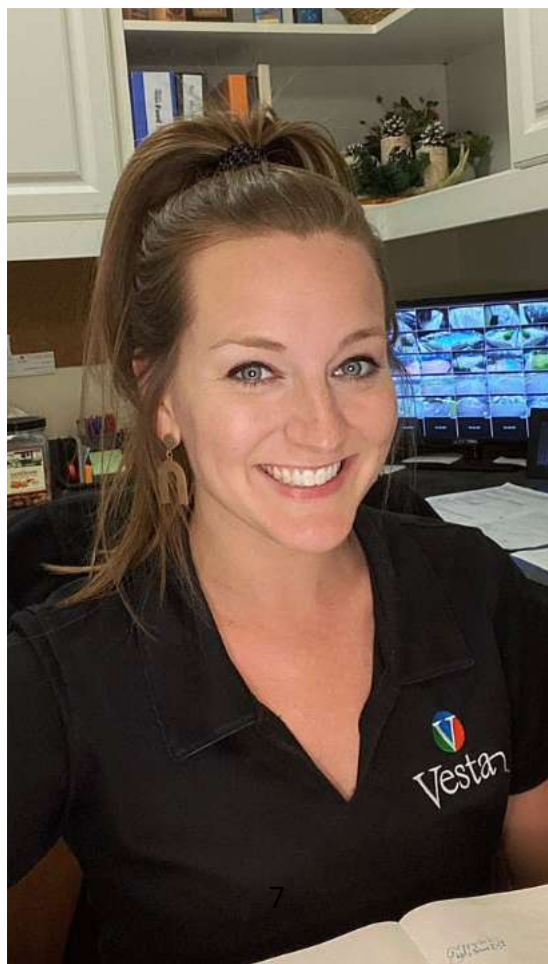




“

We changed to Vesta in December, 2021 and couldn't be happier; wow, what a difference in everything from our Repairs to Special Events! They are on top of everything that needs to be done; Vesta treats our property with the utmost care and dedication to doing it right.

Sheila Papplebon, past Board Supervisor; Beach CDD (Tamaya)





PERSONNEL



LAKESHORE RANCH LEADERSHIP TEAM

Lori Karpay

Proposed Clubhouse & Amenities Manager



Lori R. Karpay serves as the Clubhouse & Amenities Manager for Lakeshore Ranch in Tampa, FL, through Vesta Property Services, where she has worked for over five years. A licensed Community Association Manager (CAM) and notary public, Lori oversees the planning and execution of all community events while managing the clubhouse's overall operations, including budgeting for supplies, maintenance, marketing, and special events. The LakeShore Ranch community includes 672 single-family homes, and Lori plays a vital role in ensuring the amenities and clubhouse meet residents' needs and expectations.

Her responsibilities span a wide range of areas, such as supervising staff, onboarding new residents, coordinating maintenance projects, and working closely with the CDD Board and District Manager. She attends monthly board meetings, presents detailed amenities reports, creates community newsletters, and maintains operational records like GL balances and staff hours. Lori is proficient in various software tools including Microsoft Office Suite, Adobe Acrobat, AlphaCard, Doorking, and Paycom. Her strong communication skills and dedication have made her an essential asset to both the community and the Vesta team.

“ Since 2008 when our amenity centers opened, Vesta has been very committed to providing a safe and friendly environment while ensuring our residents enjoy their time there.

The parties, events, newsletters, residents' mobile app, and other social media communications all keep our residents engaged and well-informed all year.

VESTA REGIONAL SUPPORT TEAM

Julie Cortina Regional Vice President



Julie serves as a Regional Vice President for Vesta on the West Coast of Florida. She has many years of experience in operations and management including opening a state-of-the-art catering company and managing a well-known community in the Tampa area. She spent many years working as a Civilian with the Dept. of Defense and assisted opening three dining facilities in Afghanistan.

Julie oversees several different kinds of communities for Vesta ranging from family-friendly to Active Adult and community clubs where food and beverage management is required. She oversees an array of services that encompass amenity management, maintenance, food and beverage services, community programming and large groups of employees. Julie is a graduate of Loyola University, has a Master's Degree in Hospitality from NYU, and is a Certified Executive Chef from the Culinary Institute of America.

Steven Giovanniello Regional General Manager



Steven is a Regional General Manager on the West Coast of Florida, overseeing and assisting multiple HOA and CDD client-communities.

He established his career by working various roles in hospitality and operations management, in both Manhattan and the Greater Tampa Bay Area. Steven spent the first 15 years of his career working throughout hotels and food & beverage establishments in roles such as: Front Office Manager, Assistant Director of Housekeeping, Restaurant Manager, and Hotel General Manager.

His experience also included being part of two hotel opening teams. Steven joined Vesta in 2021 to focus on amenities, F&B, and project management. Steven also supports lifestyle programming, hosting large-scale community events, and building a strong, team-oriented culture through board, manager, and employee relations.

VESTA REGIONAL SUPPORT TEAM

Ginger Anzalone Regional President



Ginger oversees all community management operations from Central to Northeast Florida. Her specialties include governance board relations, facilities management, programming and maintenance, personnel management, and budgetary supervision. She has more than 25 years of experience as an active adult program specialist involving full food and beverage operations, contracted entertainment, spa and fitness operations, online visibility, and marketing services. She also has extensive experience in large clubhouse development, and program design and implementation.

Ginger was awarded the prestigious Pinnacle Award by the ICAA, given to the Top 5 Presidents in North America and commending leaders who have demonstrated outstanding dedication to fostering thriving wellness cultures and improving the lives of the residents.

Dan Armstrong Chief Financial Officer



Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.

PROPOSAL FORMS

GENERAL PROPOSER INFORMATION

- Proposer General Information:

Proposer Name: Vesta Property Services, Inc.

Address: 245 Riverside Avenue #300

City Jacksonville State Florida Zip Code 32202

Telephone (904) 355-1831 Fax no. (904) 204-2469

1st Contact Name: Julie Cortina Title: Regional Vice President

2nd Contact Name: Steven Giovanniello Title: Regional General Manager

Parent Company Name (if any) PMG Holdings

Street Address 5401 N. Central Expressway #290

P. O. Box (if any)

City Dallas State TX Zip Code 75205

Telephone (214) 272-4074 Fax no. (214) 751-2397

1st Contact Name Jose B. Maldonado Title Treasurer

2nd Contact Name Jason Villalba Title Secretary

- Company Standing:

Proposer's Corporate Form: **Corporation**

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? **Florida** Date **November 12, 1995**

Is the Proposer in good standing with that State? Yes **X** No _____

If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes **X** **Charter No. P95000090161**

If no, please explain



EXPERIENCE



EXPERIENCE

The following list includes our largest master planned communities which Vesta currently manages, along with the contact and project information for these and other current clientele:

Project Name/Location: **Avenir CDD**/Palm Beach Gardens, FL
Contact: Jason Pierman (District Mgr.) Contact Phone: (561) 630-4922
Project Type/Description: CDD of 3,000+ homes at build-out
Dollar Amount of Contract: \$550,000
Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Cafe Operations, and Lifestyle Programs.
Dates Serviced: November, 2021 – Present



Project Name/Location: **WestLake**/Palm Beach Gardens, FL
Contact: Leolani Gevers (V.P.) Contact Phone: (561) 227-2257
Project Type/Description: HOA of 4,000 homes at build-out
Dollar Amount of Contract: \$655,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, HOA Management, Lifestyle Programs, and Lifeguard Services.
Dates Serviced: 2018 – Present



Project Name/Location: **Durbin Crossing CDD**/Saint Johns, FL
Contact: Peter Pollicino Contact Phone: (973) 713-7384
Project Type/Description: CDD of 2,600 homes (built-out)
Dollar Amount of Contract: \$375,000
Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, Lifestyle Programs, Lifeguard Services, and Facility Monitoring.
Dates Serviced: 2008 – Present



Project Name/Location: **Grand Haven CDD**/Palm Coast, FL
Contact: Barry Kloptosky (CDD Ops. Mgr.) Contact Phone: (386) 715-6081
Project Type/Description: CDD with 1,895 homes
Dollar Amount of Contract: \$550,000 + cafe's \$800,000 in annual sales
Scope of Services for Project: Amenities Management, turnkey F & B Operations, Facilities Maintenance, and Lifestyle Programs.
Dates Serviced: 2007 – Present



Project Name/Location: **Julington Creek Plantation CDD**/Jacksonville, FL
Contact: Michael Morton Contact Phone:
Project Type/Description: CDD of 5,800 homes (built-out)
Dollar Amount of Contract: \$1.5m.
Scope of Services for Project: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.
Dates Serviced: 2017 – Present



EXPERIENCE *Contd.*

Project Name/Location: **Heritage Landing CDD**/Saint Johns, FL

Contact: Michael Taylor Contact Phone: (603) 627-8467

Project Type/Description: CDD of 1,151 homes (built-out)

Dollar Amount of Contract: \$375,000

Scope of Services for Project: Amenity Management, Field Operations Management, Facilities Maintenance Services, Lifestyle Programs, and Lifeguard Services.

Dates Serviced: 2006 – Present



Project Name/Location: **Kings Point Golf & Country Club**/Delray Beach, FL

Contact: Frank Iovine Contact Phone: (561) 302-8803

Project Type/Description: HOA of 7,200 units (built-out)

Dollar Amount of Contract: \$800,000+

Scope of Services for Project: Amenity Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, Golf Course Operations, Theatre Operations, and Pool Monitor Services.

Dates Serviced: 1993– Present



Project Name/Location: **Kings Point Sun City Center**/Sun City Center, FL

Contact: Diane Daniels Contact Phone: (813) 731-1237

Project Type/Description: HOA of 5,600 homes (built-out)

Dollar Amount of Contract: \$600,000

Scope of Services for Project: Clubhouse Management, Field Operations Management, Maintenance Services, turnkey F & B Operations, Lifestyle Programs, Community Transportation Services, and Gatehouse Staffing.

Dates Serviced: 2007 – Present



Project Name/Location: **Palencia**/Saint Augustine, FL

Contact: Richard Luciano Contact Phone: richluciano.cdd@gmail.com

Project Type/Description: CDD of 2000 homes (built-out)

Dollar Amount of Contract: \$400,000

Scope of Services for Project: Management of Clubhouse, Amenities & staff

Dates Serviced: 2023 – Present



“

Vesta's team of personnel is top notch! With close to 10,000 residents in Kings Point, Vesta does a phenomenal job of running our clubhouses, pools and recreational programming. Our Vesta GM and staff go above and beyond to assure our residents enjoy the lifestyle they desire. At Kings Point in Sun City Center, Vesta is synonymous with hospitality and part of our family.

EXPERIENCE *Contd.*

Project Name/Location: **Fleming Island Plantation CDD**/Clay County, FL
Contact: Mike Cella Contact: MCella@fipcommunity.com
Project Type/Description: CDD of 2,400 homes
Dollar Amount of Contract: \$773,743
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.
Dates Serviced: June 2024 – Present



Project Name/Location: **Rivers Edge CDD ("RiverTown")**/Saint Johns, FL
Contact: Mac McIntyre Contact Phone: (850) 496-5510
Project Type/Description: CDD of 4,000+ homes at build-out
Dollar Amount of Contract: \$600,00+ (combined w/ 3 CDDs)
Scope of Services for Project: Amenity Management, Field Operations Management, Facility Maintenance Services, turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.
Dates Serviced: 2015 – Present



Why is Vesta best-qualified to fulfill your Scope of Services? Our response is three-fold:

1. Since 1995, Vesta has been continuously and successfully providing Amenity Management Services for CDDs throughout Florida. We fully understand how CDDs function, as well as how important your amenities and lifestyle are to your residents, due to our 30 years of unmatched experience and expertise in furnishing a quality, fully-equipped-and-supported management staff that fulfills the needs of Florida's Community Development Districts. Furthermore, multiple members of our senior management team have been personally attending CDD Board Meetings and working closely with CDD Board members and District Staff during this time.

2. Vesta has been providing this specific service for planned-communities of all sizes (ranging from 7,200-unit Kings Point Delray Beach, to mid-size clientele like LakeShore Ranch CDD and Wilderness Lake Preserve in Pasco County, to brand new, developments); **demographics** (including family-focused places and Active Adult communities); **and legal structures** (including CDDs, HOAs, publicly-and-privately-held developers, Special Purpose Entities, private clubs, and municipalities.)

3. We also feature decades of hands-on experience successfully delivering an unmatched diversity of specific "amenity management services" including:

- Clubhouse and related amenities' management, staffing, and operations.
- Field Operations services.
- Amenity Facilities Maintenance services.
- RFP and Project Management services, including bid procurement and evaluation.
- Community-wide Special Events for residents.
- Dynamic Lifestyle Programs and Activities for a wide range of interests.
- Children's Summer Camp, Winter Camp, and Spring Break Camp.
- Organization and operation of Community Athletics Leagues (for a range of ages and abilities): soccer teams, flag football, and basketball leagues.
- Turnkey Food & Beverage operations.
- Turnkey Fitness Facilities and Spa operations.
- Turnkey Community Transportation operations.
- Turnkey Theater Operations.
- Security Management and Staffing (amenity/guardhouse/community).

Comparable facilities managed by the Proposer.

Please see our enclosed, detailed list beginning on the next page.

Number of CDDs represented by the Proposer.

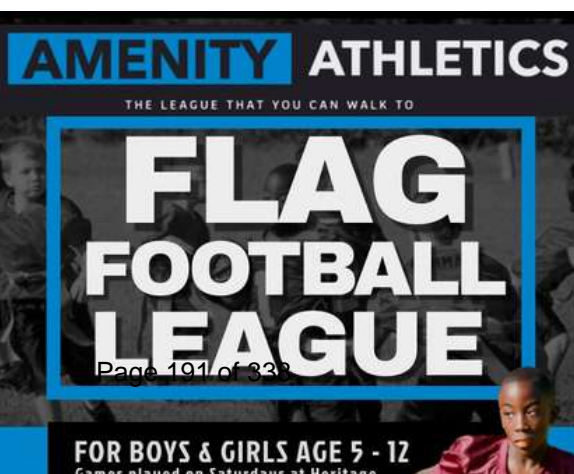
Vesta provides amenity management and district management services for a total of forty (40) Community Development Districts in Florida, ranging from Northeast Florida to South Florida.

COMMUNITY PROGRAMMING

- Zumba
- Amenity Athletics
- Aqua Fitness
- Yoga
- Pilates
- Soccer Shots
- Spin/Cycle
- S.T.E.M. programs for kids

- Kids and Adult Art Classes
- Swim Lessons
- Tennis
- Self Defense
- CPR and AED
- Meditation
- F3 Men's Fitness
- Pickleball

- Mah Jongg
- Stretching
- Book Clubs
- Summer Camps
- Youth Athletic Leagues
- Dance: Hip Hop & Ballet
- Basketball lessons
- Swim Team Events





RESIDENT ENGAGEMENT AND LIFESTYLE MARKETING IN YOUR COMMUNITY

- Comprehensive, creative and high-quality lifestyle and maintenance newsletters, flyers, e-blasts and other forms of resident engagement.
- Our teams are trained to take photos and video at community events and programs to share our real-time resident engagement.
- Social media management including Instagram, Facebook and Twitter with Board approval.



SCOPE OF SERVICES

EXHIBIT A SCOPE OF SERVICES

OPERATIONS

Subject to change by the District, the clubhouse hours of operation are as follows:

Saturday: 10:00 a.m. to 9:00 p.m.

Sunday: 12:00 p.m. to 5:00 p.m.

Monday through Thursday: 11:00 a.m. to 7:00 p.m.

Friday: 11:00 a.m. to 9:00 p.m.

The clubhouse is closed on Thanksgiving, Christmas, New Years Day and Easter.

GENERAL MANAGEMENT AND OVERSIGHT

The proposer will provide staffing for all amenity grounds as follows:

- The proposer will provide a full-time Lifestyle Director (the "Lifestyle Director"), and two part-time staff (which may be either employees or independent contractors of the proposer, at the sole discretion of the proposer) as may be necessary to operate the amenities. The amenities will be staffed according to a schedule of operations to be agreed upon by the parties.
- The proposer will be responsible for the selection, training, payment and supervision of all amenities staff.
- The proposer will use reasonable efforts to select personable, articulate, well-groomed and highly motivated individuals with capabilities to organize, promote and implement programs and services to amenity users. The proposer will use reasonable efforts to make sure the staff exemplifies the District's standards and goals. The amenity staff will wear standard uniforms with name tags issued and paid for as an operating expense by the proposer.
- The level of staffing and hours of operation will be determined in advance by the District in its sole discretion.

As a condition to the hiring of a Lifestyle Director, the District will assist the Lifestyle Director in the development of all promotional and informational materials (including flyers, bulletins, calendars, etc.) in order to effectively promote the amenities. Such assistance may include the following:

- Implement a feasible promotion plan for the amenities.
- Train and supervise any personnel involved in the promotion of the programs.
- Create and maintain an attractive bulletin board detailing upcoming recreation activities, programs and events.
- Develop quarterly plans outlining in detail specific promotions, events, activities and anticipated expenditures.
- Work to consistently promote the amenities to patrons and potential patrons.

SCOPE OF SERVICES

The costs for such promotional materials will be borne by the District as an operating expense.

LIFESTYLE DIRECTOR

The proposer will provide a full-time lifestyle director for the performance of the following duties associated with managing the amenities:

- Greet patrons as they enter the amenities;
- Ensure that the amenities are accessed only by approved patrons;
- Monitor the use and condition of the amenities;
- Provide light cleaning of the amenities;
- Secure and check the amenities;
- Respond to any necessary repairs and recommend to the District when repairs are needed;
- Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the amenities;
- Implement a maintenance and replacement program for equipment;
- Identify trends in the recreation field;
- Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions and operational improvements;
- Prepare and oversee up-to-date policies for the amenities, and make suggestions for new or revised rules for the amenities when appropriate;
- Consistently encourage and promote patron participation;
- Assist the District in procuring and maintaining all licenses and permits required for amenity use;
- Resolve any issues requiring attention on behalf of patrons; and
- Conduct other related tasks as directed by the District.
- Management of recycling receptacle in parking lot.

Programming Components. Proposer will create a wide array of leisure programs and activities for community residents that will be promoted through a monthly calendar of events and other promotional materials developed by the proposer and made available to all patrons.

Coordination with Outside Entities. The proposer will interact and coordinate with any other contractors or other entities engaged by the District to provide materials and/or services at the amenities, and the proposer will promptly notify the District of any matters requiring the District's attention. At the District's request, the proposer will assist with negotiating, purchasing and/or securing bids for contracted District services and facilitate such proposals for consideration by the District.

Consultation. At the District's request, the proposer will assist with budgeting issues, policy recommendations and enforcement, safety/security recommendations, establishing rates and policies for the amenities and other matters of importance for the operation of the amenities in their ordinary course.

SCOPE OF SERVICES

Attendance at Meetings. At the District's request, the Lifestyle Director will attend the District's monthly meetings and be prepared to report to the District's Board regarding the general management of the amenities, summarizing operations, programming, participation levels and any other areas pertinent to the operation of the amenities.

Amenity Maintenance Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the proposer will develop and implement, to the reasonable satisfaction of the District, an amenity maintenance plan setting forth a policy for the provision of the maintenance services described in this Agreement including a timetable for providing those services on a regular basis.

Emergency Action Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the proposer will develop and implement, to the reasonable satisfaction of the District, an Emergency Action Plan setting forth a policy for the amenities designed to protect staff and patrons from serious injury, property loss, or loss of life, in the event of an actual or potential major disaster, which may include, but not be limited to, any of the following: fire, tornado, earthquake, bomb threat, hazardous chemical spill, or other hazardous event.

Inspections. The proposer will conduct regular inspections of the amenities. The proposer will take action to report any irregularities to the District and will correct any irregularities in accordance with the terms of this Agreement.

Investigation and Report of Accidents/Claims. The proposer will promptly investigate and provide a written report as to all accidents or claims for damage relating to any of the amenities, including any damage or destruction of the property. The proposer will cooperate with and make any and all reports required by any insurance company or the District in connection therewith. The proposer will not file any claims with the District's insurance company without the prior consent of the District.

Adherence to District Rules, Regulations and Policies. The proposer's staff will be familiar with all District policies and procedures and will ensure that all persons using the amenities are informed with respect to the rules, regulations and notices. The Lifestyle Director has the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.

AMENITY ATTENDANTS

The proposer will provide for the performance of the following duties associated with managing the amenities:

- Greet patrons when they are using the amenities;
- Ensure that the amenities are accessed only by approved patrons;
- Monitor the use and condition of the amenities;
- Provide light cleaning of the amenities;

SCOPE OF SERVICES

- Secure and check the amenities;
- Light clerical duties;
- Respond to any necessary repairs and recommend to the Lifestyle Director when repairs are needed;
- Assist with events and activities for the patrons.

SWIMMING POOL MAINTENANCE SERVICES

The proposer will provide the following duties in order to maintain the amenity pool(s):

- Operate filtration system and recirculation system, backwashing as needed. Clean all strainers, maintain pool at proper water level and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.
- Manually skim, brush and vacuum pool(s).
- Check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.
- Conduct necessary tests for proper pool chemicals as required to maintain water quality within the requirements of Chapter 64E-9.004(d).
- Advise the District of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "acts of God," or vandalism. Such repairs will be billed separately, upon approval of the District.
- The proposer will follow the District's preset approval process and guidelines for minor repairs and maintenance.
- Note: All pool chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination, will be used as needed and billed separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) will be billed separately.
- Such maintenance will be performed three (3) times per week year around.

CLUBHOUSE AND BATHROOM JANITORIAL SERVICES

The proposer will provide the following duties in order to maintain the cleanliness of the amenity indoor space and bathroom areas:

- Maintain the general appearance of all indoor spaces at all times.
- Provide emergency maintenance services as necessary.
- Vacuum carpet, dust, mop all tiled areas, clean windows and bathrooms, and clean tiled areas.
- In addition to vacuuming, maintain carpeting by treating stained areas.
- Bathroom cleaning includes all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers will be cleaned and filled when necessary. Paper product dispensers will be restocked as needed (costs of paper products and soap are not included).
- Window cleaning includes window ledges and blinds.
- Dusting includes window ledges, vents, furniture bases, shelves, picture frames, desks and tables.

SCOPE OF SERVICES

- Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
- Storage closet will be kept in an orderly condition. Equipment and cleaning supplies will be properly stored.
- Cleaning supplies and chemicals will be billed separately.
- Such maintenance will be performed two (2) times per week year around.

GENERAL AMENITY MAINTENANCE & REPAIR SERVICES

The proposer will provide a full-time maintenance person to perform the following maintenance services:

- Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s) and ensure they have gasoline, control algae growth around pool area and pressure wash area.
- Playground and Picnic Areas: Check equipment and make any necessary repair, clean park equipment and maintain weed and algae control.
- Tennis Court & Basketball Court: Pressure wash as needed, pick up any litter, empty waste receptacles and clean off courts.
- Dog Park: Empty waste receptacles and pick up litter.
- Dock: Control cobwebs, pressure wash as needed, empty receptacles, check and clean boating equipment.
- Exterior of Building(s): Pressure washing, control cobwebs, touch up painting, and clean out wood-burning fireplace.
- Interior of Building(s): Change A/C filters, replace light bulbs, control cobwebs, spot treat carpet, touch-up painting as needed, clean gym equipment, monitor doors and resolve any problems.
- Parking Lot: Pick up litter and blow off debris.
- Landscaping: Water all potted plants, pick up any debris around landscaping and replace landscape light bulbs.
- Repairs: The proposer will follow the District's preset approval process and guidelines for minor repairs and maintenance.
- Supplies and Equipment: All general maintenance supplies and equipment will be billed separately.
- The proposer shall provide the anticipated time the proposer will need to perform the foregoing maintenance work per week to accomplish the foregoing services.



PRICING



PRICING

YEAR	PRICE
October 1, 2025 – September 30, 2026	\$227,066
October 1, 2026 – September 30, 2027	\$233,877
October 1, 2027 – September 30, 2028	\$240,893

NOTE: All Fees shown above by Vesta INCLUDE:

- **all direct costs** (the on-site staff's gross wages, payroll burden, benefits, workman's compensation insurance, business travel for the District, cell phone usage, and uniforms);
- **all non-direct costs** (including Vesta's costs for regional and corporate oversight and support, and liability insurance);
- **Vesta's Management Fee** Accounting services, after hours emergency call center, IT and marketing support.

Pool maintenance services are NOT included in the above pricing. Pool maintenance services are available at a preferred rate when bundled with amenity management services through Vesta. See Page 27 for details.

Vesta Property Services

Maintenance Division

POOL MAINTENANCE PROPOSAL

DATE: 8/4/25

COMMUNITY	SERVICES REQUESTED	PAYMENT TERMS
Lakeshore Ranch CDD	Pool Services- 1 year Contract	Upon Completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3 Times a Week	Pool Services Included: Regular cleaning of the pool, removing debris and leaves, Brushing the walls and floor of pool, vacuuming any dirt or algae from the pool, checking and balancing the chemicals in the pool, including PH levels, chlorine, and alkalinity, backwashing and complete filter media replacement, brushing pool wall, tile, waterline, and steps to prevent grime, algae, and calcium deposits.	\$3,450 Per Month	\$41,400 Annually
	This quote INCLUDES chemicals. Repairs are billed separately.		

The total proposed amount as written above is good for 30 days from the date proposed.

ACCEPTANCE OF PROPOSAL: The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified & payment will be made as outlined above.

Printed name & Title: _____

Authorized Signature: _____

Date: _____

“ As a long-time resident and CDD Board Chair, I have a first-hand appreciation for the superior value that Vesta brings. Our thriving community appeals to people because of how well our residents are served and our assets are managed by Vesta (for 16+ years now.) And our success isn't due to having a relatively large staff, either; Vesta's talent, experience, and dedication are the difference-makers.

I urge other CDD Boards to assess the true value of their options for management services, in terms of securing the best service possible for the community in return for the appropriate commitment of financial resources by the District.

I'm pleased to commend Vesta for fully embracing this key approach by our CDD, and for doing so in such a collaborative and transparent manner with us.

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ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/YYYY) 08/01/2024																																																																																													
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.</p>																																																																																																	
PRODUCER Associations Insurance Agency, Inc. 5401 North Central Expressway, Suite 315 Dallas, TX 75205			CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921																																																																																														
INSURED Vesta Property Services, Inc. 245 Riverside Ave, Ste 300 Jacksonville, FL 32202			INSURER(S) AFFORDING COVERAGE INSURER A: Ategrity Specialty Insurance Company INSURER B: Axis Surplus Lines INSURER C: Vantage Risk Specialty Insurance Company INSURER D: Fair American Select Insurance Company																																																																																														
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I have had the pleasure of collaborating with Vesta throughout my 14-year tenure on the Bartram Springs CDD Board with the last six as Chair, and I cannot tell you how refreshing it was to work with an organization that supported the board's mission so well. The true test of a great company and staff is not how they manage the easy tasks but how they handle the hard tasks, problems or issues. Vesta does an incredible job. I give my highest recommendation to Vesta Property Services.

”

Client#: 97496 ASSOCIA

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 8/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


PRODUCER USI Southwest 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	CONTACT NAME: Carla Turner PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713 490-4700 E-MAIL: carla.turner@usi.com ADDRESS:
INSURED Vesta Property Services, Inc. 245 Riverside Avenue, Suite 300 Jacksonville, FL 32202	INSURER(S) AFFORDING COVERAGE INSURER A: Sentry Insurance Company NAIC # 24988 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL INSURER (W/D)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOUND AGG \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Drive Other Car <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIMIT <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below:		9017993003	08/01/2024	08/01/2025	COMBINED SINGLE LIMIT (per accident) \$5,000,000 BODILY INJURY (per person) \$ BODILY INJURY (per accident) \$ PROPERTY DAMAGE (per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/>
A	Hired Autos Physical Damage		9017993003	08/01/2024	08/01/2025	\$1,000 Comp. Deductible \$1,000 Coll. Deductible \$50,000 Max Limit

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Automobile policy includes an automatic Blanket Additional Insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and certificate holder that requires such status. The Automobile Liability policy also includes an endorsement with Primary and Non-Contributory wording, as required by written contract.
 (See Attached Descriptions)

CERTIFICATE HOLDER For Informational Purposes Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03) 1 of 2 The ACORD name and logo are registered marks of ACORD © 1988-2015 ACORD CORPORATION. All rights reserved. SKPZR

“ I live in ETown and Vesta does our Recharge Center. I want to give 5 stars to Vesta for doing a good job taking care of our Amenity Center and for Marcy who is our manager there. She does a wonderful job having so many fun activities for our community, and keeps everything nice and clean there too! ”

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 1/3/2025	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
PRODUCER Arthur J. Gallagher Risk Management Services, LLC 501 Riverside Ave Suite 1000 Jacksonville FL 32202		CONTACT NAME: Jessica Goff PHONE (A/C No, Ext): 904-548-2301 FAX (A/C No): 904-634-1302 EMAIL: Jessica_Goff@ajg.com ADDRESS: Jessica_Goff@ajg.com			
INSURED VESTA0001 Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202		INSURER(S) AFFORDING COVERAGE INSURER A: Accident Fund Insurance Company of America NAIC # 10166 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER: 1173730610		REVISION NUMBER:	
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>					
ITEM	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC <input type="checkbox"/> OTHER				
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> OWNED <input type="checkbox"/> SCHEDULED <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> AUTOS <input type="checkbox"/> HIRED <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> AUTOS ONLY				
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS				
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYEE OR PART-TIME/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	100074418	1/1/2025	1/1/2025
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					
CERTIFICATE HOLDER			CANCELLATION		
Proof Of Coverage			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
			AUTHORIZED REPRESENTATIVE Jessica Goff		
© 1988-2015 ACORD CORPORATION. All rights reserved. ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD					

“Vesta has provided us with a great crew and staff. I am in full support of Vesta. John is always available he is reliable and helpful. The chefs always have a great variety on the menu and are open to suggestions. The staff is polite helpful and really cares about the residents of Grand Haven. Please do not hesitate to call on me if needed.”

Barbara Correa - Grand Haven CDD



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EXHIBIT 26

AGENDA



AMENITY CENTER MANAGEMENT REPORT

For the month of JULY 2025

Date of Meeting: August 12, 2025

Submitted by: Lori Karpay

MAILCHIMP EMAILS

7/2– CDD Board meeting agenda

7/3 – July newsletter

7/8 – Updated CDD Board meeting agenda

7/16 – Adult event notification

7/18 – Kids event notification

6/29 – Updates & reminders re: fitness center

SPECIAL EVENTS/PROGRAMMING

- The adult event was great! Italian style potluck and gift card bingo was well attended with lots of winners!

FACILITY AND AMENITY MANAGEMENT

- Please see separate Inspection Report.
- Sidewalk in front of clubhouse was pressure washed.
- The manager's computer hard drive had to be scrubbed due to a corrupt program. Programs and files had to be reinstalled causing delays in daily work.
- The Frontier fiber optic line was torn (most likely) due to cypress tree roots. This caused the clubhouse phones and computers to be down for a two days. Frontier repaired the line and an email was deployed to the residents to inform them of the situation.
- Currently, the clubhouse maintenance utility cart is functioning. A replacement will be considered if it is not repairable due to budget constraints.
- New flooring for the fitness center showers was purchased but there are other factors involved that are being tested for durability.

- Shower curtains in men's and women's fitness center showers needed to be replaced with fresh, new ones.

BEFORE



AFTER



- The remaining playground poles have been wrapped with marine foam roll for safety.



- The clubhouse kitchen sink had a major leak. The plumber was contacted immediately. The area was cleaned out and the pipe was replaced. Added a rubber mat for protection.



- Replaced torn pool skimmer net.
- Overstuffed chairs in the activities room were reupholstered.

BEFORE



AFTER



- Board room chairs were reupholstered.

BEFORE



AFTER





- Billy has been deep cleaning the fitness center floors. It has to be done in sections so the residents can continue to utilize the fitness center during this process.
- DC Integrations tech resolved camera issues and added more pool and clubhouse parking lot cameras.
- Fans have been installed in entire fitness center and are functioning well.



- GPS Pool service has been very effective. They have been providing reports on all pools each time they have serviced them. Additional pool proposals available under Considerations.



ONGOING AMENITIES PROJECTS:

Project	Date of request	Date projected to be complete
Signage to update guidelines	3/19/2025	Pictures of all signs were provided to the Board at the 7/8/25 meeting. Print outs available in person.
Painting breezeway floor and pool bathroom entrance	1/15/2025	Ongoing. Completion depends on weather conditions.
Paint dog park iron fence	12/24/2024	Bids received but one needs to be resubmitted.

- Month of July staff hours:
 - Facility Attendants: 238.4
 - Maintenance Tech: 216.2

Camera inspection: The cameras that are installed are functioning.

CONSIDERATIONS:

Pool maintenance bids were necessary due to prior company going out of business. Currently, GPS Pool Service has been maintaining the three pools and providing excellent service. Please refer to attached proposals for additional information.

POOL MAINTENANCE PROPOSALS AS OF JULY 2025				
Company (in alpha)	3 days/week	Includes Chemicals	Monthly Cost	Ratings
Cooper Pools	Yes	Yes	\$3,940.00	Yelp - 4.7
Family Pool Care	Yes	Yes	\$2,250.00	Yelp - 2.1
GPS Pools	Yes	Yes	\$3,450.00	Home Advisor - 4.8
Ingenuity Pool Svcs.	Yes	Yes	\$1,650.00	Google - 5.0 (only 21 reviews)
Triangle Pool	Yes	Yes	\$4,450.00	Yelp - 2.8

EXHIBIT 27

AGENDA

LakeShore Ranch CDD
Bank United Debit Card #XXXXXXXX0030 (Balance \$500)
Beginning July 1, 2025 | Ending July 31, 2025

Date	Vendor	Description	GL Code	Amount	Bd. Apprvd
7/1/2025	Amazon	Grill bar replacements, tape	1520200	\$39.61	
7/7/2025	Amazon	Creamers for coffee service	1520200	\$8.00	
7/9/2025	Publix	Snacks for CDD Board meetings	1520200	\$37.98	
7/9/2025	Amazon	Fan duster kits with extended pole	1520140	\$61.34	
7/14/2025	USPS	CDD deposit (should be reimbursed)	1520200	\$8.40	Yes
7/14/2025	USPS	CDD deposit	1520200	\$10.10	Yes
7/14/2025	Amazon	Shower curtains & liners for fitness ctr showers	1520200	\$71.93	
7/14/2025	Amazon	Foam rubber sheets for playground poles	1520200	\$59.98	Yes
7/14/2025	Pandora	Mnth subscription for clubhse&fitness ctr	1520200	\$12.47	Yes
7/21/2025	Sam's Club	Membership renewal	1520200	\$50.00	Yes
7/21/2025	Sam's Club	Replenish lemonade for clubhouse	1520200	\$9.88	
7/21/2025	Prime Video	Sunday Matinee	1520260	\$3.99	
7/25/2025	Amazon	Under counter/sink rubber mat	1520200	\$31.98	
7/28/2025	Amazon	HP ink replacement	1520120	\$147.89	
7/28/2025	Sam's Club	Clubhouse cleaning supplies	1520140	\$84.06	
			TOTAL:	\$637.61	




District Manager

Subsidized Amount

Order Summary

Order placed June 26, 2025 Order # 114-5244117-9020200


Ship to		Payment method	4 W I J W 8 Z R R F W ^	
Lori Karpay		Visa ending in 0030	Item(s) Subtotal:	\$39.61
19730 SUNDANCE LAKE BLVD		View related transactions	Shipping & Handling:	\$6.99
LAND O LAKES, FL 34638-2720			Free Shipping:	-\$6.99
United States			Total before tax:	\$39.61
			Estimated tax to be collected:	\$0.00
			Grand Total:	\$39.61

Delivered July 1	
	3 Pack Clear ID Badge Holder with Lanyard Black Lanyards with Vertical Waterproof ID Badge Holder for Office, School, Travel Sold by: Koorito Return window closed on July 31, 2025 \$3.99
	GasSaf 15.3inch Flavorizer Bar Replacement for Weber 7635, Spirit 200 Series, Spirit E-210, S-210, E-220, S-220 with Front Controls Panel, 3-Pack Stainless Steel Flavor Bar(15.3"x3.5"x2.5") Sold by: JinL Direct Return window closed on July 31, 2025 \$17.99
	ScotchBlue Original Multi-Surface Painters Tape, 2 Inch Wide (1.88 In. x 60 Yds), 3 Rolls, Blue Paint Tape Protects Surfaces and Removes Easily, Masking Tape for Indoor and Outdoor Use (2090-48EP3) Sold by: Amazon.com Supplied by: Other Return window closed on July 31, 2025 \$17.63

Order Summary

Order placed July 5, 2025 Order # 113-0274927-9738661

Ship to	Payment method	4 W I J W 8 Z R R F W ^	
Lori Karpay	Amazon gift card balance	Item(s) Subtotal:	\$38.99
19730 SUNDANCE LAKE BLVD	Visa ending in 0030	Shipping & Handling:	\$0.00
LAND O LAKES, FL 34638-2720	View related transactions	Total before tax:	\$38.99
United States		Estimated tax to be collected:	\$0.00
		Gift Card Amount:	-\$30.99
		Grand Total:	\$8.00



Delivered July 8

Easypack, Cream Delight French Vanilla Coffee Creamer Singles, 192 Creamer Singles Included Great for Offices, Restaurants, Coffee, Bar, Gift and Homes.

Sold by: POGALIGHT

Supplied by: Other

Return items: Eligible through August 8, 2025

\$38.99

Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd.
Land O Lakes, FL 34638
Store Manager: David Jones
813-996-3391



1142 78Q 032 451

FL PARTY MIX 28CT	16.49	F
LANCE TSTCHEE PNT		
1 @ 2 FOR 8.00	4.00	F
You Saved	1.46	
LANCE TOASTY PNT B		
1 @ 2 FOR 8.00	4.00	F
You Saved	1.46	
NAB VARIETY PACK	13.49	F
Order Total	37.98	
Sales Tax	0.00	
Grand Total	37.98	
Credit	Payment	37.98
Change	0.00	

Savings Summary

Special Price Savings 2.92

* Your Savings at Publix *
* 2.92 *

Receipt ID: 1142 78Q 032 451

PRESTO!

Trace #: 034123

Reference #: 1277972134

Acct #: XXXXXXXXXXXX0030

Purchase VISA

Amount: \$37.98

Auth #: 911416

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Camryn

07/08/2025 13:08 S1142 R103 2451 C0220

Join the Publix family!


Apply today at apply.publix.jobs.

We're an equal opportunity employer.

Order Summary

Order placed July 5, 2025 Order # 113-1350054-1672208

Ship to	Payment method	4 W I J W 8 Z R R F W ^	
Lori Karpay	Amazon gift card balance	Item(s) Subtotal:	\$65.39
19730 SUNDANCE LAKE BLVD	Visa ending in 0030	Shipping & Handling:	\$6.99
LAND O LAKES, FL 34638-2720	View related transactions	Free Shipping:	-\$6.99
United States		Your Coupon Savings:	-\$4.05
		Total before tax:	\$61.34
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$61.34



2

Delivered July 9

Your package was delivered. It was handed directly to a resident.


Signed by: Lori

Ceiling Fan Cleaner Duster with 72" Extension Pole & 4 Reusable Pads, High Ceiling Fan Blade Cleaning Tool, Flexible Microfiber Duster for Baseboard, Blinds, Cobwebs, Floor, Lightweight & Washable

Sold by: MOTA-US

Return or replace items: Eligible through August 8, 2025

\$26.99



Amazon Grocery, Raw Wildflower Pure Honey, 2 Lb (Previously Amazon Fresh, Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

Return items: Eligible through August 8, 2025

\$11.41



LAND O LAKES
5230 LAND O LAKES BLVD
LAND O LAKES, FL 34639-9998
www.usps.com

07/11/2025

04:49 PM

TRACKING NUMBERS

9505 5152 2526 5192 6324 25

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
Priority Mail®	1		\$10.10
Flat Rate Env			
Tampa, FL 33607			
Flat Rate			
Expected Delivery Date			
Tue 07/15/2025			
Tracking #:			
9505 5152 2526 5192 6324 25			
Insurance			\$0.00
Up to \$100.00 included			
Total			\$10.10

Grand Total: \$10.10

Credit Card Remit \$10.10




Card Name: VISA
Account #: XXXXXXXXXXXX0030
Approval #: 897977
Transaction #: 132
AID: A0000000980840 Contactless
AL: US DEBIT

TO REPORT AN ISSUE
Visit <https://email.usps.com>

Order Summary

Order placed July 9, 2025 Order # 113-3627239-9752226

Ship to		Payment method	4 W I J W 8 Z R R F W ^	
Lori Karpay		Visa ending in 0030	Item(s) Subtotal:	\$71.93
19730 SUNDANCE LAKE BLVD		View related transactions	Shipping & Handling:	\$6.99
LAND O LAKES, FL 34638-2720			Free Shipping:	-\$6.99
United States			Total before tax:	\$71.93
			Estimated tax to be collected:	\$0.00
			Grand Total:	\$71.93


Delivered July 14				
	AmazonerBath Stall Shower Curtain 36x72, Walk-in Clear Heavy Duty Thick PEVA, Small with 2 Weighted Stones and 6 Grommet Holes			
	Sold by: Amazoner Official			
	Return or replace items: Eligible through August 13, 2025			
	Dynamene Stall Fabric Shower Curtain - 36x72 Waffle Weave Weighted Cloth Shower Curtains for Bathroom, Neutral Heavy Duty Hotel Spa Luxury Bath Curtain Set with 6 Plastic Hooks,Sage Green			
	Sold by: Dynamene			
	Return or replace items: Eligible through August 13, 2025			
	POOLWHALE Professional Pool Skimmer Net, Heavy Duty Swimming Leaf Rake Cleaning Tool with Deep Fine Nylon Mesh Net Bag - Fast Cleaning,Easy Scoop Edge,Debris Pickup Removal (No Pole)			
	Sold by: Poolwhale Direct			
	Return or replace items: Eligible through August 13, 2025			

Order Summary

Order placed July 11, 2025 Order # 113-8428387-6969064

Ship to Lori Karpay 19730 SUNDANCE LAKE BLVD LAND O LAKES, FL 34638-2720 United States	Payment method Visa ending in 0030 View related transactions	4 W I J W 8 Z R R F W ^ Item(s) Subtotal: \$59.98 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 Total before tax: \$59.98 Estimated tax to be collected: \$0.00 Grand Total: \$59.98
---	---	--

Delivered July 14



Pangda 1 Piece 78 x 16 x 0.5 Inch Extra Large Marine Foam Roll Closed Cell Rubber with Adhesive Insulation Sheets Lightweight Single Sided Tape Water Weather Resistant for Craft

Sold by: Yisiweyy

2

Return or replace items: Eligible through August 13, 2025

\$29.99



sam's club

4852 TAMPA, FL
(813) 929 - 7010
Visit SamsClub.com
07/20/25 16:26 2716 04852 046 2772
X MEMBER 101-*****1078

THANK YOU,
LAKESHORE

101 PRIMARY REN	50.00 N
SUBTOTAL	50.00
TOTAL	50.00
DEBIT TEND	50.00
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
50.00 TOTAL PURCHASE
US DEBIT ***** 0030 I 0
REF # 520145089434
NETWORK ID. 0069 APPR CODE 841181

US DEBIT
AID A0000000980840
AAC 1DABFB94BCF1B6F8
*NO SIGNATURE REQUIRED
TERMINAL # 21703199

07/20/25 16:27:25

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

ITEMS SOLD 1

TC# 8174 3106 3693 7070 8904



Save time. Order ahead.
SamsClub.com/clubpickup
07/20/25 16:27:36



sam's club

4852 TAMPA, FL
(813) 929 - 7010
Visit SamsClub.com

07/20/25 17:23 2874 04852 003 3243

X MEMBER 101-*****1078

THANK YOU,
LAKESHORE

E	219028 CT LEMONADE	9.88 E
	SUBTOTAL	9.88
	TOTAL	9.88
	DEBIT TEND	9.88
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
9.88 TOTAL PURCHASE
US DEBIT ***** 0030 I 0
REF # U10RGG649729
NETWORK ID. 0069 APPR CODE 856526

US DEBIT
AID A0000000980840
AAC B5AF9F774E0AB5AF
*NO SIGNATURE REQUIRED
TERMINAL # 24972301

07/20/25 17:24:08

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

ITEMS SOLD 1

TC# 2879 6375 6676 0505 4295



Save time. Order ahead.
SamsClub.com/clubpickup
07/20/25 17:24:26

Amazon.com order number: D01-0270167-5968277
Order Total: \$3.99

Manage Your Digital Items
Kindle, Your Video Library, Prime Photos, Amazon Drive, Music, Apps & Devices, Memberships & Subscriptions, Manage Your Content And Devices

✓ Digital Order: July 20, 2025

Recipient:	Items Ordered	Price
Lori Karpay	Wrath of Man [Prime Video] By: Guy Ritchie, Joshua Throne, Bill Block ... Qty: 1	\$3.99

Item(s) Subtotal: \$3.99

Total Before Tax: \$3.99

Tax Collected: \$0.00

Total for this Order: \$3.99

Payment Information

Payment method

VISA

 Visa ending in 0030

Billing address

Lori Karpay
1021 E BROAD ST
TAMPA, FL 33604-4310
United States
8134636395

Item(s) Subtotal:

\$3.99

Total Before Tax:

\$3.99

Tax Collected:

\$0.00

Grand Total:


\$3.99

Order Summary

Order placed July 24, 2025 Order # 111-9645090-7000228

Ship to Lori Karpay 19730 SUNDANCE LAKE BLVD LAND O LAKES, FL 34638-2720 United States	Payment method Visa ending in 0030 View related transactions	4 W I J W 8 Z R R F W ^ Item(s) Subtotal: \$24.99 Shipping & Handling: \$6.99 Total before tax: \$31.98 Estimated tax to be collected: \$0.00 Grand Total: \$31.98
---	---	--

Delivered July 26
It was handed directly to a receptionist or someone at a front desk.
Signed by: Wayne



URMONA Under Sink Mat for Kitchen Waterproof, 37" x 22" Silicone Under Sink Mat for Shelf Liner Organizer, Cabinet Sink Protector Under Sink Liner for Bottom Kitchen, Bathroom(Dark Grey)

Sold by: TONDA-US

Return or replace items: Eligible through August 25, 2025


\$24.99

Order Summary

Order placed July 24, 2025 Order # 111-2575880-7693029

Ship to	Payment method	4 W I J W 8 Z R R F W ^	
Lori Karpay	Visa ending in 0030	Item(s) Subtotal:	\$147.89
19730 SUNDANCE LAKE BLVD	View related transactions	Shipping & Handling:	\$0.00
LAND O LAKES, FL 34638-2720		Total before tax:	\$147.89
United States		Estimated tax to be collected:	\$0.00
		Grand Total:	\$147.89

Delivered July 28



HP Original 952 Cyan, Magenta, Yellow / 952XL Black Ink Cartridges (4-Pack) | Works OfficeJet 8702 OfficeJet Pro 7700, 8210, 8700 Series | Eligible for Instant Ink | N9K28AN

Sold by: [MyOfficeInnovations/Staples, Inc.](#)

Supplied by: Other

Return or replace items: Eligible through August 28, 2025

\$147.89



sam's club

813-929-7010

07/26/25 17:59 2295 04852 094 9094

Lori 101-**** *165 6

2 @ 11.98	
980244623 12OZ CUP	23.96 T
2 @ 18.68	
877179 12 OZ CUP	37.36 T
I 752978 FREE & CLEA	20.98 T
U INST SV FREE & CLEA	4.00-T

SUBTOTAL	78.30
TAX1 7.0000 %	5.76
TOTAL	84.06

VISA TEND	84.06
CHANGE DUE	0.00

US DEBIT- 0030 I O APPR#929617

84.06 TOTAL PURCHASE

REF # U326Xz384424

TRANS ID - 385207791712211

VALIDATION - RQLJ

PAYMENT SERVICE - E

AID A0000000980840

TERMINAL # 50456474

*No Signature Required

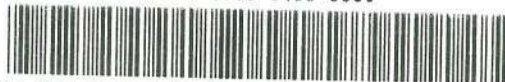
07/26/25 17:59:31

Additional Savings This Trip:

Sam's Instant Savings 4.00

ITEMS SOLD 5

TC# 6206 9139 9919 6463 8880



Yay! You earned \$1.57 Sam's Cash with
Plus. Check all earnings and savings
at [SamsClub.com/Account](https://www.samsclub.com/Account)

EXHIBIT 28

AGENDA



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Lakeshore Ranch CDD

Date 7/10/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
 - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to ensure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

Resort pool, 67,000 gallon

Lap pool, 83,000 gallon

Wade pool, 1300 gallon

\$_3940__ per month for _3_ visits-per-week service M-W-F

Non Service Days observed by Cooper Pools Inc;

Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: _07_/_21_/__2025__

Property Name: Lakeshore Ranch CDD

Property Address: _19730 Sundance Lake Blvd, Land o' Lakes, Fl 34638

Email: __ Lkarpay@Vestapropertyservices.com _____

Name: _Lori Karpay_____

Phone Number: _813-388-6839_____ ext _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

EXHIBIT 29

AGENDA

Family Pool Care, LLC
8348 Little Rd, Suite 160
New Port Richey, FL 34654 US
+17277538153
familypoolcarellc@gmail.com



Estimate

ADDRESS
Lakeshore Ranch

ESTIMATE #
1060

DATE
07/17/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Pool Service	Commercial Pool Service (Includes Both Pools and Kiddie Pool) Service Is 3 Days A Week And Includes All Chemicals	1	2,250.00	2,250.00
SUBTOTAL					2,250.00
TAX					0.00
TOTAL					\$2,250.00

Accepted By

Accepted Date

EXHIBIT 30

AGENDA

GPS Pools # 2 LLC
813-345-8596
7844 Land O Lakes Blvd
Land 'O' Lakes, FL 34638

Estimate

Date	Estimate #
7/3/2025	LS POOLS GS

Name / Address
VESTA PROPERTIES C/O LAKE SHORE RANCH CDD 19730 Sundance Blvd Land O Lakes Fl 34638 813-388-6839

			Project
Description	Qty	Rate	Total
Thank you for inviting me out to propose estimate for monthly pool service. I have calculated each pool to be serviced with Labor and chemicals as requested. This estimate covers all insurance liabilities and workman's comp as well as flexibility. This estimate does include chemical supplies. This estimate does not include after hour cost and weekends, or major storm cleanups a separate line item will break down cost for these services as well. Again thank you for the opportunity to provide estimates for your community pools we look forward to working with you in the future. Sincerely Glenn GPS Pools			
POOLS TO BE MAINTENANCE FOR MONTHLY BILLING INCLUDES: NETTING, BRUSHING, VACUUMING, TILE CLEANING 3X WEEK (MON-WED-FRIDAYS) VAC PAC MAINTENANCE AND CLEANING FILTER CLEANING INSPECTION OF PROPER HEALTH DEPARTMENT REQUIRED EQUIPMENT ON SITE. LIFE RINGS, SHEPHERD POLES, DECK DEBRIS ETC...		3,450.00	3,450.00
CHEMICALS INCLUDED.....			
		Subtotal	
		Sales Tax (7.0%)	
		Total	

E-mail
gpspoolstore2@gmail.com

GPS Pools # 2 LLC
813-345-8596
7844 Land O Lakes Blvd
Land 'O' Lakes, FL 34638

Estimate

Date	Estimate #
7/3/2025	LS POOLS GS

Name / Address
VESTA PROPERTIES C/O LAKE SHORE RANCH CDD 19730 Sundance Blvd Land O Lakes Fl 34638 813-388-6839

			Project
Description	Qty	Rate	Total
Install/Labor: AFTER HOURS (WEEKDAY) CHARGES MECHANICAL BREAKDOWNS, EMERGENCY CHEMICAL SHOCK AND FILTER CLEANING The 1st hour of labor on site is \$210.00, every half hour after that is \$105.00. The minimum service call rate is 1 hour of time and does not include supplies. (WEEKENDS) \$295.00 FIRST HOUR \$150.00)			
		0.00	
Wading pool: 1,300 gallons Lap pool: 83,000 gallons Resort pool: 67,000 gallons			
ONCE APPROVED WE WILL PUT THIS INTO A CONTRACT AGRREMENT			
		Subtotal	\$3,450.00
		Sales Tax (7.0%)	\$0.00
		Total	\$3,450.00

E-mail
gpspoolstore2@gmail.com

EXHIBIT 31

AGENDA

From: Ingenuity Pool Services LLC (IPS)
27507 Zuma Ct.
Wesley Chapel, FL 33544
(813) 704-0646
To: Clubhouse & Amenities Manager
Re: Service Quote



Dear Lori,
Ingenuity Pool Services (IPS) is pleased to provide the following quote for servicing the community pools.

Scope of Services:

- **Regular Maintenance:**
 - Pool cleaning and water maintenance three times per week (Mon, Wed, Fri)
 - Lap pool, recreation pool, kiddie pool: \$1650/month (12 visits). This cost includes basic chemistry, i.e. alkalinity, acid, liquid chlorine, stabilizer, calcium, DE powder.
 - Optional: main entrance and clubhouse fountain weekly service: Additional \$200/month
- **Specific Tasks:**
 - Maintain proper water chemistry in accordance with Florida regulations
 - Vacuum pool bottom and brush/scrub tiles
 - Clean filters, baskets, and skimmer
 - Backwash the system regularly
 - Inspect pool, equipment, and deck areas for safety and compliance
 - Close and post pool closure notices when necessary
 - Complete digital Pool Care Log and email reports after each visit
 - Notify management of non-compliance, equipment issues, or urgent matters
- **Additional Services (Quoted Separately):**
 - Emergency response (contamination, equipment failure, etc.)
 - Severe weather cleanup, flood damage remediation, etc.
 - Equipment repairs and replacements
 - Advanced chemical treatments, e.g. phosphate and metal removal, enzymes, shocks, etc.
 - Handrail installation and other upgrades

Service Commitment: IPS technicians will strive to complete services by noon on service days to minimize disruption to residents.

Payment Terms:

- Net 15 terms
- Invoices issued electronically on the 1st of each month
- Payment methods: Credit/debit cards, checks, electronic transfers

About Ingenuity Pool Services:

- Family-owned and operated
- Over three years of experience servicing commercial and residential pools
- Vlad (Co-owner) is a research associate and lab manager at the University of South Florida.
- Committed to providing comprehensive pool care and maintenance solutions

References available upon request.

We look forward to the opportunity to serve your community.

Sincerely,

Ingenuity Pool Services LLC

July 12, 2025

EXHIBIT 32

AGENDA

ESTIMATE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
LAKESHORE RANCH
19730 SUNDANCE LAKE BLVD.
LAND O' LAKES, FLORIDA 34638
USA

Ship to
LAKESHORE RANCH
19730 SUNDANCE LAKE BLVD.
LAND O' LAKES, FLORIDA 34638
USA

Estimate details

Estimate no.: 64-1-70-12-71
Estimate date: 07/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		3X WEEKLY COMMERICAL POOL SERVICE	<p>* Includes Chemicals Lap Pool, Family Pool, Wade Pool : -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATLY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND</p>	1	\$4,450.00	\$4,450.00

DEAL WITH HEALTH INSPECTORS AS
NEEDED

2.	COMMERCIAL CONTRACT	<p>*DE Filter Clean & Degrease (C&D) *</p> <p>a REQUIRED C&D on a biannual basis (every six months). This helps maintain optimal performance of your filtration and longevity of internal components. (cost is \$175.00)</p> <p>*Pool & Spa Leaks*</p> <p>If a Triangle Pool technician suspects a leak in the pool, it is the homeowner/tenant/property manager's responsibility to have the leak fixed within 60 days of notification. If the pool leak is not resolved within 60 days, we reserve the right to terminate service.</p> <p>*Inclement Weather*</p> <p>Our technician's safety remains Triangle Pool Services top priority. If lightning is nearby or heavy showers are present will not be able to perform a full service on your pool. We will try our best to ensure your water is balanced and healthy until next service date.</p> <p>*Contractor & Storm Cleanups*</p> <p>If you are having a home improvement or work done to the pool (ex. Pool deck work, paver sealing, pressure washing, roof work, trees trimmed, severe storm cleanup), an additional cleanup fee will be assessed as this does not qualify as "normal maintenance".</p> <p>Please note: Any service repairs needed will be done at our service call rate of \$175.00 per hour plus parts and materials to be billed on a monthly basis.</p> <p>*Any invoices delinquent more than 45 days will incur a 3% late fee.</p> <p>*Please provide e-mails for billing, as well as service reports. We require two emails on file and accurate phone number for billing. If you change management companies at any time, please immediately our billing department.</p> <p>*This is an annual (1 year) contract.</p> <p>*Either party may terminate this service agreement with a 30-day written notice.</p> <p>*Please electronically accept or decline this proposal.</p> <p>We look forward to assisting you in the</p>	1	\$0.00	\$0.00
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near future.

Triangle Pool Service thanks you for the opportunity to assist you in your pool needs.

Total		\$4,450.00
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Accepted date

Accepted by

EXHIBIT 33

AGENDA

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Lakeshore Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Lakeshore Ranch Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2025.

Attested By:

**Lakeshore Ranch Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

LakeShore Ranch

COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET

STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
1 REVENUE								
2								
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,047,051	\$ 1,145,720	\$ 1,214,327	\$ 1,576,613	\$ 1,521,766	\$ 1,588,538	\$ 1,591,766	70,000
4 INCREASE IN SPECIAL ASSESSMENTS		-	-	-	70,000	-	-	(70,000)
5 TOTAL SPECIAL ASSESSMENTS	1,047,051	1,145,720	1,214,327	1,576,613	1,591,766	1,588,538	1,591,766	0
6 ASSESSMENTS - PY Excess Fees	3,481	4,428	4,287	7,399	-	-	-	-
7 INTEREST EARNINGS	1,415	3,338	31,660	51,968	15,000	39,287	15,000	-
8 OTHER MISCELLANEOUS REVENUE:	-	-	-	-	-	3,586	-	-
9 EVENT REVENUE	-	105	1,722	291	-	100	-	-
10 CLUBHOUSE RENTAL	1,000	2,722	3,001	2,707	-	2,242	-	-
11 MISCELLANEOUS	7,761	11,005	8,599	72,013	-	2,085	-	-
12 EASEMENT AGREEMENT FEES	3,300	2,100	300	2,100	-	300	-	-
13 RESTRICTED CASH FORWARD					200,000	200,000	-	-
14 FUND BALANCE DECREASE FROM EMERGENCY RESERVE		-	(2,036)	-	-	-	-	-
15 TOTAL REVENUE	1,064,008	1,169,418	1,261,860	1,713,092	1,806,766	1,836,138	1,606,766	0
16								
17 EXPENDITURES								
18 ADMINISTRATIVE EXPENSES								
19 SUPERVISORS FEES	10,800	15,525	13,000	12,000	13,000	6,800	13,000	-
20 PAYROLL TAXES	841	780	1,040	842	995	658	995	-
21 PAYROLL SERVICE FEE	596	500	728	600	780	500	780	-
22 DISTRICT MANAGEMENT	62,100	54,385	56,004	56,004	56,004	37,336	56,004	-
23 DISTRICT ENGINEER	27,338	49,099	36,539	66,303	35,000	32,592	50,000	15,000
24 DISSEMINATION SERVICES (DISCLOSURE)	4,250	4,250	-	-	4,250	2,833	4,250	-
25 TRUSTEES FEES	3,368	5,117	4,040	4,249	4,041	4,332	4,506	465
26 FLORIDA FILING FEE	175	175	175	175	175	175	175	-
27 AUDITING SERVICES	2,658	2,700	3,650	3,250	3,400	-	3,400	-
28 ARBITRAGE REBATE CALCULATION	-	-	475	475	475	475	475	-
29 INSURANCE (Public Officials)	2,481	-	2,761	-	3,144	-	3,440	296
30 LEGAL ADVERTISING	1,855	777	1,680	2,346	1,800	246	1,800	-
31 DUES, LICENSES & FEES	275	57	150	1,206	750	-	750	-
32 TECHNOLOGY/OPERATIONS	2,015	2,015	3,489	1,515	2,015	1,848	2,015	-
33 LEGAL SERVICES - GENERAL	32,502	56,608	54,837	65,252	50,000	32,433	50,000	-
34 MISCELLANEOUS ADMIN	7,990	4,808	-	-	2,500	521	2,500	-
35 TAX COLLECTOR/PROPERTY APPRAISER			150	150	-	-	-	-
36 TOTAL ADMINISTRATIVE EXPENDITURES	159,244	196,796	178,718	214,365	178,329	120,749	194,090	15,761
37								
38 SECURITY OPERATIONS								
39 SECURITY CONTRACT - GUARDHOUSE	135,000	141,567	180,555	159,032	175,300	110,002	175,300	-
40 SECURITY SYSTEM - CLUBHOUSE MONITORING	5,730	6,811	2,668	2,379	6,752	518	1,752	(5,000)
41 SECURITY CAMERA MONITORING	-	18,801	21,111	18,373	24,860	7,182	24,860	-
42 SECURITY - ROVER	22,140	50,694	-	-	-	-	-	-

STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
43 SECURITY - FHP	-	6,300	6,950	-	-	-	7,000	7,000
44 SECURITY EQUIPMENT	-	-	-	-	5,000	13,815	3,000	(2,000)
45 GUARD HOUSE SUPPLIES & MAINTENANCE	-	-	-	-	1,500	-	1,500	-
46 TOTAL SECURITY OPERATIONS	162,870	224,173	211,284	179,784	213,412	131,517	213,412	-
47								
48 UTILITIES:								
49 UTILITY - ELECTRICITY	29,912	38,523	36,871	28,248	35,175	20,195	35,175	-
50 UTILITY - STREETLIGHTS	60,864	57,933	51,960	61,913	67,200	41,549	67,200	-
51 UTILITY - GAS	11,848	12,595	14,551	11,598	17,050	10,881	17,000	(50)
52 UTILITY - WATER	6,177	7,054	10,378	10,447	12,000	7,767	14,000	2,000
53 SOLID WASTE CONTROL - RECREATION FACILITY	624	636	1,257	1,483	1,320	1,230	1,320	-
54 SOLID WASTE ASSESSMENT	842	933	-	1,098	1,000	-	1,000	-
55 TOTAL UTILITIES	110,267	117,674	115,017	114,787	133,745	81,622	135,695	1,950
56								
57 PHYSICAL ENVIRONMENT								
58 STORMWATER NON ADVALOREM ASSESS.	2,800	-	-	2,819	3,100	-	3,100	-
59 LAKE/POND BANK MAINTENANCE	600	9,400	1,070	-	25,000	1,550	36,500	11,500
60 AQUATIC MAINTENANCE CONTRACT	23,671	23,670	24,621	25,340	24,265	16,180	25,120	855
61 INLET MONITORING & NPDES	-	-	-	-	500	-	500	-
62 GENERAL LIABILITY/PROPERTY INSURANCE	25,207	28,921	30,724	48,270	51,081	48,961	55,000	3,919
63 LANDSCAPE MAINTENANCE	138,020	152,260	138,751	143,456	148,543	95,638	155,022	6,480
64 LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	41,368	50,895	26,790	46,741	39,100	-	50,000	10,900
65 IRRIGATION REPAIRS & MAINTENANCE	16,390	11,153	15,836	10,585	24,000	10,952	24,000	-
66 RUST PREVENTION	10,680	11,085	11,861	12,180	12,180	8,120	12,180	-
67 LANDSCAPE IMPROVEMENTS	19,361	20,139	29,558	23,191	77,547	31,470	50,000	(27,547)
68 TOTAL PHYSICAL ENVIRONMENT	278,097	307,522	279,211	312,582	405,316	212,871	411,422	6,106
69								
70 ROAD & STREET FACILITIES								
71 GATE MAINTENANCE	12,705	2,278	10,823	6,858	10,000	13,717	15,000	5,000
72 SIDEWALK REPAIR & MAINTENANCE	6,325	165	-	697	2,500	1,200	2,500	-
73 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	2,750	6,760	6,575	6,878	9,000	5,045	9,000	-
74 STREET SIGN REPAIR & REPLACEMENT	3,750	1,360	802	1,187	3,000	2,108	3,000	-
75 ROADWAY REPAIR & MAINTENANCE	7,400	4,909	10,150	13,214	12,000	8,120	12,000	-
76 TOTAL ROAD & STREET FACILITIES	32,930	15,472	28,350	28,834	36,500	30,190	41,500	5,000
77								
78 PARKS & RECREATION								
79 MANAGEMENT CONTRACT	160,806	170,420	199,559	202,427	211,625	141,083	218,051	6,426
80 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	997	22,210	19,943	14,188	11,000	6,870	11,000	-
81 POOL PERMITS	705	780	706	705	706	705	706	-
82 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	26,527	13,359	17,683	12,887	13,000	9,198	13,000	-
83 CLUBHOUSE TELEPHONE, FAX, INTERNET	15,328	17,730	15,576	21,508	21,984	14,754	21,984	-
84 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,414	1,042	464	3,444	1,500	9,614	1,500	-
85 CLUBHOUSE PEST CONTROL	710	613	613	2,985	1,050	575	1,050	-

STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
86 CLUBHOUSE OFFICE SUPPLIES	9,894	5,127	6,125	3,308	5,000	2,219	5,000	-
87 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	213	1,832	3,550	4,030	3,500	2,355	3,500	-
88 CLUBHOUSE LIGHTING REPLACEMENT	3,447	2,175	1,286	720	2,000	11,610	2,000	-
89 TENNIS/BASKETBALL COURT REPAIRS	2,908	393	2,600	1,544	3,000	131	3,000	-
90 MISCELLANEOUS EXPENSES	13,271	31,788	15,023	7,294	12,000	4,162	10,000	(2,000)
91 SECURITY / FIRE SYSTEM	1,379	3,918	11,104	7,113	2,500	4,924	6,500	4,000
92 LICENSES AND DUES FOR MOVIES	839	417	281	1,406	1,500	261	1,500	-
93 SPECIAL EVENTS	1,754	21,262	9,732	4,174	4,000	3,899	4,000	-
94 PRESSURE WASH	5,539	8,065	14,490	9,417	12,000	-	12,000	-
95 DEBIT CARD PURCHASES	-	2,401	-	6,900	-	-	-	-
96 AMENITY CAPITAL PROJECTS/CONTINGENCY	-	-	-	-	10,000	13,400	10,000	-
97 TOTAL PARKS & RECREATION	245,731	303,532	318,735	304,049	316,365	225,760	324,791	8,426
98								
99 TOTAL EXPENDITURES BEFORE CONTINGENCY	989,139	1,165,169	1,131,315	1,154,400	1,283,666	802,709	1,320,909	37,243
100								
101 CAPITAL PROJECTS & CONTINGENCY	26,260	6,343	16,711	40,974	275,000	206,903	37,757	(237,243)
102								
103 TOTAL EXPENDITURES BEFORE OTHER USES	1,015,398	1,171,512	1,148,026	1,195,374	1,558,666	1,009,612	1,358,666	(200,000)
OUTHER SOURCES AND USES								
104 TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	143,520	149,260	250,000	248,100		248,100	-
105 TOTAL OTHER SOURCES AND USES	138,000	143,520	149,260	250,000	248,100	-	248,100	-
106								
107 TOTAL EXPENDITURES	1,153,398	1,315,032	1,297,286	1,445,374	1,806,766	1,009,612	1,606,766	(200,000)
108								
109 NET CHANGE IN FUND BALANCE	(89,390)	(145,613)	(35,426)	267,717	0	826,526	-	
110 FUND BALANCE - BEGINNING	871,973	782,583	636,970	601,544	869,261	869,261	869,262	
111 INCREASE IN ASSET RESERVES	-	-	-	-	-	-	-	
112 BUDGETED FUND BALANCE FORWARD USE		-	-	-	-	(200,000)	-	
113 FUND BALANCE ENDING	782,583	636,970	601,544	869,261	869,262	1,495,787	869,262	
114								
115 FUND BALANCE USES:	-	-						
116 Nonspendable for prepaids and deposits	34,003	4,183	20,813	4,225	3,059	7,846	3,059	
117 Balance Forward Assigned	3,879							
118 Fund Balance Restricted for DS				29,451				
Operating Capital - 2 mos operating less amts for transfer to reserves to be made in 2nd quarter	261,205	261,205	261,205	261,205	236,961	261,205	267,794	
119								
120 Emergency Maintenance Reserve	187,570	187,570	100,000	100,000	87,570	100,000	87,570	
121 Capital Asset Reserves	-	-	-	-	-	-	-	
122 Cash Forward Uses						-		
123 Unassigned Fund Balance	295,926	184,012	219,526	474,380	541,672	1,126,736	510,838	-
124 TOTAL FUND BALANCE USE	\$ 782,583	\$ 636,971	\$ 601,544	\$ 869,261	\$ 869,262	\$ 1,495,787	\$ 869,262	\$ -

**STATEMENT 2
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL RESERVE FUND**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE 2025-2026	FY
1 REVENUE									
2									
3 INTEREST EARNINGS	572	2,032	35,295	54,251	-	25,295	-	-	
3 INTERFUND TRANSFER IN	138,000	143,520	149,260	250,000	248,100		248,100	-	
4 OTHER MISCELLANEOUS REVENUE:	-		-		-		-	-	
5 TOTAL REVENUE	138,572	145,552	184,555	304,251	248,100	25,295	248,100	-	
6									
7 EXPENDITURES									
8 PARKS & RECREATION									
9 TENNIS/BASKETBALL COURT REPAIRS	22,310	-	-	-	-	-	-	-	
15 TOTAL PARKS & RECREATION	22,310	-	-	-	-	-	-	-	
17 TOTAL EXPENDITURES BEFORE CONTINGENCY	22,310	-	-	-	-	-	-	-	
18									
19 CONTINGENCY & FUND BALANCE FORWARD									
20 MISCELLANEOUS CONTINGENCY	15,300								
21 CAPITAL RESERVE- RESERVE FUND	5,800			25,800					
22 TOTAL CONTINGENCY & FUND BALANCE FORWARD	21,100	-	-	25,800	-	-	-	-	
23									
24 TOTAL EXPENDITURES	43,410	-	-	25,800	-	-	-	-	
25									
26 NET CHANGE IN FUND BALANCE	95,162	145,552	184,555	278,451	248,100	25,295	248,100	-	
27 FUND BALANCE - BEGINNING	572,226	667,388	812,940	997,495	1,275,946	1,275,946	1,524,046		
28 FUND BALANCE ENDING	667,388	812,940	997,495	1,275,946	1,524,046	1,301,241	1,772,146	-	
29									
30 FUND BALANCE USES:									
31 Fund Balance Assigned	572,226	-	-	-	-	-	-	-	
32 Unassigned Fund Balance	95,162	812,940	997,495	1,275,946	1,524,046	1,301,241	1,772,146	-	
33 TOTAL FUND BALANCE USE	667,388	812,941	997,495	1,275,946	1,524,046	1,301,241	1,772,146	\$ -	

STATEMENT 3
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND (OPERATIONS & MAINTENANCE)
FY 2026 PROPOSED ASSESSMENT ALLOCATION

1. EAU Assignment

Lot Type	Assigned EAU	Total Units	Total EAU
55	0.85	236	200.60
65	1.00	253	253.00
70	1.05	50	52.50
75	1.15	132	151.80
300	1.15	1	1.15
Total		672	659.05 [A]

2. O&M Budget & Total Assessment

Total O&M Expenditures - Less Fund Balance Forward	1,591,766	from STMT 1
Plus: Early Payment Discount (4%)	67,735	
Plus: County Collection Fees (2%)	33,867	
Total Assessment, gross	1,693,368	[B]

3. O&M Assessment per EAU

Total Assessment, gross	1,693,368	[B]
Total EAU	659.05	[A]
O&M Assessment per EAU, gross	2,569.41	[B] / [A]

4. O&M Assessment Allocation FY 2026

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	\$2,184.00	236	\$515,423.23
65	1.00	\$2,569.41	253	\$650,060.21
70	1.05	\$2,697.88	50	\$134,893.92
75	1.15	\$2,954.82	132	\$390,036.12
300	1.15	\$2,954.82	1	\$2,954.82
Total			672	\$1,693,368.30

5. O&M Assessment Allocation FY 2025

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	\$2,184.00	236	\$515,423.23
65	1.00	\$2,569.41	253	\$650,060.21
70	1.05	\$2,697.88	50	\$134,893.92
75	1.15	\$2,954.82	132	\$390,036.12
300	1.15	\$2,954.82	1	\$2,954.82
Total			672	\$1,693,368.30

4. Change in O&M Assessments, FY 2025 vs FY 2026

Lot Type	FY 2025 per Unit, gross	FY 2026 per Unit, gross	\$ Change	% Change	Mo Change
55	\$2,184.00	\$2,184.00	\$0.00	0.00%	\$0.00
65	\$2,569.41	\$2,569.41	\$0.00	0.00%	\$0.00
70	\$2,697.88	\$2,697.88	\$0.00	0.00%	\$0.00
75	\$2,954.82	\$2,954.82	\$0.00	0.00%	\$0.00
300	\$2,954.82	\$2,954.82	\$0.00	0.00%	\$0.00

**STATEMENT 4
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

SERVICE PROVIDED	VENDOR	GL ACCOUNTS	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACTS
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 13 Meetings Considered for FY 2025	\$13,000.00
PAYROLL TAXES		1510020	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$994.50
PAYROLL SERVICE FEE		1510040	Annual contracts amount	\$780.00
DISTRICT MANAGEMENT		1510080	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$56,004.00
DISTRICT ENGINEER		1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$50,000.00
DISSEMINATION SERVICES (DISCLOSURE)		1510160	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$4,250.00
TRUSTEES FEES		1510180	The District deposits amounts related to a Bond Series with a Trustee as originally stipulated in the trust indenture. The original trustee agreement binds US Bank as the Trustee and would require bondholder approval to make any change.	\$4,506.13
FLORIDA FILING FEE		1510200	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity	\$175.00
AUDITING SERVICES		1510220	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm. Engagement is issued for the fiscal year to be audited.	\$3,400.00
ARBITRAGE REBATE CALCULATION		1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances - the Series 2019 with arbitrage reporting due in November of each fiscal year	\$475.00
INSURANCE (Public Officials)		1510260	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS for FY 2025	\$3,440.00
LEGAL ADVERTISING		1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,800.00
DUES, LICENSES & FEES		1510300	Estimated based on historical requirements for such items as Pasco County property appraiser for collection fees	\$750.00
TECHNOLOGY/OPERATIONS		1510320	ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. An additional amount of \$500 for processing of documents by Kai	\$2,015.00
LEGAL SERVICES - GENERAL		1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager	\$50,000.00
MISCELLANEOUS ADMIN		1510360	Discretionary as needed, includes such items as bank checks	\$2,500.00
SECURITY OPERATIONS				
SECURITY CONTRACT - GUARDHOUSE	JCS Security	1521010	Contract allows for armed security services at a rate of \$20 per hour for 8,765 yearly hours for the manned guardhouse which is open 24 hours per day and 7 days a week. Contract provides for rover service at no additional charge	\$175,300.00
SECURITY SYSTEM - CLUBHOUSE MONITORING		1521025	Burglar Alarm Monitoring, \$141 per month. Additional for misc. items such as service calls, etc.	\$1,752.00
SECURITY CAMERA MONITORING	DC Integrations	1521030	The Security Camera Monitoring line item (Account 1521051) covers quarterly monitoring and management services for surveillance and access control systems across six key locations within the District. These include the Guard House (cellular internet service), Pool/Clubhouse, DKS/Outdoor Restrooms and Tennis Courts, Sports/Dog Park, Entrance, and Tot Lot/Dock. Each site receives services four times per year, with individual quarterly costs ranging from \$384 to \$405. The total annual expense for these services is \$9,576.00. This funding ensures continuous monitoring and maintenance of the District's security infrastructure to support resident safety and community oversight. Additional funds included to account for miscellaneous repairs and equipment.	\$24,860.00
SECURITY - ROVER		1521040	Not Applicable as rover service is provided at no charge by JCS	\$0.00
SECURITY - FHP			The Florida Highway Roving Patrol budget funds contracted security personnel to monitor and patrol designated roadways within the District, enhancing safety and deterring unauthorized activities.	\$7,000.00
SECURITY EQUIPMENT		1521050	Amount is being budgeted for the repair and maintenance of the security equipment and camera system	\$3,000.00
GUARD HOUSE SUPPLIES & MAINTENANCE		1521052	Amount is being budgeted for supplies and maintenance of the guardhouse facility	\$1,500.00
UTILITIES				
UTILITY - ELECTRICITY		1530000	Based on estimated usage for 7 meters - 5 on Sundance, 1 on Land O Lakes, 1 on Water Color.	\$35,175.00
UTILITY - STREETLIGHTS		1530020	Approximately 213 streetlight poles. Projected at \$5,400 monthly	\$67,200.00
UTILITY - GAS		1530040	Amount is based on estimated historical usage for 19730 Sundance Lake Blvd. usage	\$17,000.00
UTILITY - WATER		1530060	Amount is based on estimated usage for 5 meters	\$14,000.00
SOLID WASTE CONTROL-RECREATION FAC.		1530080	Clubhouse Waste Removal	\$1,320.00
SOLID WASTE ASSESSMENT		1530100	Solid Waste Assessment	\$1,000.00
PHYSICAL ENVIRONMENT				
STORMWATER NON AD VALOREM ASSESS.		1550000	Pasco County Stormwater Non-Advalorem Assessment	\$3,100.00
LAKE/POND BANK MAINTENANCE		1550020	Projects that relate to maintenance such as removing torpedo grass and plantings, cattail removal, erosion repairs - \$10,000.	\$36,500.00

**STATEMENT 4
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

SERVICE PROVIDED	VENDOR	GL ACCOUNTS	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACTS
AQUATIC MAINTENANCE CONTRACT	Steadfast	1550025	The contractor will perform specific water management services for the Districts 46 acres of waterways which include algae and weed management, herbicide applications, inspection of out flow structures, and removal of trash and debris as well as monthly management reporting at a current rate of \$2,022 per month. Although not mentioned in contract, included a 3.5% price increase.	\$25,119.70
INLET MONITORING & NPDES		1550035	Cornerstone Solutions for inlet monitoring for compliance, as needed	\$500.00
GENERAL LIABILITY/PROPERTY INSURANCE	EGIS	1550080	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS for FY 2025	\$55,000.00
LANDSCAPE MAINTENANCE	Red Tree	1550100	This line item funds the District's agreement with Red Tree Landscape Systems, LLC for full-service landscape and irrigation maintenance, including mowing, edging, tree and shrub care, irrigation inspections, fertilization, pest control, and seasonal services such as mulching and annual flower installations. The FY 2026 cost reflects a blended rate based on the contract's Year 2 pricing through February 2026 and Year 3 pricing beginning in March 2026. Accordingly, five months are billed at \$12,552.40/month and seven months at \$13,180.02/month, resulting in a total FY 2026 cost of \$155,022.14. (Note- 7 month rate based on historic 5% increase.	\$155,022.14
LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	Red Tree	1550120	Contractor shall install 500 (4") annuals up to 4 times per year at \$2.25 per annual. Contractor shall install 395 CY large pine bark mulch in October and 225 CY of mulch in April at a cost of \$55 per CY . Contracted mulch total is \$34,100 and annuals are \$5,000.	\$50,000.00
IRRIGATION REPAIRS & MAINTENANCE	Red Tree	1550140	Repairs for the irrigation system	\$24,000.00
RUST PREVENTION	Suncoast Rust Cont	1550160	Suncoast has installed a customized water treatment system to remove any rust remnants advanced by the irrigation system . Contract is \$1,015 monthly to service three wells.	\$12,180.00
LANDSCAPE IMPROVEMENTS		1550180	Landscape Contingency for infill replacement and beautification	\$50,000.00
ROAD & STREET FACILITIES				
GATE MAINTENANCE		1541020	Miscellaneous supplies and repairs. Barcode stickers, etc. Plus any necessary repairs	\$15,000.00
SIDEWALK REPAIR & MAINTENANCE		1541025	Miscellaneous expenditures related to sidewalk repair as needed	\$2,500.00
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE		1541030	Holiday lighting projected to be \$7,000, additional amount of \$2,000 related to lighting repairs at entrance. Streetlights are repaired by Withlacoochee.	\$9,000.00
STREET SIGN REPAIR & REPLACEMENT		1541035	Miscellaneous expenditures related to street signs as needed	\$3,000.00
ROADWAY REPAIR & MAINTENANCE		1541040	Miscellaneous expenditures related to roadway as needed.	\$12,000.00
PARKS & RECREATION				
MANAGEMENT CONTRACT		1520000	The contractor will provide Onsite staffing for the facility, the amenity manager will advance the maintenance checklist as required by the Board, on a monthly basis the amenity manager will provide the monthly documentation of hours worked by all staff members except the amenity manager for the previous month and the regional manager shall participate in a quarterly review of the amenity maintenance items . Amount represented is based off a 3% increase for FY 2026	\$218,051.00
POOL& FOUNTAIN MAINTENANCE	GPS Pools, LLC	1520020	Fountains to be maintained monthly. Filters are cleaned 2x a week as well as chemical balancing and adding chemicals as needed. Chemical addition is estimated to be \$5,000 as it is not included in the contract . Contract is \$500 per month	\$11,000.00
POOL PERMITS		1520030	As required by Pasco Florida Department of Health, permits are usually pulled in May	\$706.00
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES		1520040	Miscellaneous repairs and supplies as needed/ Clubhouse Manager. Also includes an agreement with Alert. Agreement calls for \$175 monthly , 2 inspections yearly, and 6 changes of filters per year for air conditioning	\$13,000.00
CLUBHOUSE TELEPHONE, FAX, INTERNET		1520060	Business lines and internet. Account 25095 - \$52 mo. . Account 29155 approximates \$1,140 mo. Account 70921 approximates \$132 mo. . Account 60215 approximates \$356 mo. Account 51815 approximates \$ 152 mo.	\$21,984.00
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE		1520080	Based on estimated needs of the maintenance of the equipment	\$1,500.00
CLUBHOUSE PEST CONTROL		1520100	Contractor shall provide pest control services at the clubhouse - average billing at \$75 per mo. Including an additional \$150 for any additional service that may be required	\$1,050.00
CLUBHOUSE OFFICE SUPPLIES		1520120	As needed	\$5,000.00
CLUBHOUSE JANITORIAL SERVICES & SUPPLIES		1520140	Various janitorial supplies as needed in the clubhouse	\$3,500.00
CLUBHOUSE LIGHTING REPLACEMENT		1520160	As needed	\$2,000.00
TENNIS/BASKETBALL COURT REPAIRS		1520180	As needed	\$3,000.00
MISCELLANEOUS EXPENSES		1520200	As needed for maintenance repairs as well as any debt card purchases	\$10,000.00
SECURITY / FIRE SYSTEM		1520220	The annual maintenance service and inspection and any associated repairs which includes the annual service for \$1,500 and additional \$1,000 for any miscellaneous	\$6,500.00
LICENSES AND DUES FOR MOVIES		1520240	Motion Picture Licensing -\$900, SESAC Music is \$200 yearly, additional for slight anticipated increases	\$1,500.00
SPECIAL EVENTS		1520260	Special events are coordinated by the amenity manager for the experience of the residents of the community	\$4,000.00
PRESSURE WASH		1541098	As needed and directed by the Board of Supervisors	\$12,000.00
DEBIT CARD PURCHASES			NO LINGER UTILIZED	\$0.00
AMENITY CAPITAL PROJECTS/CONTINGENCY		1542003	To be determined by the Board of Supervisors	\$10,000.00
CAPITAL PROJECTS & CONTINGENCY		1551001	Miscellaneous projects as deemed necessary by the Board of Supervisor	\$37,756.74
RESERVE			Based on asst reserve study as well as road pavement analysis by District Engineer. An additional reserve amount of \$100,000 for street pavement reserve as well as \$148,100 for capital reserve transfer	\$ 248,100
TOTAL EXPENDITURES				\$ 1,606,766

STATEMENT 5
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
\$8,010,000 CAPITAL IMPROVEMENT REFUNDING BONDS, SERIES 2019
DEBT SERVICE REQUIREMENT

	Amount
REVENUE	
Special Assmnts - On Roll	\$632,606.38
Special Assmnts - Discounts 4%	(\$25,304.26)
Fund Balance Forward	
TOTAL REVENUE	\$607,302.13
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	\$12,652.13
DEBT SERVICE	
Principal	
5/1/26	\$440,000.00
Interest	
5/1/26	\$78,962.50
11/1/26	\$72,212.50
TOTAL EXPENDITURES	\$603,827.13
REVENUE OVER / (UNDER) EXPENDITURES	\$3,475.00

Table A - Special Assessment - Maximum Annual Debt Service (MADS) - Allocation, Gross

Lot Type	DS Units	New \$ Units	2019 Refunding Component MADS per Lot	2019 New Money Component MADS per Lot	Total 2019 MADS per Lot	2019 \$Money Component MADS per Lot	Total 2019 MADS
55	236	236	\$844.72	\$79.29	\$199,353.92	\$18,712.44	\$218,066.36
65	190	216	\$993.79	\$79.29	\$188,820.10	\$17,126.64	\$205,946.74
70	50	50	\$1,043.47	\$79.29	\$52,173.50	\$3,964.50	\$56,138.00
75	130	130	\$1,142.85	\$79.29	\$148,570.50	\$10,307.70	\$158,878.20
300	1	1	\$4,571.41	\$79.29	\$4,571.41	\$79.29	\$4,650.70
Total	607	633					\$643,680.00

STATEMENT 6
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
SENIOR SERIES 2019A-1 AND SUBORDINATE SERIES 2019A-2, SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BONDS
DEBT SERVICE SCHEDULE

Period Ending	Mandatory Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/1/25	-	0.00%	78,963	78,963	78,963	5,080,000
5/1/26	440,000	0.00%	78,963	518,963		4,640,000
11/1/26	-	0.00%	72,213	72,213	591,175	4,640,000
5/1/27	455,000	0.00%	72,213	527,213		4,185,000
11/1/27	-	0.00%	65,225	65,225	592,438	4,185,000
5/1/28	470,000	0.00%	65,225	535,225		3,715,000
11/1/28	-	0.00%	58,013	58,013	593,238	3,715,000
5/1/29	480,000	0.00%	58,013	538,013		3,235,000
11/1/29	-	0.00%	50,650	50,650	588,663	3,235,000
5/1/30	500,000	0.00%	50,650	550,650		2,735,000
11/1/30	-	0.00%	42,975	42,975	593,625	2,735,000
5/1/31	510,000	4.00%	42,975	552,975		2,225,000
11/1/31	-	4.00%	34,975	34,975	587,950	2,225,000
5/1/32	530,000	4.00%	34,975	564,975		1,695,000
11/1/32	-	4.00%	26,650	26,650	591,625	1,695,000
5/1/33	550,000	4.00%	26,650	576,650		1,145,000
11/1/33	-	4.00%	18,000	18,000	594,650	1,145,000
5/1/34	565,000	4.00%	18,000	583,000		580,000
11/1/34	-	4.00%	9,125	9,125	592,125	580,000
5/1/35	580,000	4.00%	9,125	589,125	589,125	-
Total	5,080,000		913,575	5,993,575	5,993,575	

Max annual ds: \$594,650

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1

Approx Lot Width	Lot Count*	Assigned ERU	O&M, Gross	DS S2019 Refunding, Gross*	DS S2019 New Money, Gross*	Total FY 2026	Total FY 2025	Difference**
55'	236	0.85	\$2,184.00	\$844.72	\$79.29	\$3,108.00	\$3,108.00	\$0.00
65'	253	1.00	\$2,569.41	\$993.79	\$79.29	\$3,642.48	\$3,642.48	\$0.00
70'	50	1.05	\$2,697.88	\$1,043.47	\$79.29	\$3,820.64	\$3,820.64	\$0.00
75'	132	1.15	\$2,954.82	\$1,142.85	\$79.29	\$4,176.96	\$4,176.96	\$0.00
300'	1	1.15	\$2,954.82	\$4,571.41	\$79.29	\$7,605.52	\$7,605.52	\$0.00

672

*Incl. the lots with the refunding bonds component fully prepaid

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 34

AGENDA

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeshore Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2025.

Attested By:

**Lakeshore Ranch Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

LakeShore Ranch

COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET

STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
1 REVENUE								
2								
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,047,051	\$ 1,145,720	\$ 1,214,327	\$ 1,576,613	\$ 1,521,766	\$ 1,588,538	\$ 1,591,766	70,000
4 INCREASE IN SPECIAL ASSESSMENTS		-	-	-	70,000	-	-	(70,000)
5 TOTAL SPECIAL ASSESSMENTS	1,047,051	1,145,720	1,214,327	1,576,613	1,591,766	1,588,538	1,591,766	0
6 ASSESSMENTS - PY Excess Fees	3,481	4,428	4,287	7,399	-	-	-	-
7 INTEREST EARNINGS	1,415	3,338	31,660	51,968	15,000	39,287	15,000	-
8 OTHER MISCELLANEOUS REVENUE:	-	-	-	-	-	3,586	-	-
9 EVENT REVENUE	-	105	1,722	291	-	100	-	-
10 CLUBHOUSE RENTAL	1,000	2,722	3,001	2,707	-	2,242	-	-
11 MISCELLANEOUS	7,761	11,005	8,599	72,013	-	2,085	-	-
12 EASEMENT AGREEMENT FEES	3,300	2,100	300	2,100	-	300	-	-
13 RESTRICTED CASH FORWARD					200,000	200,000	-	-
14 FUND BALANCE DECREASE FROM EMERGENCY RESERVE		-	(2,036)	-	-	-	-	-
15 TOTAL REVENUE	1,064,008	1,169,418	1,261,860	1,713,092	1,806,766	1,836,138	1,606,766	0
16								
17 EXPENDITURES								
18 ADMINISTRATIVE EXPENSES								
19 SUPERVISORS FEES	10,800	15,525	13,000	12,000	13,000	6,800	13,000	-
20 PAYROLL TAXES	841	780	1,040	842	995	658	995	-
21 PAYROLL SERVICE FEE	596	500	728	600	780	500	780	-
22 DISTRICT MANAGEMENT	62,100	54,385	56,004	56,004	56,004	37,336	56,004	-
23 DISTRICT ENGINEER	27,338	49,099	36,539	66,303	35,000	32,592	50,000	15,000
24 DISSEMINATION SERVICES (DISCLOSURE)	4,250	4,250	-	-	4,250	2,833	4,250	-
25 TRUSTEES FEES	3,368	5,117	4,040	4,249	4,041	4,332	4,506	465
26 FLORIDA FILING FEE	175	175	175	175	175	175	175	-
27 AUDITING SERVICES	2,658	2,700	3,650	3,250	3,400	-	3,400	-
28 ARBITRAGE REBATE CALCULATION	-	-	475	475	475	475	475	-
29 INSURANCE (Public Officials)	2,481	-	2,761	-	3,144	-	3,440	296
30 LEGAL ADVERTISING	1,855	777	1,680	2,346	1,800	246	1,800	-
31 DUES, LICENSES & FEES	275	57	150	1,206	750	-	750	-
32 TECHNOLOGY/OPERATIONS	2,015	2,015	3,489	1,515	2,015	1,848	2,015	-
33 LEGAL SERVICES - GENERAL	32,502	56,608	54,837	65,252	50,000	32,433	50,000	-
34 MISCELLANEOUS ADMIN	7,990	4,808	-	-	2,500	521	2,500	-
35 TAX COLLECTOR/PROPERTY APPRAISER			150	150	-	-	-	-
36 TOTAL ADMINISTRATIVE EXPENDITURES	159,244	196,796	178,718	214,365	178,329	120,749	194,090	15,761
37								
38 SECURITY OPERATIONS								
39 SECURITY CONTRACT - GUARDHOUSE	135,000	141,567	180,555	159,032	175,300	110,002	175,300	-
40 SECURITY SYSTEM - CLUBHOUSE MONITORING	5,730	6,811	2,668	2,379	6,752	518	1,752	(5,000)
41 SECURITY CAMERA MONITORING	-	18,801	21,111	18,373	24,860	7,182	24,860	-
42 SECURITY - ROVER	22,140	50,694	-	-	-	-	-	-

**STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
43 SECURITY - FHP	-	6,300	6,950	-	-	-	7,000	7,000
44 SECURITY EQUIPMENT	-	-	-	-	5,000	13,815	3,000	(2,000)
45 GUARD HOUSE SUPPLIES & MAINTENANCE	-	-	-	-	1,500	-	1,500	-
46 TOTAL SECURITY OPERATIONS	162,870	224,173	211,284	179,784	213,412	131,517	213,412	-
47								
48 UTILITIES:								
49 UTILITY - ELECTRICITY	29,912	38,523	36,871	28,248	35,175	20,195	35,175	-
50 UTILITY - STREETLIGHTS	60,864	57,933	51,960	61,913	67,200	41,549	67,200	-
51 UTILITY - GAS	11,848	12,595	14,551	11,598	17,050	10,881	17,000	(50)
52 UTILITY - WATER	6,177	7,054	10,378	10,447	12,000	7,767	14,000	2,000
53 SOLID WASTE CONTROL - RECREATION FACILITY	624	636	1,257	1,483	1,320	1,230	1,320	-
54 SOLID WASTE ASSESSMENT	842	933	-	1,098	1,000	-	1,000	-
55 TOTAL UTILITIES	110,267	117,674	115,017	114,787	133,745	81,622	135,695	1,950
56								
57 PHYSICAL ENVIRONMENT								
58 STORMWATER NON ADVALOREM ASSESS.	2,800	-	-	2,819	3,100	-	3,100	-
59 LAKE/POND BANK MAINTENANCE	600	9,400	1,070	-	25,000	1,550	36,500	11,500
60 AQUATIC MAINTENANCE CONTRACT	23,671	23,670	24,621	25,340	24,265	16,180	25,120	855
61 INLET MONITORING & NPDES	-	-	-	-	500	-	500	-
62 GENERAL LIABILITY/PROPERTY INSURANCE	25,207	28,921	30,724	48,270	51,081	48,961	55,000	3,919
63 LANDSCAPE MAINTENANCE	138,020	152,260	138,751	143,456	148,543	95,638	155,022	6,480
64 LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	41,368	50,895	26,790	46,741	39,100	-	50,000	10,900
65 IRRIGATION REPAIRS & MAINTENANCE	16,390	11,153	15,836	10,585	24,000	10,952	24,000	-
66 RUST PREVENTION	10,680	11,085	11,861	12,180	12,180	8,120	12,180	-
67 LANDSCAPE IMPROVEMENTS	19,361	20,139	29,558	23,191	77,547	31,470	50,000	(27,547)
68 TOTAL PHYSICAL ENVIRONMENT	278,097	307,522	279,211	312,582	405,316	212,871	411,422	6,106
69								
70 ROAD & STREET FACILITIES								
71 GATE MAINTENANCE	12,705	2,278	10,823	6,858	10,000	13,717	15,000	5,000
72 SIDEWALK REPAIR & MAINTENANCE	6,325	165	-	697	2,500	1,200	2,500	-
73 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	2,750	6,760	6,575	6,878	9,000	5,045	9,000	-
74 STREET SIGN REPAIR & REPLACEMENT	3,750	1,360	802	1,187	3,000	2,108	3,000	-
75 ROADWAY REPAIR & MAINTENANCE	7,400	4,909	10,150	13,214	12,000	8,120	12,000	-
76 TOTAL ROAD & STREET FACILITIES	32,930	15,472	28,350	28,834	36,500	30,190	41,500	5,000
77								
78 PARKS & RECREATION								
79 MANAGEMENT CONTRACT	160,806	170,420	199,559	202,427	211,625	141,083	218,051	6,426
80 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	997	22,210	19,943	14,188	11,000	6,870	11,000	-
81 POOL PERMITS	705	780	706	705	706	705	706	-
82 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	26,527	13,359	17,683	12,887	13,000	9,198	13,000	-
83 CLUBHOUSE TELEPHONE, FAX, INTERNET	15,328	17,730	15,576	21,508	21,984	14,754	21,984	-
84 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,414	1,042	464	3,444	1,500	9,614	1,500	-
85 CLUBHOUSE PEST CONTROL	710	613	613	2,985	1,050	575	1,050	-

STATEMENT 1
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
86 CLUBHOUSE OFFICE SUPPLIES	9,894	5,127	6,125	3,308	5,000	2,219	5,000	-
87 CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	213	1,832	3,550	4,030	3,500	2,355	3,500	-
88 CLUBHOUSE LIGHTING REPLACEMENT	3,447	2,175	1,286	720	2,000	11,610	2,000	-
89 TENNIS/BASKETBALL COURT REPAIRS	2,908	393	2,600	1,544	3,000	131	3,000	-
90 MISCELLANEOUS EXPENSES	13,271	31,788	15,023	7,294	12,000	4,162	10,000	(2,000)
91 SECURITY / FIRE SYSTEM	1,379	3,918	11,104	7,113	2,500	4,924	6,500	4,000
92 LICENSES AND DUES FOR MOVIES	839	417	281	1,406	1,500	261	1,500	-
93 SPECIAL EVENTS	1,754	21,262	9,732	4,174	4,000	3,899	4,000	-
94 PRESSURE WASH	5,539	8,065	14,490	9,417	12,000	-	12,000	-
95 DEBIT CARD PURCHASES	-	2,401	-	6,900	-	-	-	-
96 AMENITY CAPITAL PROJECTS/CONTINGENCY	-	-	-	-	10,000	13,400	10,000	-
97 TOTAL PARKS & RECREATION	245,731	303,532	318,735	304,049	316,365	225,760	324,791	8,426
98								
99 TOTAL EXPENDITURES BEFORE CONTINGENCY	989,139	1,165,169	1,131,315	1,154,400	1,283,666	802,709	1,320,909	37,243
100								
101 CAPITAL PROJECTS & CONTINGENCY	26,260	6,343	16,711	40,974	275,000	206,903	37,757	(237,243)
102								
103 TOTAL EXPENDITURES BEFORE OTHER USES	1,015,398	1,171,512	1,148,026	1,195,374	1,558,666	1,009,612	1,358,666	(200,000)
OUTHER SOURCES AND USES								
104 TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	143,520	149,260	250,000	248,100		248,100	-
105 TOTAL OTHER SOURCES AND USES	138,000	143,520	149,260	250,000	248,100	-	248,100	-
106								
107 TOTAL EXPENDITURES	1,153,398	1,315,032	1,297,286	1,445,374	1,806,766	1,009,612	1,606,766	(200,000)
108								
109 NET CHANGE IN FUND BALANCE	(89,390)	(145,613)	(35,426)	267,717	0	826,526	-	
110 FUND BALANCE - BEGINNING	871,973	782,583	636,970	601,544	869,261	869,261	869,262	
111 INCREASE IN ASSET RESERVES	-	-	-	-	-	-	-	
112 BUDGETED FUND BALANCE FORWARD USE		-	-	-	-	(200,000)	-	
113 FUND BALANCE ENDING	782,583	636,970	601,544	869,261	869,262	1,495,787	869,262	
114								
115 FUND BALANCE USES:	-	-						
116 Nonspendable for prepaids and deposits	34,003	4,183	20,813	4,225	3,059	7,846	3,059	
117 Balance Forward Assigned	3,879							
118 Fund Balance Restricted for DS				29,451				
Operating Capital - 2 mos operating less amts for transfer to reserves to be made in 2nd quarter	261,205	261,205	261,205	261,205	236,961	261,205	267,794	
119								
120 Emergency Maintenance Reserve	187,570	187,570	100,000	100,000	87,570	100,000	87,570	
121 Capital Asset Reserves	-	-	-	-	-	-	-	
122 Cash Forward Uses						-		
123 Unassigned Fund Balance	295,926	184,012	219,526	474,380	541,672	1,126,736	510,838	-
124 TOTAL FUND BALANCE USE	\$ 782,583	\$ 636,971	\$ 601,544	\$ 869,261	\$ 869,262	\$ 1,495,787	\$ 869,262	\$ -

STATEMENT 2
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL RESERVE FUND

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	Amended FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE 2025-2026	FY
1 REVENUE									
2									
3 INTEREST EARNINGS	572	2,032	35,295	54,251	-	25,295	-	-	
3 INTERFUND TRANSFER IN	138,000	143,520	149,260	250,000	248,100		248,100	-	
4 OTHER MISCELLANEOUS REVENUE:	-		-		-		-	-	
5 TOTAL REVENUE	138,572	145,552	184,555	304,251	248,100	25,295	248,100	-	
6									
7 EXPENDITURES									
8 PARKS & RECREATION									
9 TENNIS/BASKETBALL COURT REPAIRS	22,310	-	-	-	-	-	-	-	
15 TOTAL PARKS & RECREATION	22,310	-	-	-	-	-	-	-	
17 TOTAL EXPENDITURES BEFORE CONTINGENCY	22,310	-	-	-	-	-	-	-	
18									
19 CONTINGENCY & FUND BALANCE FORWARD									
20 MISCELLANEOUS CONTINGENCY	15,300								
21 CAPITAL RESERVE- RESERVE FUND	5,800			25,800					
22 TOTAL CONTINGENCY & FUND BALANCE FORWARD	21,100	-	-	25,800	-	-	-	-	
23									
24 TOTAL EXPENDITURES	43,410	-	-	25,800	-	-	-	-	
25									
26 NET CHANGE IN FUND BALANCE	95,162	145,552	184,555	278,451	248,100	25,295	248,100	-	
27 FUND BALANCE - BEGINNING	572,226	667,388	812,940	997,495	1,275,946	1,275,946	1,524,046		
28 FUND BALANCE ENDING	667,388	812,940	997,495	1,275,946	1,524,046	1,301,241	1,772,146	-	
29									
30 FUND BALANCE USES:									
31 Fund Balance Assigned	572,226	-	-	-	-	-	-	-	
32 Unassigned Fund Balance	95,162	812,940	997,495	1,275,946	1,524,046	1,301,241	1,772,146	-	
33 TOTAL FUND BALANCE USE	667,388	812,941	997,495	1,275,946	1,524,046	1,301,241	1,772,146	-	

STATEMENT 3
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND (OPERATIONS & MAINTENANCE)
FY 2026 PROPOSED ASSESSMENT ALLOCATION

1. EAU Assignment

Lot Type	Assigned EAU	Total Units	Total EAU
55	0.85	236	200.60
65	1.00	253	253.00
70	1.05	50	52.50
75	1.15	132	151.80
300	1.15	1	1.15
Total		672	659.05 [A]

2. O&M Budget & Total Assessment

Total O&M Expenditures - Less Fund Balance Forward	1,591,766	from STMT 1
Plus: Early Payment Discount (4%)	67,735	
Plus: County Collection Fees (2%)	33,867	
Total Assessment, gross	1,693,368	[B]

3. O&M Assessment per EAU

Total Assessment, gross	1,693,368	[B]
Total EAU	659.05	[A]
O&M Assessment per EAU, gross	2,569.41	[B] / [A]

4. O&M Assessment Allocation FY 2026

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	\$2,184.00	236	\$515,423.23
65	1.00	\$2,569.41	253	\$650,060.21
70	1.05	\$2,697.88	50	\$134,893.92
75	1.15	\$2,954.82	132	\$390,036.12
300	1.15	\$2,954.82	1	\$2,954.82
Total			672	\$1,693,368.30

5.O&M Assessment Allocation FY 2025

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	\$2,184.00	236	\$515,423.23
65	1.00	\$2,569.41	253	\$650,060.21
70	1.05	\$2,697.88	50	\$134,893.92
75	1.15	\$2,954.82	132	\$390,036.12
300	1.15	\$2,954.82	1	\$2,954.82
Total			672	\$1,693,368.30

4. Change in O&M Assessments, FY 2025 vs FY 2026

Lot Type	FY 2025 per Unit, gross	FY 2026 per Unit, gross	\$ Change	% Change	Mo Change
55	\$2,184.00	\$2,184.00	\$0.00	0.00%	\$0.00
65	\$2,569.41	\$2,569.41	\$0.00	0.00%	\$0.00
70	\$2,697.88	\$2,697.88	\$0.00	0.00%	\$0.00
75	\$2,954.82	\$2,954.82	\$0.00	0.00%	\$0.00
300	\$2,954.82	\$2,954.82	\$0.00	0.00%	\$0.00

**STATEMENT 4
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

SERVICE PROVIDED	VENDOR	GL ACCOUNTS	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACTS
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 13 Meetings Considered for FY 2025	\$13,000.00
PAYROLL TAXES		1510020	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$994.50
PAYROLL SERVICE FEE		1510040	Annual contracts amount	\$780.00
DISTRICT MANAGEMENT		1510080	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$56,004.00
DISTRICT ENGINEER		1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$50,000.00
DISSEMINATION SERVICES (DISCLOSURE)		1510160	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$4,250.00
TRUSTEES FEES		1510180	The District deposits amounts related to a Bond Series with a Trustee as originally stipulated in the trust indenture. The original trustee agreement binds US Bank as the Trustee and would require bondholder approval to make any change.	\$4,506.13
FLORIDA FILING FEE		1510200	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity	\$175.00
AUDITING SERVICES		1510220	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm. Engagement is issued for the fiscal year to be audited.	\$3,400.00
ARBITRAGE REBATE CALCULATION		1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances - the Series 2019 with arbitrage reporting due in November of each fiscal year	\$475.00
INSURANCE (Public Officials)		1510260	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS for FY 2025	\$3,440.00
LEGAL ADVERTISING		1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,800.00
DUES, LICENSES & FEES		1510300	Estimated based on historical requirements for such items as Pasco County property appraiser for collection fees	\$750.00
TECHNOLOGY/OPERATIONS		1510320	ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. An additional amount of \$500 for processing of documents by Kai	\$2,015.00
LEGAL SERVICES - GENERAL		1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager	\$50,000.00
MISCELLANEOUS ADMIN		1510360	Discretionary as needed, includes such items as bank checks	\$2,500.00
SECURITY OPERATIONS				
SECURITY CONTRACT - GUARDHOUSE	JCS Security	1521010	Contract allows for armed security services at a rate of \$20 per hour for 8,765 yearly hours for the manned guardhouse which is open 24 hours per day and 7 days a week. Contract provides for rover service at no additional charge	\$175,300.00
SECURITY SYSTEM - CLUBHOUSE MONITORING		1521025	Burglar Alarm Monitoring, \$141 per month. Additional for misc. items such as service calls, etc.	\$1,752.00
SECURITY CAMERA MONITORING	DC Integrations	1521030	The Security Camera Monitoring line item (Account 1521051) covers quarterly monitoring and management services for surveillance and access control systems across six key locations within the District. These include the Guard House (cellular internet service), Pool/Clubhouse, DKS/Outdoor Restrooms and Tennis Courts, Sports/Dog Park, Entrance, and Tot Lot/Dock. Each site receives services four times per year, with individual quarterly costs ranging from \$384 to \$405. The total annual expense for these services is \$9,576.00. This funding ensures continuous monitoring and maintenance of the District's security infrastructure to support resident safety and community oversight. Additional funds included to account for miscellaneous repairs and equipment.	\$24,860.00
SECURITY - ROVER		1521040	Not Applicable as rover service is provided at no charge by JCS	\$0.00
SECURITY - FHP			The Florida Highway Roving Patrol budget funds contracted security personnel to monitor and patrol designated roadways within the District, enhancing safety and deterring unauthorized activities.	\$7,000.00
SECURITY EQUIPMENT		1521050	Amount is being budgeted for the repair and maintenance of the security equipment and camera system	\$3,000.00
GUARD HOUSE SUPPLIES & MAINTENANCE		1521052	Amount is being budgeted for supplies and maintenance of the guardhouse facility	\$1,500.00
UTILITIES				
UTILITY - ELECTRICITY		1530000	Based on estimated usage for 7 meters - 5 on Sundance, 1 on Land O Lakes, 1 on Water Color.	\$35,175.00
UTILITY - STREETLIGHTS		1530020	Approximately 213 streetlight poles. Projected at \$5,400 monthly	\$67,200.00
UTILITY - GAS		1530040	Amount is based on estimated historical usage for 19730 Sundance Lake Blvd. usage	\$17,000.00
UTILITY - WATER		1530060	Amount is based on estimated usage for 5 meters	\$14,000.00
SOLID WASTE CONTROL-RECREATION FAC.		1530080	Clubhouse Waste Removal	\$1,320.00
SOLID WASTE ASSESSMENT		1530100	Solid Waste Assessment	\$1,000.00
PHYSICAL ENVIRONMENT				
STORMWATER NON AD VALOREM ASSESS.		1550000	Pasco County Stormwater Non-Advalorem Assessment	\$3,100.00
LAKE/POND BANK MAINTENANCE		1550020	Projects that relate to maintenance such as removing torpedo grass and plantings, cattail removal, erosion repairs - \$10,000.	\$36,500.00

**STATEMENT 4
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

SERVICE PROVIDED	VENDOR	GL ACCOUNTS	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT OF CONTRACTS
AQUATIC MAINTENANCE CONTRACT	Steadfast	1550025	The contractor will perform specific water management services for the Districts 46 acres of waterways which include algae and weed management, herbicide applications, inspection of out flow structures, and removal of trash and debris as well as monthly management reporting at a current rate of \$2,022 per month. Although not mentioned in contract, included a 3.5% price increase.	\$25,119.70
INLET MONITORING & NPDES		1550035	Cornerstone Solutions for inlet monitoring for compliance, as needed	\$500.00
GENERAL LIABILITY/PROPERTY INSURANCE	EGIS	1550080	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS for FY 2025	\$55,000.00
LANDSCAPE MAINTENANCE	Red Tree	1550100	This line item funds the District's agreement with Red Tree Landscape Systems, LLC for full-service landscape and irrigation maintenance, including mowing, edging, tree and shrub care, irrigation inspections, fertilization, pest control, and seasonal services such as mulching and annual flower installations. The FY 2026 cost reflects a blended rate based on the contract's Year 2 pricing through February 2026 and Year 3 pricing beginning in March 2026. Accordingly, five months are billed at \$12,552.40/month and seven months at \$13,180.02/month, resulting in a total FY 2026 cost of \$155,022.14. (Note- 7 month rate based on historic 5% increase.	\$155,022.14
LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	Red Tree	1550120	Contractor shall install 500 (4") annuals up to 4 times per year at \$2.25 per annual. Contractor shall install 395 CY large pine bark mulch in October and 225 CY of mulch in April at a cost of \$55 per CY . Contracted mulch total is \$34,100 and annuals are \$5,000.	\$50,000.00
IRRIGATION REPAIRS & MAINTENANCE	Red Tree	1550140	Repairs for the irrigation system	\$24,000.00
RUST PREVENTION	Suncoast Rust Cont	1550160	Suncoast has installed a customized water treatment system to remove any rust remnants advanced by the irrigation system . Contract is \$1,015 monthly to service three wells.	\$12,180.00
LANDSCAPE IMPROVEMENTS		1550180	Landscape Contingency for infill replacement and beautification	\$50,000.00
ROAD & STREET FACILITIES				
GATE MAINTENANCE		1541020	Miscellaneous supplies and repairs. Barcode stickers, etc. Plus any necessary repairs	\$15,000.00
SIDEWALK REPAIR & MAINTENANCE		1541025	Miscellaneous expenditures related to sidewalk repair as needed	\$2,500.00
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE		1541030	Holiday lighting projected to be \$7,000, additional amount of \$2,000 related to lighting repairs at entrance. Streetlights are repaired by Withlacoochee.	\$9,000.00
STREET SIGN REPAIR & REPLACEMENT		1541035	Miscellaneous expenditures related to street signs as needed	\$3,000.00
ROADWAY REPAIR & MAINTENANCE		1541040	Miscellaneous expenditures related to roadway as needed.	\$12,000.00
PARKS & RECREATION				
MANAGEMENT CONTRACT		1520000	The contractor will provide Onsite staffing for the facility, the amenity manager will advance the maintenance checklist as required by the Board, on a monthly basis the amenity manager will provide the monthly documentation of hours worked by all staff members except the amenity manager for the previous month and the regional manager shall participate in a quarterly review of the amenity maintenance items . Amount represented is based off a 3% increase for FY 2026	\$218,051.00
POOL& FOUNTAIN MAINTENANCE	GPS Pools, LLC	1520020	Fountains to be maintained monthly. Filters are cleaned 2x a week as well as chemical balancing and adding chemicals as needed. Chemical addition is estimated to be \$5,000 as it is not included in the contract . Contract is \$500 per month	\$11,000.00
POOL PERMITS		1520030	As required by Pasco Florida Department of Health, permits are usually pulled in May	\$706.00
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES		1520040	Miscellaneous repairs and supplies as needed/ Clubhouse Manager. Also includes an agreement with Alert. Agreement calls for \$175 monthly , 2 inspections yearly, and 6 changes of filters per year for air conditioning	\$13,000.00
CLUBHOUSE TELEPHONE, FAX, INTERNET		1520060	Business lines and internet. Account 25095 - \$52 mo. . Account 29155 approximates \$1,140 mo. Account 70921 approximates \$132 mo. . Account 60215 approximates \$356 mo. Account 51815 approximates \$ 152 mo.	\$21,984.00
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE		1520080	Based on estimated needs of the maintenance of the equipment	\$1,500.00
CLUBHOUSE PEST CONTROL		1520100	Contractor shall provide pest control services at the clubhouse - average billing at \$75 per mo. Including an additional \$150 for any additional service that may be required	\$1,050.00
CLUBHOUSE OFFICE SUPPLIES		1520120	As needed	\$5,000.00
CLUBHOUSE JANITORIAL SERVICES & SUPPLIES		1520140	Various janitorial supplies as needed in the clubhouse	\$3,500.00
CLUBHOUSE LIGHTING REPLACEMENT		1520160	As needed	\$2,000.00
TENNIS/BASKETBALL COURT REPAIRS		1520180	As needed	\$3,000.00
MISCELLANEOUS EXPENSES		1520200	As needed for maintenance repairs as well as any debt card purchases	\$10,000.00
SECURITY / FIRE SYSTEM		1520220	The annual maintenance service and inspection and any associated repairs which includes the annual service for \$1,500 and additional \$1,000 for any miscellaneous	\$6,500.00
LICENSES AND DUES FOR MOVIES		1520240	Motion Picture Licensing -\$900, SESAC Music is \$200 yearly, additional for slight anticipated increases	\$1,500.00
SPECIAL EVENTS		1520260	Special events are coordinated by the amenity manager for the experience of the residents of the community	\$4,000.00
PRESSURE WASH		1541098	As needed and directed by the Board of Supervisors	\$12,000.00
DEBIT CARD PURCHASES			NO LINGER UTILIZED	\$0.00
AMENITY CAPITAL PROJECTS/CONTINGENCY		1542003	To be determined by the Board of Supervisors	\$10,000.00
CAPITAL PROJECTS & CONTINGENCY		1551001	Miscellaneous projects as deemed necessary by the Board of Supervisor	\$37,756.74
RESERVE			Based on asst reserve study as well as road pavement analysis by District Engineer. An additional reserve amount of \$100,000 for street pavement reserve as well as \$148,100 for capital reserve transfer	\$ 248,100
TOTAL EXPENDITURES				\$ 1,606,766

STATEMENT 5
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
\$8,010,000 CAPITAL IMPROVEMENT REFUNDING BONDS, SERIES 2019
DEBT SERVICE REQUIREMENT

	Amount
REVENUE	
Special Assmnts - On Roll	\$632,606.38
Special Assmnts - Discounts 4%	(\$25,304.26)
Fund Balance Forward	
TOTAL REVENUE	\$607,302.13
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	\$12,652.13
DEBT SERVICE	
Principal	
5/1/26	\$440,000.00
Interest	
5/1/26	\$78,962.50
11/1/26	\$72,212.50
TOTAL EXPENDITURES	\$603,827.13
REVENUE OVER / (UNDER) EXPENDITURES	\$3,475.00

Table A - Special Assessment - Maximum Annual Debt Service (MADS) - Allocation, Gross

Lot Type	DS Units	New \$ Units	2019 Refunding Component MADS per Lot	2019 New Money Component MADS per Lot	Total 2019 MADS per Lot	2019 \$Money Component MADS per Lot	Total 2019 MADS
55	236	236	\$844.72	\$79.29	\$199,353.92	\$18,712.44	\$218,066.36
65	190	216	\$993.79	\$79.29	\$188,820.10	\$17,126.64	\$205,946.74
70	50	50	\$1,043.47	\$79.29	\$52,173.50	\$3,964.50	\$56,138.00
75	130	130	\$1,142.85	\$79.29	\$148,570.50	\$10,307.70	\$158,878.20
300	1	1	\$4,571.41	\$79.29	\$4,571.41	\$79.29	\$4,650.70
Total	607	633					\$643,680.00

STATEMENT 6
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
SENIOR SERIES 2019A-1 AND SUBORDINATE SERIES 2019A-2, SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BONDS
DEBT SERVICE SCHEDULE

Period Ending	Mandatory Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/1/25	-	0.00%	78,963	78,963	78,963	5,080,000
5/1/26	440,000	0.00%	78,963	518,963		4,640,000
11/1/26	-	0.00%	72,213	72,213	591,175	4,640,000
5/1/27	455,000	0.00%	72,213	527,213		4,185,000
11/1/27	-	0.00%	65,225	65,225	592,438	4,185,000
5/1/28	470,000	0.00%	65,225	535,225		3,715,000
11/1/28	-	0.00%	58,013	58,013	593,238	3,715,000
5/1/29	480,000	0.00%	58,013	538,013		3,235,000
11/1/29	-	0.00%	50,650	50,650	588,663	3,235,000
5/1/30	500,000	0.00%	50,650	550,650		2,735,000
11/1/30	-	0.00%	42,975	42,975	593,625	2,735,000
5/1/31	510,000	4.00%	42,975	552,975		2,225,000
11/1/31	-	4.00%	34,975	34,975	587,950	2,225,000
5/1/32	530,000	4.00%	34,975	564,975		1,695,000
11/1/32	-	4.00%	26,650	26,650	591,625	1,695,000
5/1/33	550,000	4.00%	26,650	576,650		1,145,000
11/1/33	-	4.00%	18,000	18,000	594,650	1,145,000
5/1/34	565,000	4.00%	18,000	583,000		580,000
11/1/34	-	4.00%	9,125	9,125	592,125	580,000
5/1/35	580,000	4.00%	9,125	589,125	589,125	-
Total	5,080,000		913,575	5,993,575	5,993,575	

Max annual ds: \$594,650

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1

Approx Lot Width	Lot Count*	Assigned ERU	O&M, Gross	DS S2019 Refunding, Gross*	DS S2019 New Money, Gross*	Total FY 2026	Total FY 2025	Difference**
55'	236	0.85	\$2,184.00	\$844.72	\$79.29	\$3,108.00	\$3,108.00	\$0.00
65'	253	1.00	\$2,569.41	\$993.79	\$79.29	\$3,642.48	\$3,642.48	\$0.00
70'	50	1.05	\$2,697.88	\$1,043.47	\$79.29	\$3,820.64	\$3,820.64	\$0.00
75'	132	1.15	\$2,954.82	\$1,142.85	\$79.29	\$4,176.96	\$4,176.96	\$0.00
300'	1	1.15	\$2,954.82	\$4,571.41	\$79.29	\$7,605.52	\$7,605.52	\$0.00

672

*Incl. the lots with the refunding bonds component fully prepaid

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 35

AGENDA

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lakeshore Ranch Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Pasco County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 12, 2025.

ATTEST:

**LAKESHORE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2025/2026
Lakeshore Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District shall be held at **6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638**. The meeting dates are as follows:

October 14, 2025
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from GMS, 4530 Eagle Falls Place, Tampa, Florida 33619, at (813) 344-4844, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact GMS at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GMS, District Management

Publish: August ____, 2025 (Business Observer – Pasco County)

EXHIBIT 36

AGENDA

RESOLUTION 2025-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
CORRECTING DUPLICATE NUMBERS OF RESOLUTIONS 2025-04**

WHEREAS, the Lakeshore Ranch Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) adopted Resolution 2025-04 on March 11, 2025, amending the Fiscal Year 2024-2025 budget; and

WHEREAS, the Board adopted Resolution 2025-04 on May 13, 2025, designating the Primary Administrative Office Headquarters of the District (hereinafter referred to as the “Primary Administrative Office Resolution”); and

WHEREAS, the Board desires to correct the duplicated numbering of Resolutions 2025-04 by changing the Primary Administrative Office Resolution from Resolution 2025-04 to Resolution 2025-04A; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT:**

Section 1: The Board of Supervisors hereby corrects the Primary Administrative Office Resolution to be numbered Resolution 2025-04A.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 12, 2025.

ATTEST:

**LAKESHORE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

EXHIBIT 37

AGENDA

1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
5 Development District was held on Tuesday, July 8, 2025 at 6:30 p.m. at Lakeshore Ranch Clubhouse, 19730
6 Sundance Lake Boulevard, Land O'Lakes, Florida 34638.

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

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

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

15 Also present were:

16	Andy Mendenhall	District Manager, Kai
17	Lauren Parsons	Vice President, Kai
18	Maria Elia	Communications & Marketing Director, Kai
19	Brian Quillen	Vice President of Operations, Kai
20	Greg Woodcock	District Engineer, Stantec
21	Michael Broadus	District Counsel, Straley Robin Vericker
22	Jason Greenwood	Managing Director, GMS
23	Clayton Smith	Field Operations Director, GMS
24	Taylor Nielsen	Business Development Director, Rizetta
25	Lynn Hayes	District Manager, Rizetta
26	Lori Karpay	Amenity Manager, Vesta Property Services

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

28 The Pledge of Allegiance was recited.

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

30 None

31 **FOURTH ORDER OF BUSINESS – Staff & Vendor Reports**

32 A. District Project Manager: Stantec

33 Mr. Woodcock:

- 34 • Watercolor easement gate has no takers yet but would meet with three fence companies on
35 the 17th of July, and proposals would be ready for the next meeting.
- 36 • Resident canceled the sod replacement due to CDD work damage, as the grass was
37 recovering.
- 38 • Updated map to show water flow and easements was already completed, said he would
39 check the files and confirm that the map could be emailed to the Board.

40 B. District Counsel: Straley Robin Vericker

- 41 1. Consideration/Approval of District Management and Field Services Proposals:

- a. Exhibit 1: GMS - \$60,500.00/yr
- b. Exhibit 2: Inframark - \$277,998.00/yr
- c. Exhibit 3: Kai - \$56,000.00/yr
- d. Exhibit 4: Rizzetta - \$71,666.00/yr

Personnel from GMS, Inframark, Kai, and Rizzetta Management Company presented to the Board. They collectively provided an overview of the company's services, discussed current management operations, and responded to questions from Board members.

Mr. McCaig explained the Board was trying to stay within their set budget and asked if the vendor could meet this year's number, then agree on adjusted amounts for the next two years. Mr. Greenwood responded that GMS could offer a fee waiver through the current fiscal year during the 60-day transition and the cost difference could be built into the contract moving forward.

On a MOTION by Mr. Mitchell, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved the District Management and Field Services Proposal from GMS with Jason Greenwood as the District Manager and Chief of Finance**, for the Lakeshore Ranch Community Development District.

C. Clubhouse & Amenity Manager: Vesta

1. Exhibit 5: Consideration/Approval of Amenity Management Agreement (October 1, 2025)
 - a. Year One: \$227,066.00
 - b. Year Two: \$233,877.00
 - c. Year Three: 240,893.00

On a MOTION by Ms. Thomas SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved to direct Mr. Broadus to issue RFPs for Amenity Services**, for the Lakeshore Ranch Community Development District.

2. Exhibit 6: Amenity Center Management Report

The Board discussed updates to community signage, focusing on age requirements and waivers. Members agreed that outdated age references should be removed on waiver. The waiver should be signed and notarized, and available on the CDD website.

On a MOTION by Mr. McCaig SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board **ratified emergency expenditures for the Filtration Motor and other parts from FLA Pools and FITREV in the amount of \$865.00 and \$760.00, respectively** for the Lakeshore Ranch Community Development District.

3. Exhibit 7: Debit Card Report

Ms. Karpay:

- To contact the bank to request a change of the billing address to the CDD's official address.

4. Exhibit 8: Maintenance Check List Inspection Report conducted on June 25, 2025

A discussion took place regarding the selection of a new pool maintenance company. The Board would like to obtain proposal from Cooper Pools. They needed to keep the pool running, even if temporarily using the current company for a month until they found a cheaper pool company.

On a MOTION by Mr. McCaig SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the proposal from GPS Pools for Pool Maintenance in the amount not exceeding \$3,450.00/month, for the Lakeshore Ranch Community Development District.

D. Field Service Manager: Kai

1. Exhibit 9: Field Service Report conducted on May 28, 2025
2. Exhibit 10: Field Service conducted on June 26, 2025
3. Exhibit 11: Analytic Report
4. Exhibit 12: Steadfast – June 2025 Waterway Treatment Report
 - a. Consideration/Approval of Brazilian Peppertrees Removal
 - i. Exhibit 13: Site 1 - \$13,825.00
 - ii. Exhibit 14: Site 2 - \$21,525.00

Tabled for the next meeting.

5. Consideration/Approval of Pine Tree Removal Proposals:

- a. Exhibit 15: RedTree - \$1,500.00
- b. Exhibit 16: Florida Commercial Care - \$1,526.11

On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the Proposal from RedTree for Pine Tree Removal in the amount of \$1,500.00, for the Lakeshore Ranch Community Development District.

6. Consideration/Approval of Pump Replacement Proposals:

- a. Exhibit 17: RedTree - \$9,079.00
- b. Exhibit 18: RedTree (Revised) - \$9,649.68
- c. Exhibit 19: Florida Commercial Care - \$11,062.50

Mr. Mendenhall will seek quotes from other well drilling companies and provide the information to the Board for review.

7. Consideration/Approval of Washout Repair Proposals:

- a. Exhibit 20: RedTree - \$1,355.00
- b. Exhibit 21: Florida Commercial Care - \$1,364.41

Mr. Woodcock would inspect the area to help determine the appropriate lines of responsibility.

E. Field Service Manager: Kai

1. Exhibit 22: Presentation: FY 2026 Proposed Budget

Budget Changes:

- Decrease line item 40 for Security System – Clubhouse Monitoring by \$5,000.00
- Decrease lime item 44 for Security Equipment by \$2,000.00.
- Increase line item 43 for Security – FHP by \$7,000.00.

FIFTH ORDER OF BUSINESS – Administrative Items

A. Consideration/Approval of the Minutes

1. Exhibit 23: April 8, 2025, Regular Meeting

On a MOTION by Mr. Lotito, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board **approved the April 8, 2025 Regular Meeting Minutes**, for the Lakeshore Ranch Community Development District.

2. Exhibit 24: June 4, 2025, Regular Meeting

On a MOTION by Mr. Dobbs, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved the June 4, 2025 Regular Meeting Minutes with correction**, for the Lakeshore Ranch Community Development District.

B. Exhibit 25: Consideration/Acceptance of May 2025 Unaudited Financial Statements

Tabled for the next meeting.

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

A resident asked if there was a new way to email the Board their concerns and items they wanted to address. Mr. Mendenhall offered to provide his email so the resident could send their concerns, which he would then share with the Board.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

None

EIGHTH ORDER OF BUSINESS – Adjournment

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

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

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 38

AGENDA

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeshore Ranch Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 20, 2025, on our consideration of the Lakeshore Ranch Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 20, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 20, 2025

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Lakeshore Ranch Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,259,102.
- The change in the District's total net position in comparison with the prior fiscal year was \$391,082, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,792,224. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 2,899,731	\$ 2,280,030
Capital assets	9,122,280	9,725,732
Total assets	12,022,011	12,005,762
Current liabilities	608,810	539,802
Long-term liabilities	5,154,099	5,597,940
Total liabilities	5,762,909	6,137,742
Net position		
Net invested in capital assets	3,538,181	3,717,792
Restricted	575,716	551,188
Unrestricted	2,145,205	1,599,040
Total net position	\$ 6,259,102	\$ 5,868,020

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which the program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 2,175,886	\$ 1,835,416
General revenues	218,968	111,773
Total revenues	2,394,854	1,947,189
Expenses		
General government	214,367	178,718
Physical environment	1,140,372	1,152,461
Culture and recreation	474,116	640,612
Interest on long-term debt	174,917	186,794
Total expenses	2,003,772	2,158,585
Change in net position	391,082	(211,396)
Net position - beginning of year	5,868,020	6,079,416
Net position - end of year	\$ 6,259,102	\$ 5,868,020

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,003,772, which primarily consisted of interest on long-term debt and costs associated with the District's activities. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$9,122,280 capital assets and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$5,584,099 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Lakeshore Ranch Community Development District's Finance Department at 2502 N Rocky Point Drive, Suite 1000, Tampa, Florida 33607-1449.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 2,118,447
Accounts receivable	300
Assessments receivable	7,399
Deposits	3,509
Prepaid items	49,816
Restricted assets:	
Investments	717,500
Assessments receivable	2,760
Capital assets:	
Non-depreciable	256,808
Depreciable	8,865,472
TOTAL ASSETS	<u><u>\$ 12,022,011</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 106,782
Accrued interest payable	71,303
Deposits	725
Bonds payable, due within one year	430,000
Bonds payable, due in more than one year	5,154,099
TOTAL LIABILITIES	<u><u>5,762,909</u></u>
NET POSITION	
Net investment in capital assets	
Restricted:	3,538,181
Debt service	556,153
Capital projects	19,563
Unrestricted	2,145,205
TOTAL NET POSITION	<u><u>\$ 6,259,102</u></u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 214,367	\$ 214,367	\$ -	\$ -
Physical environment	1,140,372	895,529	-	(244,843)
Culture and recreation	474,116	474,116	-	-
Interest on long-term debt	174,917	591,874	-	416,957
Total governmental activities	<u>\$ 2,003,772</u>	<u>\$ 2,175,886</u>	<u>\$ -</u>	<u>172,114</u>
General revenues:				
				141,857
Investment earnings				77,111
Miscellaneous income				<u>218,968</u>
Total general revenues				391,082
Change in net position				
Net position - October 1, 2023				<u>5,868,020</u>
Net position - September 30, 2024				<u>\$ 6,259,102</u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 2,118,447	\$ -	\$ -	\$ 2,118,447
Accounts receivable	300	-	-	300
Assessments receivable	7,399	-	-	7,399
Due from other funds	73,241	-	-	73,241
Deposits	3,509	-	-	3,509
Prepaid items	49,816	-	-	49,816
Restricted Assets:				
Investments	-	624,696	92,804	717,500
Assessments receivable	-	2,760	-	2,760
TOTAL ASSETS	<u>\$ 2,252,712</u>	<u>\$ 627,456</u>	<u>\$ 92,804</u>	<u>\$ 2,972,972</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 106,782	\$ -	\$ -	\$ 106,782
Deposits	725	-	-	725
Due to other funds	-	-	73,241	73,241
TOTAL LIABILITIES	<u>107,507</u>	<u>-</u>	<u>73,241</u>	<u>180,748</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	53,325	-	-	53,325
Assigned to:				
Operating reserves	261,205	-	-	261,205
Emergency reserves	187,570	-	-	187,570
Renewal and replacement reserves	667,389	-	-	667,389
Restricted for:				
Debt service	-	627,456	-	627,456
Capital projects	-	-	19,563	19,563
Unassigned	975,716	-	-	975,716
TOTAL FUND BALANCES	<u>2,145,205</u>	<u>627,456</u>	<u>19,563</u>	<u>2,792,224</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 2,252,712</u>	<u>\$ 627,456</u>	<u>\$ 92,804</u>	<u>\$ 2,972,972</u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 2,792,224
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	19,390,605
Less accumulated depreciation	(10,268,325)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(71,303)
Original issue premium	(64,099)
Governmental bonds payable	<u>(5,520,000)</u>
Net Position of Governmental Activities	<u><u>\$ 6,259,102</u></u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Special assessments	\$1,584,012	\$ 591,874	\$ -	\$ 2,175,886
Miscellaneous revenue	77,111	-	-	77,111
Investment earnings	106,219	31,271	4,367	141,857
TOTAL REVENUES	<u>1,767,342</u>	<u>623,145</u>	<u>4,367</u>	<u>2,394,854</u>
EXPENDITURES				
General government	214,367	-	-	214,367
Physical environment	702,760	-	-	702,760
Culture and recreation	297,149	-	-	297,149
Capital outlay	6,900	-	4,227	11,127
Debt				
Principal	-	420,000	-	420,000
Interest expense	-	184,047	-	184,047
TOTAL EXPENDITURES	<u>1,221,176</u>	<u>604,047</u>	<u>4,227</u>	<u>1,829,450</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	546,166	19,098	140	565,404
FUND BALANCE				
Beginning of year	<u>1,599,039</u>	<u>608,358</u>	<u>19,423</u>	<u>2,226,820</u>
End of year	<u>\$2,145,205</u>	<u>\$ 627,456</u>	<u>\$ 19,563</u>	<u>\$ 2,792,224</u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 565,404
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	11,127
----------------	--------

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	420,000
----------------------------	---------

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(614,579)
Change in accrued interest payable	5,289
Provision for amortization of bond premium	3,841

Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; padding: 2px 0;">\$ 391,082</div>
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LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakeshore Ranch Community Development District ("District") was created by Pasco County Ordinance 05-01 enacted on February 14, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. None of the five Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Landscaping	15
Recreational facilities	15
Furniture and equipment	5 - 10

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation Fund	\$ 717,500	S&P AAAM	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 717,500</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical book entry form.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE E – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables for the fiscal year ended September 30, 2024 were as follows:

Fund	Receivable	Payable
General	\$ 73,241	\$ -
Capital projects	-	73,241
Total	\$ 73,241	\$ 73,241

The outstanding balances between the funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital projects fund relate to invoices paid from the general fund that have not been reimbursed by the capital projects fund.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 252,581	\$ 4,227	\$ -	\$ 256,808
Total capital assets, not being depreciated	252,581	4,227	-	256,808
Capital assets, being depreciated				
Infrastructure	10,659,505	-	-	10,659,505
Landscaping	2,083,728	-	-	2,083,728
Recreational facilities and amenities	5,626,584	-	-	5,626,584
Furniture and equipment	757,080	6,900	-	763,980
Total capital assets, being depreciated	19,126,897	6,900	-	19,133,797
Less accumulated depreciation for:				
Infrastructure	1,566,761	355,326	-	1,922,087
Landscaping	2,020,886	62,843	-	2,083,729
Recreational facilities and amenities	5,407,679	176,967	-	5,584,646
Furniture and equipment	658,420	19,443	-	677,863
Total accumulated depreciation	9,653,746	614,579	-	10,268,325
Total capital assets, being depreciated - net	9,473,151	(607,679)	-	8,865,472
Governmental activities capital assets - net	\$ 9,725,732	\$ (603,452)	\$ -	\$ 9,122,280

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F - CAPITAL ASSETS (CONTINUED)

Depreciation expense of \$614,579 was charged to physical environment and culture and recreation in the amount of \$437,612 and \$176,967, respectively.

NOTE G – LONG-TERM LIABILITIES

\$6,400,000 Senior Special Assessment Revenue Refunding Bonds, Series 2019A-1 – On November 18, 2019, the District issued \$6,400,000 in Senior Special Assessment Revenue Refunding Bonds, Series 2019A-1. The Bonds were issued to refund the \$10,745,000 Capital Improvement Revenue Bonds, Series 2005. The Bonds are payable in annual principal installments through May 2035. The Bonds bear interest at 3.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing May 2020.

\$1,610,000 Subordinate Special Assessment Revenue Refunding Bonds, Series 2019A-2 – On November 18, 2019, the District issued \$1,610,000 in Subordinate Special Assessment Revenue Refunding Bonds, Series 2019A-2. The Bonds were issued to refund the \$10,745,000 Capital Improvement Revenue Bonds, Series 2005. The Bonds are payable in annual principal installments through May 2035. The Bonds bear interest ranging from 3.125% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing May 2020.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Senior Special Assessment Refunding and Improvement Bonds, Series 2019A-1	\$ 5,090,000	\$ -	\$ 355,000	\$ 4,735,000	\$ 370,000
Subordinate Special Assessment Refunding and Improvement Bonds, Series 2019A-2	850,000	-	65,000	785,000	60,000
	5,940,000	-	420,000	5,520,000	430,000
Unamortized bond premium	67,940	-	3,841	64,099	-
	<u>\$ 6,007,940</u>	<u>\$ -</u>	<u>\$ 423,841</u>	<u>\$ 5,584,099</u>	<u>\$ 430,000</u>

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 430,000	\$ 171,500	\$ 601,500
2026	440,000	158,300	598,300
2027	455,000	144,800	599,800
2028	470,000	130,825	600,825
2029	485,000	116,400	601,400
2030-2034	2,660,000	346,900	3,006,900
2035	580,000	18,250	598,250
	<u>\$ 5,520,000</u>	<u>\$ 1,086,975</u>	<u>\$ 6,606,975</u>

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES AND EXPENDITURES

BUDGET AND ACTUAL – GENERAL FUND

Year Ended September 30, 2024

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Special assessments	\$ 1,571,766	\$ 1,584,012	\$ 12,246
Miscellaneous revenue	-	77,111	77,111
Investment earnings	-	106,219	106,219
TOTAL REVENUES	<u>1,571,766</u>	<u>1,767,342</u>	<u>195,576</u>
 EXPENDITURES			
Current			
General government	297,600	214,367	83,233
Physical environment	595,364	702,760	(107,396)
Culture and recreation	303,802	297,149	6,653
Capital outlay	375,000	6,900	368,100
TOTAL EXPENDITURES	<u>1,571,766</u>	<u>1,221,176</u>	<u>350,590</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	 <u>-</u>	 <u>546,166</u>	 <u>546,166</u>
 OTHER FINANCING SOURCES (USES)			
Carry forward surplus	100,000	-	(100,000)
Fund balance forward uses	(100,000)	-	100,000
TOTAL FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	 <u>\$ -</u>	 <u>546,166</u>	 <u>\$ 546,166</u>
 FUND BALANCES			
Beginning of year		<u>1,599,039</u>	
End of year		<u>\$ 2,145,205</u>	

* Original and final budget.

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Lakeshore Ranch Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise Lakeshore Ranch Community Development District's basic financial statements and have issued our report thereon dated May 20, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 20, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

We have examined Lakeshore Ranch Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeshore Ranch Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 20, 2025

Management Letter

To the Board of Supervisors
Lakeshore Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeshore Ranch Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 20, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated May 20, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Lakeshore Ranch Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Lakeshore Ranch Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$3,149 to \$4,233 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,175,886.
- c. The total amount of outstanding bonds issued by the district as \$5,520,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 20, 2025

Communication with Those Charged with Governance

Lakeshore Ranch Community Development District

We have audited the financial statements of Lakeshore Ranch Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated May 20, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Lakeshore Ranch Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Lakeshore Ranch Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 20, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Lakeshore Ranch Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
May 20, 2025

EXHIBIT 39

AGENDA

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

May 31, 2025

Lakeshore Ranch Community Development District
Balance Sheet
May 31, 2025

	General Fund	Reserve Fund	Debt Service Series 2019	2019 Acqu/Const Fund	Total Governmental Funds
1 ASSETS:					
2 CASH - In Bank	\$ 82,362	\$ -	\$ -	\$ -	\$ 82,362
3 CASH - In Bank (Restricted)	-	-	-	-	-
4 CASH - Debit Cards	905	-	-	-	905
5 Deposit in Transit	-	-	-	-	-
5 Investments:					
6 GF MMK	1,419,749	-	-	-	1,419,749
7 GF MMK - Mail Room Project	-	-	-	-	-
8 GF MMK - Restricted cash	14,147	-	-	-	14,147
9 GF RESERVE	-	1,309,409	-	-	1,309,409
10 DS REVENUE	-	-	302,064	-	302,064
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	-	-	-	31,671	31,671
19 ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
20 DEPOSITS RECEIVABLE (UTILITY)	7,010	-	-	-	7,010
21 PREPAID EXPENSES	836	-	-	-	836
22 ASSESSMENTS RECEIVABLE	3,229	-	1,300	-	4,529
23 EXCESS FEES RECEIVABLE	-	-	-	-	-
24 ACCOUNTS RECEIVABLE	525	-	-	-	525
25 DUE FROM OTHER FUNDS	10,280	-	14,147	-	24,427
26 TOTAL ASSETS	\$ 1,539,043	\$ 1,309,409	\$ 639,385	\$ 31,671	\$ 3,519,508
27 LIABILITIES:					
28 ACCOUNTS PAYABLE	\$ 22,923	\$ -	\$ -	\$ -	\$ 22,923
29 SALES TAX PAYABLE	-	-	-	-	-
30 ACCRUED ACCOUNTS PAYABLE	2,232	-	-	-	2,232
31 DEFERRED REVENUE (CY-Roll)	3,229	-	1,300	-	4,529
32 DEPOSITS PAYABLE	725	-	-	-	725
33 DUE TO OTHER FUNDS	14,147	-	-	10,280	24,427
34 FUND BALANCES:					
35 NONSPENDABLE - PREPAID AND DEPOSITS	7,846	-	-	-	7,846
36 RESTRICTED FOR:	-	-	-	-	-
37 DEBT SERVICE	-	-	638,085	-	638,085
38 CAPITAL PROJECTS	-	-	-	21,391	21,391
39 ASSIGNED:	-	-	-	-	-
40 1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
41 EMERGENCY RESERVE FUND	100,000	-	-	-	100,000
42 RENEWAL AND REPLACEMENT	-	1,309,409	-	-	1,309,409
43 UNASSIGNED:	1,126,736	-	-	-	1,126,736
44 TOTAL LIABILITIES & FUND BALANCE	\$ 1,539,043	\$ 1,309,409	\$ 639,385	\$ 31,671	\$ 3,519,508

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 May 31, 2025**

	FY 2025 AMENDED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	AMENDED BUDGET VARIANCE FAV (UNFAV)
1 REVENUE					
2					
3 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,591,766	\$ 1,591,766	1,588,538	\$ (3,228)	\$ (3,228)
4 EXCESS ASSESSMENT FEE	-	-	-	-	-
5 INTEREST EARNINGS	15,000	15,000	39,287	24,287	24,287
6 OTHER MISCELLANEOUS REVENUE:	-	-	3,586	3,586	3,586
7 EVENT REVENUE	-	-	100	100	100
8 CLUBHOUSE RENTAL	-	-	2,242	2,242	2,242
9 MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	2,085	2,085	2,085
10 EASEMENT AGREEMENT FEES	-	-	300	300	300
11 UNASSIGNED FUND BALANCE FORWARD	-	-	-	-	-
12 RESTRICTED CASH FORWARD	200,000	200,000	200,000	-	-
13 FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	-	-	-	-	-
14 FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-	-
15 TOTAL REVENUE	1,806,766	1,806,766	1,836,138	29,372	29,372
16					
17 EXPENDITURES					
18					
19 ADMINISTRATIVE EXPENSES					
20 SUPERVISORS FEES	13,000	8,667	6,800	1,867	6,200
21 PAYROLL TAXES	995	663	658	5	337
22 PAYROLL SERVICE FEE	780	520	500	20	280
23 DISTRICT MANAGEMENT	56,004	37,336	37,336	-	18,668
24 DISTRICT ENGINEER	35,000	23,333	32,592	(9,259)	2,408
25 DISSEMINATION SERVICES (DISCLOSURE)	4,250	2,833	2,833	-	1,417
26 TRUSTEES FEES	4,041	4,041	4,332	(291)	(291)
27 FLORIDA FILING FEE	175	175	175	-	-
28 AUDITING SERVICES	3,400	-	-	-	3,400
29 ARBITRAGE REBATE CALCULATION	475	475	475	-	-
30 INSURANCE (Public Officials)	3,144	-	-	-	3,144
31 LEGAL ADVERTISING	1,800	1,200	246	954	1,554
32 DUES, LICENSES & FEES	750	500	-	500	750
33 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	1,848	1,848	-	167
34 LEGAL SERVICES - GENERAL	50,000	33,333	32,433	900	17,567
35 MISCELLANEOUS ADMIN	2,500	1,667	521	1,146	1,979
36 TOTAL ADMINISTRATIVE EXPENSES	178,329	116,591	120,749	(4,158)	57,580
37					
38 SECURITY OPERATIONS					
39 SECURITY CONTRACT - GUARDHOUSE	175,300	116,867	110,002	6,865	65,298
40 SECURITY SYSTEM - CLUBHOUSE MONITORING	6,752	4,501	518	3,983	6,234
41 SECURITY CAMERA MONITORING	24,860	16,573	7,182	9,391	17,678
42 SECURITY EQUIPMENT	5,000	5,000	13,815	(8,815)	(8,815)

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

	FY 2025 AMENDED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	AMENDED BUDGET VARIANCE FAV (UNFAV)
43 GUARD HOUSE SUPPLIES & MAINTENANCE	1,500	1,000	-	1,000	1,500
44 TOTAL SECURITY OPERATIONS	213,412	143,941	131,517	12,424	81,895
46 UTILITIES:					
47 UTILITY - ELECTRICITY	35,175	23,450	20,195	3,255	14,980
48 UTILITY - STREETLIGHTS	67,200	44,800	41,549	3,251	25,651
49 UTILITY - GAS	17,050	11,367	10,881	486	6,169
50 UTILITY - WATER	12,000	8,000	7,767	233	4,233
51 SOLID WASTE CONTROL - RECREATION FACILITY	1,320	880	1,230	(350)	90
52 SOLID WASTE ASSESSMENT	1,000	-	-	-	1,000
53 TOTAL UTILITIES	133,745	88,497	81,622	6,875	52,123
55 PHYSICAL ENVIRONMENT					
56 STORMWATER NON ADVALOREM ASSESS.	3,100	-	-	-	3,100
57 LAKE/POND BANK MAINTENANCE	25,000	1,550	1,550	-	23,450
58 AQUATIC MAINTENANCE CONTRACT	24,265	16,180	16,180	-	8,085
59 INLET MONITORING & NPDES	500	-	-	-	500
60 GENERAL LIABILITY/PROPERTY INSURANCE	51,081	48,961	48,961	-	2,120
61 LANDSCAPE MAINTENANCE	148,543	99,028	95,638	3,390	52,905
62 LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	39,100	-	-	-	39,100
63 IRRIGATION REPAIRS & MAINTENANCE	24,000	16,000	10,952	5,048	13,048
64 RUST PREVENTION	12,180	8,120	8,120	-	4,060
65 LANDSCAPE IMPROVEMENTS	77,547	31,470	31,470	-	46,077
66 TOTAL PHYSICAL ENVIRONMENT	405,316	221,309	212,871	8,438	192,445
68 ROAD & STREET FACILITIES					
69 GATE MAINTENANCE	10,000	10,000	13,717	(3,717)	(3,717)
70 SIDEWALK REPAIR & MAINTENANCE	2,500	1,200	1,200	-	1,300
71 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	9,000	5,045	5,045	-	3,955
72 STREET SIGN REPAIR & REPLACEMENT	3,000	2,108	2,108	-	892
73 ROADWAY REPAIR & MAINTENANCE	12,000	8,120	8,120	-	3,880
74 TOTAL ROAD & STREET FACILITIES	36,500	26,473	30,190	(3,717)	6,310
76 PARKS & RECREATION					
77 MANAGEMENT CONTRACT	211,625	141,083	141,083	-	70,542
78 POOL/WATER PARK/ FOUNTAIN MAINTENANCE	11,000	7,333	6,870	463	4,130
79 POOL PERMITS	706	705	705	-	1
80 CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	8,667	9,198	(531)	3,802
81 CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	14,656	14,754	(98)	7,230
82 CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,500	9,614	(8,114)	(8,114)
83 CLUBHOUSE PEST CONTROL	1,050	700	575	125	475
84 CLUBHOUSE OFFICE SUPPLIES	5,000	3,333	2,219	1,114	2,781
85 CLUBHOUSE JANITORIAL SERVICES	3,500	2,333	2,355	(22)	1,145
86 CLUBHOUSE LIGHTING REPLACEMENT	2,000	2,000	11,610	(9,610)	(9,610)
87 TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	131	131	-	2,869

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

	FY 2025 AMENDED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	AMENDED BUDGET VARIANCE FAV (UNFAV)
88 MISCELLANEOUS EXPENSES	12,000	8,000	4,162	3,838	7,838
89 SECURITY / FIRE SYSTEM	2,500	2,500	4,924	(2,424)	(2,424)
90 LICENSES AND DUES FOR MOVIES	1,500	261	261	-	1,239
91 SPECIAL EVENTS	4,000	2,667	3,899	(1,232)	101
92 PRESSURE WASH	12,000	-	-	-	12,000
93 AMENITY CAPITAL PROJECTS/CONTINGENCY	10,000	10,000	13,400	(3,400)	(3,400)
94 TOTAL PARKS & RECREATION	316,365	205,869	225,760	(19,891)	90,605
95					
96 TOTAL EXPENDITURE BEFORE CONTINGENCY	1,283,666	802,680	802,709	(29)	480,957
97					
98 CAPITAL PROJECTS & CONTINGENCY	275,000	275,000	206,903	68,097	68,097
99					
100 TOTAL EXPENDITURES BEFORE OTHER USES	1,558,666	1,077,680	1,009,612	68,068	549,054
101					
102 TRANSFER-OUT TO CAPITAL RESERVE FUND	248,100	-	-	-	248,100
103 TOTAL OTHER FINANCING USES	248,100	-	-	-	248,100
104					
105 TOTAL EXPENDITURES	1,806,766	1,077,680	1,009,612	68,068	797,154
106					
107 NET CHANGE IN FUND BALANCE	-	729,086	826,526	97,440	826,526
108					
109 FUND BALANCE - BEGINNING	869,261	869,261	869,261	-	-
110 FUND BALANCE FORWARD USES	248,100	-	-	-	(248,100)
111 CASH FORWARD USES	-	-	(200,000)	(200,000)	(200,000)
112 FUND BALANCE - ENDING	\$ 1,117,361	\$ 1,598,347	\$ 1,495,787	\$ (102,560)	\$ 378,426
113					
114	Event Revenue: \$1,917				
115	Event Expenditure: \$3,883				
116	Total = \$-1,966				

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For the period from October 1, 2024 through May 31, 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	-	-	33,463	33,463
4 TOTAL REVENUE	-	-	33,463	33,463
5				
6 EXPENDITURES				
7 MISCELLANEOUS EXPENDITURES (Erosion Project)	-	-	-	-
8 TOTAL EXPENDITURES	-	-	-	-
9				
10 EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	-	33,463	33,463
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	-	33,463	33,463
18				
19 FUND BALANCE - BEGINNING	-	1,275,946	1,275,946	1,275,946
20 FUND BALANCE - ENDING	\$ 248,100	\$ 1,275,946	\$ 1,309,409	\$ 1,309,409

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

	FY2025 ADOPTED BUDGET	FY2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUE				
2 ASSESSMENTS-ON-ROLL	\$ 644,751	\$ 644,751	\$ 603,759	\$ (40,992)
3 ASSESSMENTS DISCOUNT	(25,790)	(25,790)	-	25,790
4 ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
5 PREPAYMENT	-	-	-	-
6 PREPAYMENT - LOT CLOSINGS	-	-	-	-
7 INTEREST - INVESTMENT	-	-	18,269	18,269
8 FUND BALANCE FORWARD	-	-	-	-
9 TOTAL REVENUE	618,961	618,961	622,028	3,067
10				
11 EXPENDITURES				
12 ADMINISTRATIVE				
13 ASEESMENT COLLECTION FEE	12,895	12,895	-	12,895
14 DEBT SERVICE				
15 Principal				
16 11/1/2024	-	-	-	-
17 5/1/2025	430,000	430,000	430,000	-
18 Interest				
19 11/1/2024	85,750	85,750	85,750	-
20 5/1/2025	79,150	79,150	85,650	(6,500)
21 Prepayment	-	-	10,000	(10,000)
22 TOTAL EXPENDITURES	607,795	607,795	611,400	(3,605)
23				
24 EXCESS REVENUE OVER (UNDER) EXPENDITURES	11,166	11,166	10,628	(538)
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	11,166	10,628	(538)
33				
34 FUND BALANCE - BEGINNING	-	-	627,457	627,457
35 FUND BALANCE - ENDING	\$ 11,166	\$ 11,166	\$ 638,085	\$ 626,919

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

	YTD ACTUAL
1 REVENUE	
2 ASSESSMENTS-ON-ROLL (GROSS)	\$ -
3 INTEREST--INVESTMENT	1,828
4 MISCELLANEOUS REVENUE	-
5 TOTAL REVENUE	1,828
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	1,828
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	1,828
24	
25 FUND BALANCE - BEGINNING	19,563
26 FUND BALANCE - ENDING	\$ 21,391

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

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 121,505.38
Plus: Deposits In Transit	\$ -
Less: Outstanding Checks	(39,143.13)
Less: Restricted cash in operating account	-
<i>Adjusted Bank Balance</i>	<u>\$ 82,362.25</u>
<i>Beginning Balance Per Books</i>	\$ 94,299.60
Cash Deposits & Credits	101,838.87
Cash Disbursements & Transfers	(113,776.22)
<i>Balance Per Books</i>	<u>\$ 82,362.25</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 Inc	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: Instalation 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 Diffusor 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: 24971 (Reference: Management Pool, Sports/ Dog, Entr, Dockance,.) Invoice		3,374.00	88,197.14
11/20/2024	100734	DC Integrations	Invoice: 25100 (Reference: Got the main gate Doorring wired up and working,. Could		600.00	87,597.14
11/13/2024	100730	DJ RAK	Invoice: 102524 (Reference: DJ Services - Oct 25, 2024 7 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 07/2024-09/2024		74.80	86,330.54
11/1/2024	100719	Florida Commerce	Invoice: 90826 (Reference: Special District Filling 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			1,000.00	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 Licencing 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: 19565 (Reference: Clear brush, remove tree on rear of home, 1 flush 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
11/4/2024	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: 19730 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

Lakeshore Ranch Community Development District
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Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
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 0/01-10/31/24		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
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 Sweep Supply 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: 25035 (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: 291224 (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: 155077A (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 McCalig	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: 2322780 (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: Aramark 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 TERMITE RENEWAL.)		275.00	217,772.08
1/24/2025	100800	Cintas Fire 636525	Invoice: 112724-1871 (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 Sweep Supply 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: Cellular 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- SCRATCHE		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	010325ACH	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

Lakeshore Ranch Community Development District Check Register - Operating Account FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
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 3, 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
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: 07831 (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 11/24/24-1/2/25		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 21/-2/28/25		161.25	67,004.07
1/3/2025			Funds Transfer for mailroom project	70,720.66		137,724.73
1/7/2025			Funds Transfer	100,000.00		237,724.73
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: 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 02/11/25		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 1/24-2/22/25.)		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: s15271A (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: S15427A (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 02/11/25		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 McCalig	BOS MTG 01/14/25		184.70	256,788.32
2/28/2025	86	Shawn McCalig	BOS MTG 02/11/25		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
3/7/2025	100835	Breeze Connected, LLC	Invoice: 4490 (Reference: Professional Management Services.)		5,062.84	290,711.83
3/19/2025	100845	CertaPro Painters	Invoice: 6971 (Reference: Commercial JOB-1409-7876, clubhouse exterior paint job.)		13,400.00	277,311.83
3/17/2025	100838	Cintas Fire 636525	Invoice: 0F32712144 (Reference: INSPECTION, ANNUAL ALARM SYSTEM.)		738.98	276,572.85
3/23/2025	032325ACH	City of Clearwater	19730 Sundance Lake Blvd 2/12/2025 TO 3/12/2025		1,717.49	274,855.36
3/12/2025	100836	Clean Sweep Supply Co, Inc.	Invoice: 12385 (Reference: Cleaning Supplies.)		166.40	274,688.96
3/24/2025	100848	Clean Sweep Supply Co, Inc.	Invoice: 12559 (Reference: Cleaning Supplies.)		372.00	274,316.96
3/3/2025	100833	DC Integrations LLC	Invoice: 25416 (Reference: Replaced main gate Door King power and replace guard open		445.00	273,871.96
3/18/2025	100840	ECS Integrations LLC	Invoice: 102393 (Reference: The open eye beam was not aligned properly.)		225.00	273,646.96
3/21/2025	032125Ach	Engage PEO	BOS MTG 03-12-25		941.80	272,705.16

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
3/24/2025	100846	Everon (ADT Security Services)	Invoice: 158169158 (Reference: Security 19730 Sundance Lake Blvd 03/29-06/28/25.)		259.17	272,445.99
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	272,655.99
3/3/2025	030325ACH	Frontier Communications	FiberOptic Internet 02/07/25 to 03/06/25		169.97	272,486.02
3/5/2025	030525ACH1	Frontier Communications	Fiber Optic 02/09/25 to 03/08/25		150.17	272,335.85
3/5/2025	030525ACH2	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 02/07/25 to 03/06/25		408.21	271,927.64
3/6/2025	030625ACH	Frontier Communications	Reference: Business Line 02/10/25 to 03/09/25		64.22	271,863.42
3/25/2025	032525ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 03/01/25 to 03/31/25		1,014.79	270,848.63
3/17/2025	100839	GPS Pools #2 LLC	Invoice: FEBRUARY (Reference: Monthly Pool Service FEBRUARY.) Invoice: MARCH (Refe		1,000.00	269,848.63
3/17/2025	100837	Kazar's Electric, Inc.	Invoice: 515551A (Reference: Lights repair.)		202.50	269,646.13
3/26/2025	100850	Mike Wells Pasco Cty Property Appraiser	Invoice: 25006 (Reference: Annual renewal fee.)		150.00	269,496.13
3/24/2025	032425ACH	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 1/15/2025 to 2/14/2025		10.60	269,485.53
3/24/2025	032425ACH1	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 1/15/2025 to 2/14/2025		12.70	269,472.83
3/24/2025	032425ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 1/15/2025 to 2/14/2025		24.44	269,448.39
3/24/2025	032425ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 1/15/2025 to 2/14/2025		107.77	269,340.62
3/24/2025	032425ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 1/15/2025 to 2/14/2025		796.72	268,543.90
3/6/2025	100834	RedTree Landscape Systems	Invoice: 20746 (Reference: Irrigation Repairs.)		43.40	268,500.50
3/19/2025	100841	RedTree Landscape Systems	Invoice: 20882 (Reference: Irrigation repairs were performed on 01.21.25.) Invoice		11,981.91	256,518.59
3/24/2025	100847	RedTree Landscape Systems	Invoice: 21087 (Reference: Hunter ICD-100 decoder.)		459.63	256,058.96
3/21/2025	89	Shawn McCaig	BOS MTG 3-12-25		184.70	255,874.26
3/31/2025	640	Shawn McCaig	Void check 82 - Supervisor not in attendance at 11/12/24 meeting	184.70		256,058.96
3/31/2025	640	Shawn McCaig	Void check 84 - Supervisor not in attendance at 12/10/24 meeting	184.70		256,243.66
3/24/2025	100849	Stantec Consulting Services Inc.	Invoice: 2364232 (Reference: For Period Ending: February 28, 2025.)		9,707.90	246,535.76
3/19/2025	100842	Steadfast Alliance, LLC	Invoice: SA-10100 (Reference: Routine Aquatic Maintenance (Pond Spraying).)		2,022.52	244,513.24
3/31/2025	100851	Straley Robin Vericker	Invoice: 26135 (Reference: For Professional Services Rendered Through February 28, 20		8,051.46	236,461.78
3/19/2025	100843	Suncoast Rust Control, Inc.	Invoice: 08047 (Reference: Monthly rust control service and solution.)		1,015.00	235,446.78
3/19/2025	100844	Vesta Property Services, Inc.	Invoice: 424930 (Reference: Clubhouse/Facility Management Services.)		17,635.42	217,811.36
3/21/2025	032125ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 1/31-3/3/25		1,311.89	216,499.47
3/21/2025	032125ACH1	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,187.74	211,311.73
3/21/2025	032125ACH2	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 1/31-3/3/25		59.31	211,252.42
3/21/2025	032125ACH3	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD -01/31-3/3/25		66.98	211,185.44
3/21/2025	032125ACH4	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 1/31-3/3/25		71.33	211,114.11
3/21/2025	032125ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 01/31-3/3/25		122.29	210,991.82
3/21/2025	032125ACH6	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 01/31-3/3/25		279.32	210,712.50
3/21/2025	032125ACH7	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 1/31-3/3/25		293.09	210,419.41
3/25/2025	032525ACH1	Waste Connections of Florida	19730 Sundance Lake Blvd 4/1/2025-4/30/2025		162.85	210,256.56
3/25/2025	636		Deposit received	1,670.00		211,926.56
3/25/2025			Deposit	610.00		212,536.56
3/31/2025			Deposit	24.04		212,560.60
03/31/2025				2,673.44	85,887.51	212,560.60
4/1/2025	040125ACH1	Frontier Communications	FiberOptic Internet 03/07/25 to 04/06/25		169.97	212,390.63
4/1/2025	040125ACH	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 03/07/25 to 04/06/25		408.21	211,982.42
4/1/2025	100852	Florida Brothers Maintenance & Repair	Invoice: 1259 (Reference: Replace black decorative street pole.)		290.00	211,692.42
4/2/2025	100853	JCS Investigations	Invoice: 24 (Reference: Security Service 2/23-3/24/2025.)		13,255.20	198,437.22
4/2/2025	100854	Kazar's Electric, Inc.	Invoice: -s14376A (Reference: removed fan motor.) Invoice: S 15077A (Reference: li		340.00	198,097.22
4/2/2025	040225ACH	Frontier Communications	Fiber Optic 03/09/25 to 04/08/25		150.17	197,947.05
4/3/2025	100855	Blue Wave Lighting LLC	Invoice: 29325 (Reference: remove 2 track lights and relocate to hallway.)		795.00	197,152.05
4/3/2025	100856	RedTree Landscape Systems	Invoice: 20567 (Reference: Monthly Grounds Maintenance.)		11,954.66	185,197.39
4/3/2025	100857	Site Masters of Florida, LLC	Invoice: 031925-2 (Reference: Remediate pedestrian hazards.)		1,200.00	183,997.39
4/3/2025	100858	Clean Sweep Supply Co, Inc.	Invoice: 12322 (Reference: Cleaning Supplies.)		125.00	183,872.39
4/3/2025	040325ACH	Frontier Communications	Reference: Business Line 03/10/25 to 04/09/25		64.22	183,808.17
4/7/2025	100859	RedTree Landscape Systems	Invoice: 20885 (Reference: Irrigation repairs.)		225.08	183,583.09
4/7/2025	100860	DoorKing, Inc	Invoice: 2470836 (Reference: gate, gym and tennis courts.)		860.85	182,722.24
4/7/2025	100861	DC Integrations LLC	Invoice: 25519 (Reference: Cellular Internet ATT (guard house).) Invoice: 25523 (2,010.00	180,712.24
4/8/2025	100862	DC Integrations LLC	Invoice: 25481 (Reference: INSTALL / REPLACE 8 OVERALL CAMERAS.) Invoice: 255		4,586.50	176,125.74
4/8/2025	100863	RedTree Landscape Systems	Invoice: 21343 (Reference: Irrigation repairs.) Invoice: 21336 (Reference: Irrigat		562.73	175,563.01
4/15/2025	100864	dormakaba USA, Inc.	Invoice: 789753 (Reference: Installed OPP10974 900mhz transmitter. Programmed and t		394.14	175,168.87
4/15/2025	100865	Insect IQ, Inc.	Invoice: 124991 (Reference: Pest Control Svc.)		75.00	175,093.87
4/15/2025	100867	Site Masters of Florida, LLC	Invoice: 040225-1 (Reference: Post Island Sump Rip-Rap Deposit.)		7,670.00	167,423.87
4/21/2025	042125ACH	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 2/14/2025 to 3/18/2025		10.60	167,413.27
4/21/2025	042125ACH1	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 2/14/2025 to 3/18/2025		12.70	167,400.57
4/21/2025	042125ACH2	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 2/14/2025 to 3/18/2025		12.70	167,387.87
4/21/2025	042125ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 2/14/2025 to 3/18/2025		116.81	167,271.06
4/21/2025	042125ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 2/14/2025 to 3/18/2025		745.32	166,525.74
4/21/2025	100868	JCS Investigations	Reference: Security Service 3/15-4/15/2025. https://clientname(FILIN).payableslockb		15,235.20	151,290.54
4/22/2025	100869	Aramark Refreshment Services	Invoice: 002397979 (Reference: Aramark Bronze Water Filter 1ct Each.)		112.27	151,178.27
4/22/2025	042225ACH	City of Clearwater	19730 Sundance Lake Blvd 3/13/2025 TO 4/10/2025		530.31	150,647.96
4/23/2025	100870	GPS Pools #3, LLC	Invoice: APRIL (Reference: Full Pool Clean.)		500.00	150,147.96
4/25/2025	040125ACH2	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd Apr 01 - Apr 30, 2025		1,016.03	149,131.93
4/25/2025	042525ACH	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 03/3-4/1/25		258.88	148,873.05
4/25/2025	042525ACH1	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 3/3 - 4/1/25		1,321.43	147,551.62
4/25/2025	042525ACH2	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,187.74	142,363.88
4/25/2025	042525ACH3	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 3/3-4/1/25		57.73	142,306.15
4/25/2025	042525ACH4	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD -3/3-4/1/25		66.89	142,239.26
4/25/2025	042525ACH5	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 3/3-4/1/25		69.29	142,169.97
4/25/2025	042525ACH6	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 3/3-4/1/25		273.77	141,896.20
4/25/2025	042525ACH7	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 3/1-4/1/25		376.43	141,519.77
4/25/2025	100872	Steadfast Alliance, LLC	Invoice: SA-11057 (Reference: Routine Aquatic Maintenance (Pond Spraying).)		2,022.52	139,497.25
4/25/2025	100873	Suncoast Rust Control, Inc.	Invoice: 08153 (Reference: Monthly rust control service and solution.)		1,015.00	138,482.25
4/25/2025	100874	Vesta Property Services, Inc.	Invoice: 425508 (Reference: Clubhouse/Facility Management Services.)		17,635.42	120,846.83
4/25/2025	100875	RedTree Landscape Systems	Invoice: 21470 (Reference: Monthly Grounds Maintenance Services.)		11,954.66	108,892.17
4/25/2025	100876	Kal Connected, LLC	Invoice: 4523 (Reference: Professional Management Services.)		5,062.84	103,829.33
4/27/2025	042725ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 5/1/2025-5/31/2025		162.39	103,666.94
4/28/2025	100877	Clean Sweep Supply Co, Inc.	Invoice: 12821 (Reference: Cleaning Supplies.)		125.00	103,541.94
4/28/2025	100878	Stantec Consulting Services Inc.	Invoice: 2377739 (Reference: For Period Ending: March 28, 2025.)		5,900.65	97,641.29
4/28/2025	100879	RedTree Landscape Systems	Invoice: 21542 (Reference: Irrigation repairs were performed.) Invoice: 21549 (Ref		3,129.50	94,511.79
4/30/2025	641		CY 2025 Q1 Sales Tax		158.00	94,353.79
4/30/2025	100880	Clean Sweep Supply Co, Inc.	Invoice: 12839 (Reference: Cleaning Supplies.)		68.36	94,285.43
4/30/2025			Interest		14.17	94,299.60
04/30/2025				14.17	118,275.17	94,299.60
4/1/2025	100852	Florida Brothers Maintenance & Repair	VOID Invoice: 1259 (Reference: Replace black decorative street pole.)		-290.00	94,589.60
5/1/2025	050125ACH	Frontier Communications	FiberOptic Internet Apr 07 - May 06, 2025		169.97	94,419.63
5/1/2025	05/0125ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd Apr 07 - May 06, 2025		409.02	94,010.61
5/1/2025	100881	Aramark Refreshment Services	Invoice: 1323269022 (Reference: Coffee Supplies.)		69.98	93,940.63
5/1/2025	100882	RedTree Landscape Systems	Invoice: 21669 (Reference: Landscape enhancement performed.) Invoice: 21670 (Reference: Lands...		1,730.44	92,210.19
5/2/2025	100883	RedTree Landscape Systems	Invoice: 21668 (Reference: Landscape enhancement performed.) Invoice: 21671 (Reference: Lands...		7,039.65	85,170.54
5/2/2025	100884	Air Hawk Heating and Cooling LLC	Invoice: 1112356 (Reference: Clear and flush drain line.)		597.00	84,573.54

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
5/2/2025	050225ach	Engage PEO	BOS MTG 4/8/25		541.80	84,031.74
5/2/2025	90	Larry Dobbs.	BOS MTG 4/8/25		184.70	83,847.04
5/2/2025	91	Shawn McCaig	BOS MTG 4/8/25		184.70	83,662.34
5/6/2025	100885	RedTree Landscape Systems	Invoice: 21632 (Reference: Irrigation repairs.)		71.00	83,591.34
5/6/2025	100886	Florida Brothers Maintenance & Repair	Invoice: 1221 (Reference: Installed a new discharge P-Trap and drain line for the bathroom sink...		210.00	83,381.34
5/8/2025	100888	RedTree Landscape Systems	Invoice: 21710 (Reference: Irrigation repairs.)		579.00	82,802.34
5/8/2025	100887	Kai Connected, LLC	Reference: Professional Management Services. https://clientname(FILLIN).payableslockbox.com/Doc...		5,062.84	77,739.50
5/8/2025	050825ACH	Frontier Communications	Reference: Business Line Apr 10 - May 09, 2025		64.25	77,675.25
5/8/2025	050825ACH1	Frontier Communications	Fiber Optic Apr 09 - May 08, 2025		150.17	77,525.08
5/9/2025	652	Kazar's Electric, Inc.	Return of Strongroom check 100854, not paid to vendor, to be re-issued	340.00		77,865.08
5/13/2025	100889	RedTree Landscape Systems	Invoice: 21766 (Reference: palm tree installation.) Invoice: 21788 (Reference: Irrigation rep...		11,838.27	66,026.81
5/13/2025	100890	Florida Brothers Maintenance & Repair	Invoice: 1285 (Reference: Install New Street Sign.)		265.92	65,760.89
5/13/2025	100891	FitRev Inc	Invoice: 34679 (Reference: CR800 recumbent bike.)		2,500.00	63,260.89
5/13/2025			Deposit	1,190.00		64,450.89
5/14/2025	100892	Steadfast Alliance, LLC	Invoice: SA-11858 (Reference: Routine Aquatic Maintenance (Pond Spraying.)		2,022.52	62,428.37
5/15/2025	100893	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2430 (Reference: Sewer repair.)		850.00	61,578.37
5/15/2025	100894	Clean Sweep Supply Co, Inc.	Invoice: 13145 (Reference: Cleaning Supplies.)		118.25	61,460.12
5/15/2025	100895	FitRev Inc	Invoice: 34275 (Reference: Preventative Maintenance.)		165.00	61,295.12
5/19/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2544 (Reference: Clogged Toilet.)		748.50	60,546.62
5/19/2025	100897	JCS Investigations	Invoice: 26 (Reference: Security Service 4/12-5/15/25.)		15,235.20	45,311.42
5/19/2025	100898	FitRev Inc	Invoice: 34464 (Reference: Fitness Parts.)		1,920.00	43,391.42
5/20/2025			Deposit	300.00		43,691.42
5/22/2025	052225ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 3/18/2025 to 4/17/2025		10.60	43,680.82
5/22/2025	052225ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 3/18/2025 to 4/17/2025		10.60	43,670.22
5/22/2025	052225ACH2	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 3/18/2025 to 4/17/2025		116.81	43,553.41
5/22/2025	052225ACH3	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 3/18/2025 to 4/17/2025		796.72	42,756.69
5/22/2025	100899	Straley Robin Vericker	Reference: For Professional Services Rendered Through March 31, 2025. https://clientname(FILLIN)...		10,015.32	32,741.37
5/22/2025	052225ACH4	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 3/18/2025 to 4/17/2025		14.80	32,726.57
5/23/2025	052325 ACH	City of Clearwater	19730 Sundance Lake Blvd 4/11/2025 TO 5/12/2025		133.13	32,593.44
5/23/2025	052325ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 4/1-- 05/01/25		1,811.28	30,782.16
5/23/2025	052325ACH1	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 4/1-05/01/25		74.81	30,707.35
5/23/2025	052325ACH3	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 4/1-05/01/25		452.02	30,255.33
5/23/2025			Funds Transfer	100,000.00		130,255.33
5/23/2025	100902	RedTree Landscape Systems	Reference: Monthly Grounds Maintenance Services. https://clientname(FILLIN).payableslockbox.co...		11,954.66	118,300.67
5/23/2025	100903	Florida Brothers Maintenance & Repair	Reference: Replace black decorative street pole. https://clientname(FILLIN).payableslockbox.com...		290.00	118,010.67
5/23/2025	100901	Dauntless Contracting	Reference: Mailbox installation. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice...		2,540.00	115,470.67
5/23/2025	100900	Shinebright Glitter Tattoos	Reference: Lakeshore Ranch Easter event, 4/13/2925. https://clientname(FILLIN).payableslockbox....		75.00	115,395.67
5/25/2025	052525ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 6/1/2025-6/30/2025		162.39	115,233.28
5/27/2025	052725ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd May 01 - May 31, 2025		1,091.32	114,141.96
5/27/2025	052725ACH1	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,354.38	108,787.58
5/27/2025	052725ACH2	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 4/1-05/01/25		44.69	108,742.89
5/27/2025	052725ACH3	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 4/1-05/01/25		70.29	108,672.60
5/27/2025	052725ACH4	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 4/1-05/01/25		250.07	108,422.53
5/27/2025	052725ACH5	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 4/1-05/01/25		307.08	108,115.45
5/27/2025	100906	Stantec Consulting Services Inc.	For Period Ending: May 2, 2025		6,463.35	101,652.10
5/27/2025	100904	Air Hawk Heating and Cooling LLC	Compressor-Labor and warranty processing fee for compressor		1,398.00	100,254.10
5/27/2025	100905	Vesta Property Services, Inc.	Reference: Clubhouse/Facility Management Services at Lakeshore Ranch C.D.D. Amenity Center. ht...		17,635.42	82,618.68
5/30/2025	053025ach	Engage PEO	stephen dobbs backpay		80.60	82,538.08
5/30/2025	92	Larry Dobbs.	stephen dobbs backpay		184.70	82,353.38
5/30/2025			Interest		8.87	82,362.25
05/31/2025				101,838.87	113,776.22	82,362.25

Lakeshore Ranch Community Development District
Negative Variance Report
05/31/25

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
DISTRICT ENGINEER	35,000	23,333	32,592	(9,259)	Services for Mailroom ADA Compliance
TRUSTEES FEES	4,041	4,041	4,332	(291)	Includes extraordinary items billed in arrears
SECURITY EQUIPMENT	5,000	5,000	13,815	(8,815)	Includes \$8,405 install/replace 8 cameras. \$5,410.00 Install NVRs
SOLID WASTE CONTROL - RECREATION FACILITY	1,320	880	1,230	(350)	Rate increased in December 2023, not considered in budget Includes purchase of 400 barcodes \$1,960, gate hinge replacement for \$2,950, 5
GATE MAINTENANCE	10,000	10,000	13,717	(3,717)	replacement recorders for \$3,710
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	8,667	9,198	(531)	Includes \$1,900 May AC repairs,
CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	14,656	14,754	(98)	Frontier rate increases
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,500	9,614	(8,114)	New treadmill \$4,550, new bike \$2,500, parts for equipment repairs \$1,920
CLUBHOUSE JANITORIAL SERVICES	3,500	2,333	2,355	(22)	Increased cost of supplies Blue Wave Lighting replacement of bollard lighting in Amphitheater and Dock
CLUBHOUSE LIGHTING REPLACEMENT	2,000	2,000	11,610	(9,610)	\$11.6k
SECURITY / FIRE SYSTEM	2,500	2,500	4,924	(2,424)	Annual fire, alarm and sprinkler inspections and annual monitoring
SPECIAL EVENTS	4,000	2,667	3,899	(1,232)	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