

**GOLDEN LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**March 5, 2024**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

# Golden Lakes Community Development District

## Board of Supervisors

Paul Weaver, Chairman  
Lithea Beck, Vice Chairwoman  
Sam Morrone, Assistant Secretary  
Matt McDonald, Assistant Secretary  
Shaun York, Assistant Secretary

## Staff:

Jennifer Goldyn, Regional Director  
Michael Perez, District Manager  
LeAnn Chiarelli, District Admin  
Scott D. Clark, District Counsel  
Steven Shealey, District Engineer  
JoAnna Likar, HOA Manager  
Ryan Roberts, General Manager  
Wes Parker, Golf Course Superintendent  
Tony Cianci, VP of Operations

## Regular Meeting Agenda

Tuesday, March 5, 2024 – 5:30 p.m.

- 
1. **Call to Order and Roll Call**
  2. **Audience Comments** – Three - (3) Minute Time Limit
  3. **Special Business Items**
    - A. Financial Discussion with Inframark
    - B. Securitas Presentation
      1. Consideration of Visitor Management System Installation proposal ..... Page 3
  4. **Staff Reports**
    - A. District Counsel
      1. Presentation of Counsel Report..... Page 6
    - B. District Engineer
      1. Presentation of Engineer’s Report ..... Page 14
    - C. Property Manager
    - D. Eaglebrooke Manager ..... Page 19
    - E. District Manager
      1. Acceptance of Board Member Resignation..... Page 27
      2. Consideration of Resumes for Vacant Seat
  5. **Business Items**
    - A. Public Hearing on Proposed Amendment to the Eaglebrooke Bylaws and Rules and Regulations
      1. Consideration of Resolution 2024-05, Amending Bylaws & Rules And Regulations for the Club at Eaglebrooke ..... Page 28
    - B. Consideration of Resolution 2024-08, 2024 General Elections..... Page 52
    - C. Consideration of Landscape RFP Proposals ..... Page 55
    - D. Consideration of RFP for Gate Access Control and Scope ..... Page 89
    - E. Ratification of Gate Access Control Agreement..... Page 100
    - F. Consideration of Main Wall Pressure Washing Proposals ..... Page 112
    - G. Discussion regarding Golf Course Insurance
  6. **Business Administration**
    - A. Consideration of the Minutes from the Board of Supervisors Regular Meeting held on January 9, 2024, and Continued Meeting held on January 16, 2024 ..... Page 116
    - B. Review of the Financial Statements..... Page 123
    - C. Review of the Check Register..... Page 146
  7. **Supervisor Requests**
    - A. Paul Weaver to speak about Board Liaisons
  8. **Audience Comments** – Three - (3) Minute Time Limit
  9. **Adjournment**

The next meeting is scheduled for Tuesday, April 2, 2024

## District Office:

313 Campus Street  
Celebration, FL 34747  
[www.GoldenLakesCDD.org](http://www.GoldenLakesCDD.org)

## Meeting Location:

Club at Eaglebrooke  
1300 Eaglebrooke Boulevard  
Lakeland, FL 33813



# Golden Lakes CDD

## PROPOSAL OBJECTIVES

Securitas is proposing to install a TEKWave visitor management system.

### DESIRED OUTCOME:

#### GOLDEN LAKES CDD WOULD LIKE A SECURITY PROGRAM WHICH:

- Is easy to deploy and provides long-term value

### INTERNET TO BE PROVIDED BY Client

*A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network. outage.*

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

1. Securitas shall provide and install a TEKWave visitor management system. To include a computer, mobile scanner and cloud service.

## EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
1	Guard Station Computer with a UPS and Cloud Service
1	Mobile Scanner

## CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

### GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required



- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

## WARRANTY AND SERVICE

- Securitas provides a three (3) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

## MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



### MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).

### PREVENTATIVE MAINTENANCE DETAILS

**Access Control Systems:** Securitas will review all associated controls, keypads, printers, computers, power supplies, card readers, locking hardware, communicators, and batteries.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

## EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e., lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.





# PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 3 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	Included in Bill Rate

*Golden Lakes CDD will be billed \$0/mo. for 36 months (3 Years). The 36-month (3 Year) term will begin once Company Equipment is installed. If terminated within the first 36 months by the client, the client will pay Securitas a lump sum of \$387.00 time the number of remaining months*

## PRICING VALIDITY

This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Securitas will present Golden Lakes CDD a basic Visitor Management System. Additional requests for supplies or equipment will be billed accordingly, such as a local printer.

## **GOLDEN LAKES MEETING ATTORNEY REPORT LIST (3/5/24)**

### **1. Road Spill**

After the January 9 meeting I contacted the County Attorney regarding the spill that occurred in December and advised that eyewitness evidence supported that the spill came from FCC trucks. Subsequently, another spill occurred on January 22 on the Boulevard. A picture is attached. This was reported to the county. An on-site meeting was held with the County staff, FCC and the remediation company on February 26 to tour the neighborhood and review the progress. Further discussion will occur at the meeting.

### **2. The Club at Eaglebrooke Bylaws**

The Board will conduct a public hearing on the Bylaws during the agenda. Additional publication will be completed. Some additional concepts will be provided in the discipline sections.

### **3. General Update**

Here are the followup items that we have accomplished since the last meeting:

- a. Additional communications and a meeting with the County Attorney and staff regarding the spill
- b. Reviewed and advised on landscape maintenance scope
- c. Reviewed security contract scope.
- d. Finalizing golf renovation agreements
- e. Prepared contract for inlet top repair
- f. Prepared contract for bar code reader

### **4. Personal Injury Case Update**

Insurance counsel has been handling a sidewalk fall case since 2022. Although these cases usually are settled, this one went to a summary judgment which was decided in favor of the District. A copy of the order is attached.











**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION**

MARIE ANDERSON,

Plaintiff,

vs.

CASE NO.: 2022-CA-002226

GOLDEN LAKES COMMUNITY  
DEVELOPMENT DISTRICT,  
An independent local unit of special-purpose  
government

Defendant.

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**ORDER GRANTING DEFENDANT GOLDEN LAKES COMMUNITY DEVELOPMENT  
DISTRICT'S MOTION FOR SUMMARY JUDGMENT**

**THIS CAUSE** having come before the Court on February 19, 2024, upon Defendant Golden Lakes Community Development District's (the "District") Motion for Summary Judgment and the Court having reviewed the pleadings, exhibits, and deposition testimony, having heard the arguments of counsel and being otherwise fully advised in the premises, it is hereby **ORDERED** and **ADJUDGED** that:

1. Plaintiff provided no evidence the District owed Plaintiff a duty to warn of an open, obvious, and innocuous condition, or evidence that the condition of the sidewalk was dangerous and unreasonable.
2. Because the condition of the sidewalk was open, obvious, and innocuous to Plaintiff, the District had no duty to warn or protect Plaintiff from the alleged defect upon the sidewalk.



3. Even if the District had a duty, the District did not breach its duty to maintain the sidewalk in a reasonably safe condition because the condition that forms the basis of Plaintiff's Complaint <sup>1</sup> does not render the sidewalk unsafe.

4. Further, Plaintiff testified she walked the route "probably 1,000 times" prior to her fall and had observed the alleged conditions of the sidewalk. The condition of the sidewalk was therefore so open, obvious, common, and ordinarily innocuous that the District was not required to warn Plaintiff of its condition.

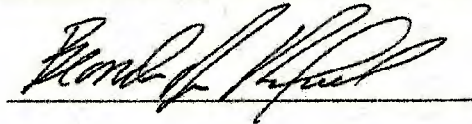
5. Defendant's Motion for Summary Judgment is **GRANTED**.

6. Plaintiff shall take nothing by this action.

7. Jurisdiction of this action is retained to determine attorney fees and costs and to take any proceedings necessary to enforce this judgment.

**DONE AND ORDERED** in Bartow, Polk County, Florida on Monday, February 26, 2024.

53-2022-CA-002226-0000-00 02/26/2024 11:06:43 AM



Brandon Rafool, Judge  
53-2022-CA-002226-0000-00 02/26/2024 11:06:43 AM

cc:

Patrick Maloney, Esq.  
Attorney for Plaintiff

Jeremy Simon, Esq.  
Attorney for Defendant

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<sup>1</sup> It is unclear what dangerous condition caused Plaintiff's fall. Plaintiff contends the sidewalk was uneven, while deposition testimony of Ms. Kenney indicates that Plaintiff tripped over "half-dollar sized dollops" of concrete. Regardless of the actual imperfection upon the sidewalk, the evidence does not support the allegation that the sidewalk was dangerous and unreasonable.





## MEMORANDUM

**To: Golden Lakes Community Development District Board of Supervisors**

**From: Steven C. Shealey, PE, District Engineer**

**Re: March 2024 Engineer's Report**



**Date: February 16, 2024**

Gentlemen,

The following is an update on ongoing activities and issues related to the District since your last meeting.

1. Pond A1 Permanent Repairs:

- a. We opened bids on January 24, 2024. Only one bid was received with a total cost of \$266,850.00. This bid exceeds the currently available construction budget of \$213,558.00 by \$53,292.00. The summary below shows a breakdown of the Phase I costs and the Phase II budget.

**Phase I**

	<b>Budget</b>	<b>Actual</b>
Total Project Cost	\$49,475.00	\$33,478.06
Federal Share	\$37,106.25	\$25,311.05
Local Share	\$12,368.75	\$8,437.02

**Phase II**

	<b>Overall</b>	<b>CEI</b>	<b>Construction</b>
Total Budget	\$243,558.00	\$30,000.00	\$213,558.00
Federal Share	\$182,668.50	\$22,500.00	\$160,168.50
Local Share	\$60,889.50	\$7,500.00	\$53,389.50

- b. We reached out to our Project Manager contact at the Florida Department of Emergency Manager to ask how we should proceed and got the following response:

“Ideally, for procurement compliance purposes, we expect to receive more bids. We suggest Golden Lakes CDD rebid the project. If after more bid responses are received and the lowest bid is still higher than the project’s cost,

then Golden CDD may request a budget increase with supporting documentation which will include the bid responses, matrix, etc. We review the documentation and would let you know if the project is still cost-effective and if there are funds available for the increase.”

Based on the difficulty we had originally demonstrating that the project was cost-effective, I am not confident that we can qualify for any additional funding and that process would take a considerable amount of time further delaying this work.

- c. We have had further discussions with FDEM which I will discuss in detail at the meeting, but we appear to have very few options as follows:
  - Rebid the project and hope for a better result. That will take several months after which we are likely looking at 6 months or more before FDEM and FEMA agree to continue to fund the project and allow us to proceed.
  - Award with the one bid and hope FEMA still finds the project cost effective and not tell us to rebid because we don't meet their guidelines.
  - Back out of the FEMA agreement and look at less effective but less expensive options to address this issue.
2. Preserves Inlet Cleaning – At the November meeting we were directed to obtain quotes to clean the inlets at the intersection of Eagle Ridge Court and Eagle View Loop. These inlets are holding significant water, potentially due to sand from the construction of a pool at 1560 Eagle Ridge Court. We issued a formal invitation to quote to four contractors and have received one quote in the amount of \$3,600. That quote is attached.
3. Oil Leaks – The original and subsequent oil/hydraulic fluid leaks have still not been cleaned to our satisfaction. We will be meeting with the County on February 26<sup>th</sup> onsite to discuss this matter.
4. Hole #10 Flooding Issue – The contract to replace the skimmer on hole #10 has been executed and the Contractor has ordered the new skimmer. The contractor went out to install the new skimmer and found that they had been sent the wrong skimmer. They are working with the supplier to reorder it and expedite the delivery.
5. Inlet Top Repairs – The one proposal received was signed by the Chairman and the work is complete. I have inspected the work and recommended payment of the invoice.

6. Cascades Wall Issue – We have reinspected the wall sections along the Boulevard adjacent to Cascades that we reported on last year. Most of these wall sections are pretty much the same as they were when we last inspected them. The one wall section noted by the Chair and Mr. Perez (adjacent to the tree in the back yard of 7018 Cascades Court) appears to be tilted more toward the Boulevard than it was a year ago. The only solution for this issue will be the removal of that tree and reconstruction of the wall. The plat shows a 5' sidewalk and utility easement outside of the right of way but it would take a formal survey to determine where the wall and tree are located with respect to that easement. During your meeting in March of 2023, we reported that we had contacted numerous masonry contractors to look at and provide proposals but had received no responses.

# LMR *Construction, Inc.*

**LATERAL MAIN REHABILITATION**

50 E I Street  
 Frostproof, FL 33843  
 Phone (863) 275-7053 or (863) 275-7051 Fax (866) 225-0138  
LMR\_montanez@hotmail.com  
 www.lmrconstruction.net

## PROPOSAL

TODAY'S DATE <b>01/23/2024</b>	PROPOSAL SUBMITTED <b>Golden Lakes Community Development Ditriect</b>
PAGE #'S <b>1</b>	JOB LOCATION Eaglebrooke – Lakeland, FL Eaglebrooke Inlet Cleaning GLCDD23001

We propose hereby to furnish labor, material and equipment for completion of:

Line #	Description	QTY	Unit Price	Total Price
1	<b>Mobilization</b>	1 LS	\$1,500.00 LS	\$1,500.00
2	<b>Plug and Dewater</b>	1 LS	\$750.00 LS	\$750.00
3	<b>Clean three (two 18" &amp; one 24") Inlets</b>	3 EA	\$450.00 EA	\$1,350.00

**Access to MH/Structure to be provided by others at no extra cost to LMR. Quantities beyond the estimated amount will be bill accordingly.**

	<b>\$3,600.00</b>
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INCLUSION: Mob, Clean Inlets, Plug and Dewater

EXCLUSION: Permits, MOT, mechanical cleaning

WE ARE PLEASED TO PRESENT THIS PROPOSAL AND LOOK FORWARD TO THE OPPORTUNITY TO BE OF SERVICE. LMR Construction, Inc. will provide all necessary labor, material and equipment. All work to be completed in a substantial workman like manner according to specifications submitted, per standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. **Payment within 30 DAYS of job completion.** Finance charges of 1.5% per month and any costs incurred to collect balances due will be added to original invoice amount. **Final invoice will depend on actual field measurements.**

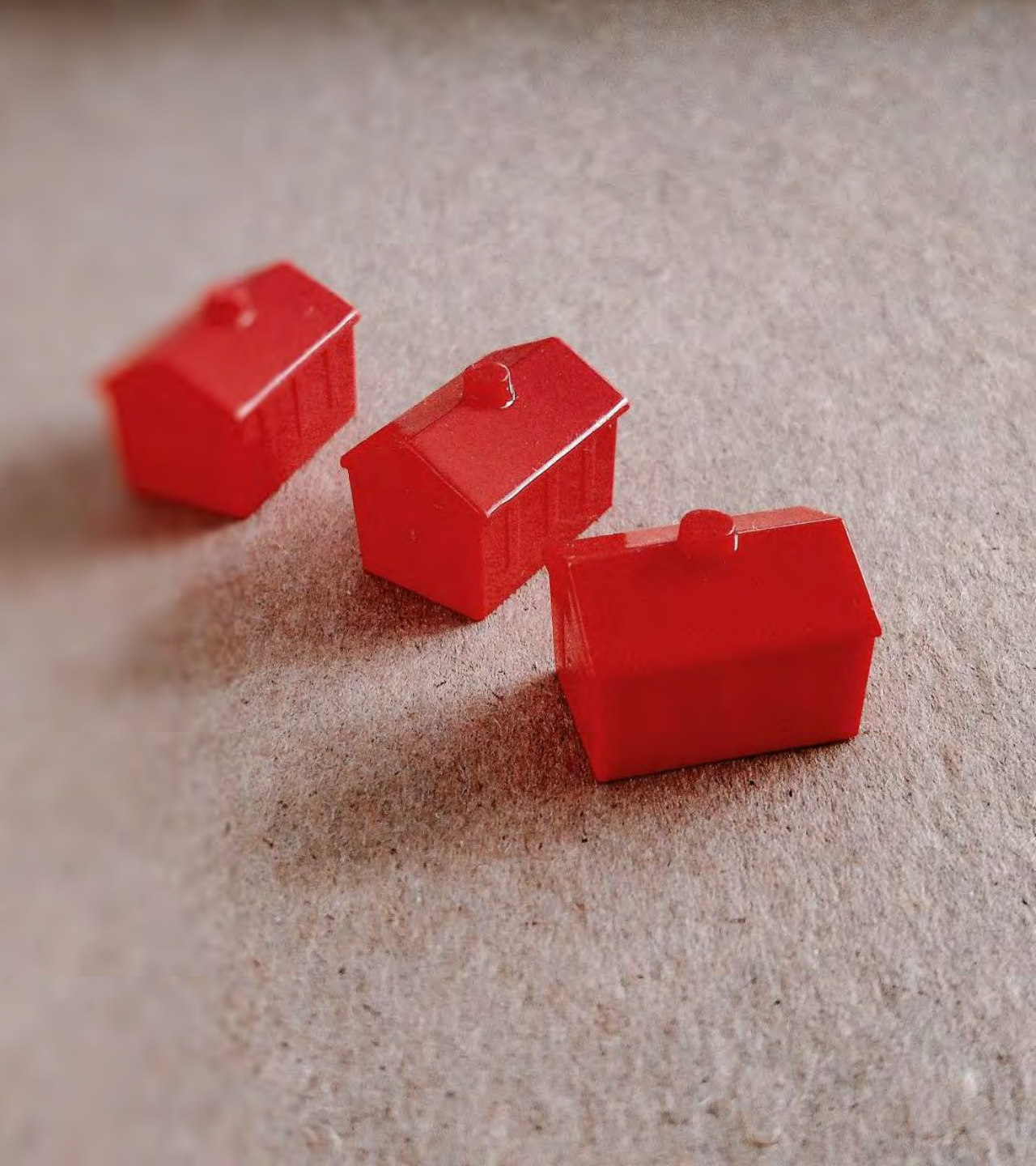
**Authorized Signature**           Luis Montanez            
**ACCEPTANCE OF PROPOSAL**      The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**Note: This proposal may be withdrawn by us if not accepted within 30 days.**  
 Signature \_\_\_\_\_  
 Date of Acceptance \_\_\_\_\_

Payment will be made as outlined above.

2024 Golf Course Capital Plan

<i>Updated on January 30th, 2024</i>		
<b>BUDGET</b>	<b>\$211,300</b>	
		<u><i>Status</i></u>
Golf Ball Washer	\$3,586	<i>Completed</i>
Ballroom 3 A/C	\$29,687	<i>Completed</i>
Concrete Work	\$15,150	<i>Completed</i>
Tree Work	\$40,000	<i>Completed</i>
Starter Centers / Accessories	\$31,000	<i>Ideas in next page</i>
Irrigation Boxes	\$40,000	<i>Upcoming</i>
Steamer for Kitchen	\$28,000	<i>Potential Emergency Item</i>
Pumphouse Repairs	\$20,000	<i>Potential Emergency Item</i>
<b>TOTAL</b>	<b>\$207,423</b>	<b>2024 Forecast</b>
<b>Variance to Budget</b>	<b>\$3,877</b>	



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Starter House /  
Accessories Ideas





# Original Thoughts

We originally had \$50K set aside for this project.

The intent is to create a stationary point in the member / guest journey and create a better first impression.

Currently, we have the starter sitting in a golf cart up near the putting green.

To build a concrete building with power / water, we are looking at a price tag of closer to \$70K.

After my initial presentation (months ago), I didn't sense much excitement about the value of this project.





# New Idea

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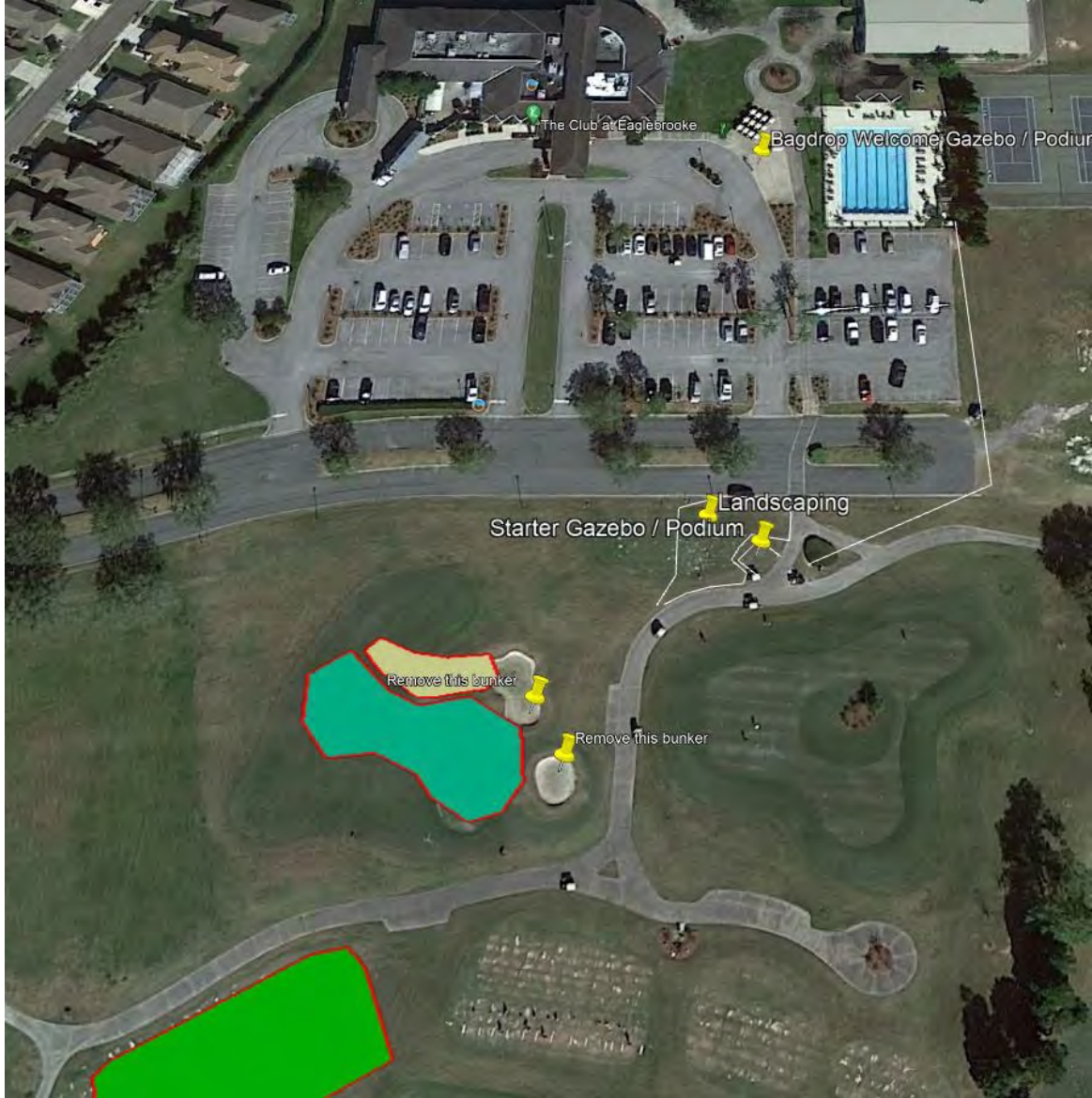
- Build a Gazebo w/ Podium at Bag Drop
- Build a Concrete Slab, Gazebo w/ Podium at Putting Green
- Landscape around the new structure at Putting Green
- Purchase new Trash Bins for the Course
- Purchase New Sand Buckets for Par 3 Tee Boxes
- Purchase Sand Containers for #10 Tee
- Purchase Sand Bottle Holder for #10 Tee
- Purchase 75 new Bunker Rakes

# Structure Ideas





Possible  
Location





Accessories





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## Cost of New Idea

- Two Buildings < \$8,000
- Landscaping < \$1,000
- Concrete Slab < \$5,000
- On Course Accessories < \$17,000
  
- **TOTAL COST < \$31,000**

## LeAnn Chiarelli

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**From:** Perez, Michael  
**Sent:** Tuesday, February 27, 2024 3:36 PM  
**To:** LeAnn Chiarelli  
**Subject:** FW: Golden Lakes CDD - Project Board 02.02.2024

**Michael Perez** | District Manager



313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings

201 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

**Email:** [michael.perez@inframark.com](mailto:michael.perez@inframark.com)

**(O):** 656-209-7919 | [www.inframark.com](http://www.inframark.com)

**Please note:** *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

 **Go Green:** Please do not print this e-mail unless you really need to!

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**From:** Matt McDonald <matt.mcdonald@mazzellacompanies.com>  
**Sent:** Saturday, February 3, 2024 8:44 PM  
**To:** Perez, Michael <michael.perez@inframark.com>  
**Subject:** Re: Golden Lakes CDD - Project Board 02.02.2024

Michael,

I am dealing with some personal medical issues that will keep me from fulfilling my term as a supervisor of the Golden Lakes District. Therefore effective February, 5th, I am resigning my seat on the board. Please feel free to contact me to discuss.

Sincerely,  
Matt McDonald

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**Matt McDonald**  
Director of Cranes | Mazzella Companies  
2651 SR 60 W., Bartow, FL 33830  
**Office:** 863.774.3947 | **Mobile:** 863.581.3094

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDMENTS TO BYLAWS & RULES AND REGULATIONS FOR THE CLUB AT EAGLEBROOKE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Golden Lakes Community Development District (“District”) is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Fla. Stat., Ordinance 92-29, adopted by the Polk County Board of County Commissioners (“County”) on September 15, 1992, and Ordinance 05-071, adopted by the County on November 9, 2005;

**WHEREAS**, the District owns and operates certain facilities and amenities within its boundaries for the benefit of its residents, including without limitation the Club at Eaglebrooke (“Club Facilities”);

**WHEREAS**, the District desires to approve and adopt amended Bylaws & Rules and Regulations for the Club at Eaglebrooke, and finds such approval and adoption to be in the best interest of the District, its residents and users of the Club Facilities;

**WHEREAS**, as provided in Section 190.011(5), Fla. Stat., the District is authorized to adopt and amend rules pursuant to the provisions of Chapter 120, Fla. Stat., and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, on this date, the Board of Supervisors of the District conducted a public hearing as required to consider the proposed amendments to Bylaws & Rules and Regulations and has otherwise complied with applicable Florida law concerning rule development and adoption of the Bylaws & Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The recitals stated above are true and correct and are incorporated herein by this reference.
2. The District hereby approves and adopts the amendments to Bylaws & Rules and Regulations for the Club at Eaglebrooke set forth in Exhibit A attached hereto. The Bylaws & Rules and Regulations shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.
3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
4. The Resolution shall become effective upon its adoption.



Introduced, considered favorably, and adopted this 5<sup>th</sup> day of March, 2024.

**ATTEST:**

**GOLDEN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**EXHIBIT A**

**AMENDED BYLAWS & RULES AND REGULATIONS  
THE CLUB AT EAGLEBROOKE**

## BYLAWS & RULES AND REGULATIONS

### The Club at Eaglebrooke

#### ARTICLE 1.

##### NAME AND PURPOSE

The official name of the club is The Club at Eaglebrooke- (the "Club"). The purpose of the Club is to promote social enjoyment, lifestyle programming, dining, golfing, fitness, swimming and other activities in an atmosphere of camaraderie and congeniality for Members and their invited guests. The Club is a public course owned and operated by the Golden Lakes Community Development District, (the "District"), a local unit of special purpose government organized pursuant to Chapter 190 of the Florida Statutes. The District has adopted these Bylaws in order to assure the orderly conduct of the Club in a manner that will promote the efficient operation of the Club, the financial stability of the Club's operation and the proper atmosphere that Members and Guests of the Club will find appropriate and beneficial.

#### ARTICLE 2. MEMBERSHIP

##### SECTION 1. MEMBERSHIP PRIVILEGES

A Family Membership entitles the Member, an additional adult who resides with the Member on a full-time basis, any unmarried children or grandchildren who are under the age of 21 and who reside with the Member on a full-time basis, and any unmarried children or grandchildren who are under the age of 23 who reside with the Member on a full-time basis and attend school on a full-time basis, to use the Club's facilities to the extent provided by the category of membership held.

Family privileges may be extended to a Member's other children and house guests upon the payment of such fees and subject to such limitations as shall be established from time to time pursuant to the Club rules. However, a single membership shall not entitle a spouse, child or any other person who resides with the Member to use the Club's facilities except as a guest of the Member, who shall pay guest fees for such person.

If a couple are not married and want to be included on the same membership, a spousal agreement form must be signed committing them to the financial obligations of any charges they may incur while in membership at the club.

Membership categories shall have the following rights and privileges:

##### **Golf Membership:**

A Golf Membership allows the non-exclusive use of all of the facilities provided at the Club and attendance at designated club-sponsored events held at the facilities on a space available basis. These Golf Members shall not be ~~charged green fees, court~~~~charged~~~~court~~ fees, or pool fees for use of the ~~golf, tennis~~~~activity courts~~, and pool facilities, but shall pay golf cart fees, personal charges incurred at the Club, and dues and other Club Fees established by the management. A walking surcharge may be charged for specific golf memberships. These Golf Members shall have such advance sign-up privileges to reserve golf starting times and ~~tennis~~~~activity~~ court times (which may be changed) as may be established by management from time to time. Golf Members are eligible to receive a ~~10%~~ discount off all food purchases made at the club, a ~~15%~~ discount off ~~all~~~~select~~ golf merchandise purchases, and ~~waived~~~~discounted~~ room rental fees for a banquet hosted by the member. Golf Membership does entitle the member's immediate family to have access to the pool and ~~tennis~~~~activity~~ courts for no additional fees.

#### Social Membership:

#### Range Membership:

A ~~Range~~~~Social~~ Membership allows the non-exclusive use of the ~~golf practice facilities, pool, and tennis facilities~~~~activity courts~~ at the Club, ~~and attendance at designated club-sponsored events held at the facilities on a space available basis.~~ These Members shall not be charged ~~golf practice fees, court~~ fees or pool fees for use of the ~~golf practice, tennis~~~~activity courts~~ and pool facilities, but shall pay all other personal charges incurred at the Club, and dues and other Club Fees established by management. ~~Range~~~~Social~~ Members are eligible to receive a ~~10%~~ discount off all food purchases made at the club as well as ~~waived~~~~discounted~~ room rental fees for a banquet hosted by the member. This membership does entitle the member's immediate family to have access to the ~~golf practice area, pool, and tennis~~~~activity~~ courts for no additional fees.

#### Social Membership:

~~A Social Membership allows the non-exclusive use of the pool and tennis facilities at the Club and attendance at designated club-sponsored events held at the facilities on a space available basis. These Members shall not be charged court fees or pool fees for use of the tennis and pool facilities but shall pay all other personal charges incurred at the Club, and dues and other Club Fees established by management. Social Members are eligible to receive a 10% discount off all food purchases made at the club as well as waived room rental fees for a banquet hosted by the member. This membership does entitle the member's immediate family to have access to the pool and tennis courts for no additional fees.~~

#### Dining Membership:

A Dining Membership entitles the member and immediate family to receive a ~~10%~~ discount off all food purchases made at the club. This includes special events hosted at the club such as brunches or themed buffets.

## SECTION 2. APPLICATIONS.

All membership applications must be filled out completely and are subject to an approval process by the ~~ownership and~~ management team.

## SECTION 3. MEMBERSHIP UPGRADES AND DOWNGRADES

### A. Upgrades

Members may upgrade their membership into a higher dues level category at any time during the life of their membership by filling out the appropriate paperwork. The new appropriate dues level will be effective immediately and the difference in dues will be prorated and charged to the members account. The new monthly dues will be effective on the first of the next month.

Upgrading Members may be subject to the current initiation fee in place.

### B. Downgrades

Members may only downgrade their membership into a lower category once in the life of their membership. Downgrades may be made by filling out the appropriate paperwork. The new lower dues category will be effective on the first day of the next month.

Downgrading Members may be subject to the current initiation fee in place.

### C. The Club will allow a membership to upgrade or downgrade once every 12 months.

## SECTION 4. RESIGNATIONS

- A. A member may resign ~~their~~his/her membership at any time during the life of the membership by giving at least a ~~60~~30-day notice and ~~by filling out~~submitting to resignation request to the ~~appropriate paperwork~~Club in writing. In order to resign, the Member account must be in good standing with all charges paid prior to resignation being granted. If a loyalty agreement has been signed, said member is required to pay for all remaining months of membership left in the agreement.

- B. Relocation - Anyone who moves outside of a 75-mile radius of the club may be let out of the contract with no penalty however must still adhere to the ~~60~~30-day notice resignation.
- C. Health/~~Death~~Financial - All health-related or financial situations will be evaluated on a case-by- case basis by club management. If a member passes away while in membership at The Club at Eaglebrooke and has a family membership, that membership will immediately be converted to a single. ~~If that person had a single membership to start, the membership will be cancelled upon payment of all current fees.~~

#### SECTION 5. LESSEE AGREEMENTS

~~A Member with family privileges shall have the right to designate a lessee of the Member's residential unit under a lease for one month or more as the Beneficial User of a Family membership for that address. A holder of a Single Membership shall have the right to designate a lessee under a lease for one month or more as the Beneficial User of a Single Membership for that address. A lessee's application for privileges must be approved by the Club and all applicable transfer fees paid prior to the use of the Club's facilities by the lessee. A Beneficial User shall be entitled to use the Club facilities only in accordance with the category of membership for which the lessee has been designated the Beneficial User.~~

~~During the period when a lessee is designated as a Beneficial User of a membership, the Member shall have no rights or privileges to use the facilities of the Club with respect to such membership, but shall be required to continue to pay dues, fees and other charges of the category of membership selected. A Member shall be responsible for all charges incurred by and the deportment of a lessee and lessee's guests.~~

#### SECTION 6. GUEST PRIVILEGES

Guests of a Member may be extended guest privileges in the Member's category of membership subject to applicable guest fees and charges. Members are responsible for the deportment of their guests. Members are responsible for all charges incurred by their guests. Guest rules and restrictions shall be determined by ~~ownership and~~ Club Management and privileges may be denied, withdrawn or revoked at any time for reasons considered sufficient by ~~the ownership and~~ Club Management or the Board of Supervisors.

### ARTICLE 3. DUES

#### SECTION 1. DUES

The ~~Ownership and~~ Club Management will set the Dues to be charged to Members on a recurring annual basis for the ensuing membership year, which will be the twelve-month period commencing October 1, and ending the following September 30. It is the policy of the Club that

all Dues, plus other receipts by the Club, shall be sufficient, insofar as possible to project, to meet the needs of the Club. The Dues, as they are established from time to time by the ~~ownership and~~ Club Management, shall, insofar as possible, reflect this stated policy. All obligations owed to the Club shall be payable in United States Dollars and are due on the ~~1<sup>st</sup>~~20<sup>th</sup> of every month. Dues are subject to the ultimate authority of the Board of Supervisors.

#### **ARTICLE 4.**

##### **BILLING / DELINQUENCIES**

###### **SECTION 1. STATEMENTS.**

An itemized statement of any Dues and other charges shall be mailed/emailed monthly to each Member and any Member failing to pay the statement by the last day of the month in which the statement was mailed shall be subject to such penalties of action as is determined reasonable and appropriate by the ~~ownership and~~ Club Management. The failure of any Member to make timely payments after appropriate notice and warning may result in termination of Club membership and the outstanding balance turned over to a debt collection service.

Each Member is required to keep a credit card on file and, if chosen, can pay their full statement via credit card. All credit cards will be charged on the 20<sup>th</sup> of the month that the dues and fees are due.

Late fees / finance charges may be charged at the discretion of club management.

In the event an account is turned over to a debt collection service, a member is responsible to repay any / all fees and back dues in the event the member would like to rejoin as a member of the facility.

#### **ARTICLE 5. DISCIPLINE**

###### **SECTION 1. HEALTH, SAFETY AND WELFARE OF CLUB PATRONS AND DAMAGE TO CLUB FACILITIES.**

Notwithstanding anything contained herein, the Club staff may, at any time, remove any Member and/or any family member or guest of a Member from the Club premises and/or restrict or suspend any Member's and/or any family member's or guest's privileges to use any or all Club facilities (the procedures for which are outlined below), when such action is necessary to:

- A. Protect the health, safety and welfare of other Members and their family members and guests.
- B. Protect the health, safety and welfare of District and Club staff.

- C. Protect the Club facilities from damage.
- D. Protect the Club's Food & Beverage Operator's ability to comply with all local, state and federal guidelines.

SECTION 2. EXPULSION.

Expulsion of a Member and/or any family member or guest of a Member shall be at the discretion of the Club management and staff, District Manager or the Board of Supervisors, resulting from:

~~A. Hostile behavior that is a threat to other Members, family members or guests, District staff, Club staff, and/or District property.~~

A. Hostile behavior that is a threat, or is likely to be perceived as a threat, to other Members, Guests or Club staff. Such hostile behavior shall include, but not be limited to excessive argumentative behavior, violence or threats of violence or making statements which by their very utterance inflict injury or tend to incite an immediate breach of the peace, that is, words that are likely to provoke a violent reaction, or behavior deemed by the Chairman of the Board of Supervisors, or his or her designee, in his or her sole discretion, to constitute a violation of sections 784.011, 784.021, 784.03, 784.041, or 784.046, Florida Statutes, whether or not law enforcement is contacted or charges are filed.

B. Behavior that, if left unchecked by Club staff, could either jeopardize the Food & Beverage Operator's Food & Beverage license(s) or otherwise affect its lawful operation of the District's Food & Beverage facilities.

C. Commission of a criminal act occurring on District premises.

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Such physical expulsion from the premises shall be undertaken only by local Sheriff's deputies and not District or Club Facilities Staff, or a member of the Board of Supervisors. For these purposes, District's Field Supervisor, District Manager, and the on-duty members of the Club facilities Staff are hereby delegated the authority to execute a trespass notice adequate to cause the Sheriff's Department to expel the offending person. Upon issuance of a trespass notice, a copy shall be promptly transmitted to the District Manager. At the Board of Supervisors meeting ~~next~~ following issuance of the trespass notice, the Board shall discuss the notice and determine whether to ratify, extend or cancel the notice, and the Board shall follow the procedures set forth below in that regard.

SECTION 3. RESTRICTION OR SUSPENSION OF PRIVILEGES.

The authority to restrict or suspend any Member's and/or any family member's or guest's privileges to use any or all the Club facilities is formally granted by the Board of Supervisors to the District Manager, and/or the Club Manager. Such action may be initiated by the District Manager or Club Manager, with its final determination made by the Board of Supervisors at the



next Board of Supervisors meeting (or as soon as ~~practical~~practicable). For more details, see “District Suspension and Expulsion Process” outlined below.

A Member’s and/or any family member’s or guest’s privileges at any or all Club facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Member, family member or guest may also be required to pay restitution for any property damage, if such person:

- A. Fails to abide by these Bylaws & Rules and Regulations and District policies established and approved by the Board of Supervisors.
- B. Submits false information on the application for Club membership or any forms or other documents utilized by the District in connection with the Club facilities.
- C. Permits unauthorized use of the Club facilities by a family member or guest.
- D. Violates any applicable law, ordinance, rule or regulation.
- E. Treats District staff or the personnel or employees of the Club facilities, or Club patrons and guests, in an unreasonable or abusive manner. Such treatment includes but is not limited to verbal and/or written communication.
- F. Is intoxicated or engages in conduct that is improper or likely to endanger the welfare, or safety of the District or Club Manager’s staff, or Club Members, patrons or guests.
- G. Damages or destroys District property.
- H. Trespasses onto the golf course property during times when the golf course is closed for business. Persons caught trespassing on golf course property shall be subject to a trespass notice and physical expulsion in the manner set forth in Section 2 above.

#### SECTION 4. DISTRICT SUSPENSION AND EXPULSION PROCESS.

In response to any violation of the rules, regulations, policies and procedures specified herein, the District shall follow the process outlined below for suspension or termination of a Member’s and/or any family member’s or guest’s privileges to use the Club facilities:

A. Automatic Suspension Without Notice: Any violation of these rules, regulations, regulations, policies and procedures occurring on Club Property which constitutes conduct described in A through C under the section titled “Expulsion from Premises,” or conduct which is deemed by the Chairman of the Board of Supervisors, or his or her designee, in his or her sole discretion, to constitute an assault, aggravated assault, battery, domestic battery or similar conduct which would constitute a violation of sections 784.011, 784,021, 784.03, 784.041, or

784.046, Florida Statutes, whether or not law enforcement is contacted or charges are filed, shall result in the immediate suspension, without notice or hearing, of the offending Member or Guest to use the Club Facilities. The Chairman, or his or her designee, may make such investigation or inquiry as may be necessary to determine the details of any violation he or she suspects may be grounds for an Expulsion or constitute a violation of sections 784.011, 784.021, 784.03, 784.041, or 784.046, Florida Statutes. In the event of such conduct, the Board may take one or more of the actions described under "Second Offense" and "Third Offense" below without requiring any additional warning. Any suspension imposed pursuant to this provision shall be ratified by the District's Board of Supervisors at its next regular meeting,

A.B. First Offense – Issuance of either a verbal or a written warning by Club staff of policy violations. After the initial verbal or written warning, a follow-up written summary by the Club Manager or other designee of the District shall be transmitted to the District office. The summary shall describe the alleged offense in sufficient detail and shall also state whether the matter is considered to have been resolved at the time of the warning. After the time of such transmittal, the summary shall be reviewed by the Chairman of the District Board of Supervisors, or his or her designee, to determine what, if any, additional action shall be taken. The Chairman or such designee may make such investigation or inquiry as may be necessary to determine any further course of action, including efforts to resolve the matter through informal means. At the discretion of the Chairman or such designee, the matter may be considered settled at that time, or further action may be required. The Chairman, or his or her designee, may at that time determine to deliver a written warning (a "Notice of First Offense"), which shall be sent by such designee or the District Manager by certified mail to the resident's mailing address on file. (The Notice of First Offense may not necessarily occur immediately at the time of the violation, due to frequent, past instances of patrons' refusal to provide their name or contact information to Club Staff.) The Notice of First Offense shall have a term of ~~sixty (60)~~ninety (90) days. However, if the Chairman or his or her designee believes that a longer term is warranted, the matter may be referred to the Board of Supervisors, which may, by action taken at a Board meeting, elect for the Notice of First Offense to have a longer term. Notwithstanding the foregoing, if the First Offense falls within the scope of conduct described above under Section 2, "Expulsion," no warning shall be necessary prior to contacting the Sheriff's Department and issuing the trespass notice described above.

B.C. Second Offense – In the event that a second violation of the rules regulations and procedures set forth herein occurs during the effective term of an existing Notice of First Offense, or in the event that more than one Notice of First Offense has been delivered to the offender during the twelve (12) month period immediately preceding the offense, the offender shall be subject to suspension of all Club privileges by District Manager or the Board of Supervisors until further notice, for a period of up to ninety (90) days. Again, confirmation of this action shall be sent by certified mail to the resident. A written report shall be provided by the Club Manager or the District Field Supervisor to the District Manager, and a final decision relating to the term of

suspension of privileges shall be made by the Board of Supervisors ~~either within one (1) month of the incident or by~~ at the next Board of Supervisors meeting, ~~whichever comes first.~~

C.D. Third Offense – Automatic suspension of all Club privileges for a minimum of ninety (90) days, with confirmation sent to the resident by certified mail. At the next Board of Supervisors meeting, a written account of all previous offenses shall be submitted by the Club Manager, Field Supervisor or District Manager and shall be reviewed by the Board of Supervisors, with possible suspension of privileges beyond ninety (90) days, including possible termination of the Member's and/or any family member's or guest's privileges for one (1) or more years.

Note 1: Should a Member and/or any family member or guest of a Member ignore or otherwise violate his or her suspension of privileges by such behavior as continuing to attempt to use the Club facilities, Staff has the authority to call the Sheriff's deputy to report a trespass upon the District's premises.

Note 2: Adherence to the above procedures for suspension and/or termination of Club privileges has no bearing whatsoever on whether a Member and/or any family member or guest of a Member may be physically removed from District premises, as described previously.

Upon the taking of action by the Board of Supervisors regarding the suspension or expulsion of a person from the use of the Club facilities, the District Manager shall provide notice, by certified mail, of the Board's determination, at the most recent address provided by such person in the District's records. Within fifteen (15) days from receipt of such notice, the person having been suspended or expelled (the "Affected Person") may request in writing, sent by certified mail to the District Offices, that the Board of Supervisors conduct a hearing regarding the suspension or expulsion. The right to a hearing, the requirement of written notice and the address to which such notice is to be sent, shall be clearly set forth in the District Manager's notice.

If the Affected Person requests a hearing, the Board of Supervisors shall set a date and time, not later than ~~sixty (60)~~ ninety (90) days after the written request and shall conduct a hearing regarding its decision to suspend or expel the person from the Club facilities. The District Manager shall give written notice, by certified mail, of the date and time of the hearing. At such hearing:

The Affected Person shall have the right:

- to counsel of his/her own choice;
- to hear or read a full report of testimony of witnesses;
- to confront and cross-examine witnesses who appear in person at the hearing;
- to present his or her own witnesses;
- to testify in his or her own behalf and to give reasons for his or her conduct; and
- to a fair and impartial decision based on substantial evidence.

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The District shall keep a record of the proceedings by tape or digital recording or court reporter, at its option. However, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

The conduct of the hearing shall proceed generally in accordance with the Florida Rules of Civil Procedure and Florida Evidence Code, except that the formality of the proceedings shall not be as great as that of a court proceeding. The introduction of hearsay evidence shall not be objectionable.

At the conclusion of the hearing, the District's Board of Supervisors shall, by majority vote, determine whether to uphold or modify its prior action. The Board's actions shall be read into the record at the hearing and shall include findings of fact supporting the action.

If the Affected Person wishes to appeal the determination of the Board of Supervisors, he/she may file a petition for writ of certiorari as authorized in the manner prescribed by the state appellate rules in the circuit court of the county, to review the decision of the Board of Supervisors. The court shall not conduct a trial de novo. The proceedings before the Board of Supervisors, including the testimony of witnesses, and any exhibits, photographs or other documents filed before them, shall be subject to review by the circuit court of the county. The petition together with the transcript of the testimony of the witnesses, as record of the proceedings, shall be filed in the circuit court within thirty (30) days after the pronouncement of the ruling by the Board of Supervisors to which such petition is addressed.

#### SECTION 5. CONSENT TO VIDEO OR AUDIO RECORDING

To protect the safety of the District, the Club facilities and their guests and occupants, and to otherwise assist in the administration of these rules, the District may elect, from time to time, to install and operate various forms of video and audio monitoring devices within or upon the District's property. By use of the Club facilities or other District property, each user consents to the recording and storage of video images or audio recordings by electronic means. The District shall have the right to disregard incident reports which are not filed within thirty (30) days of the occurrence of an injury or alleged violation of these Bylaws & Rules and Regulations, because the delay impairs the ability of the District to review and verify the incident through these electronic means.

#### ARTICLE 6. HOUSE RULES

##### SECTION 1. PRIVATE PARTIES

- A. The Club wishes to encourage the use of the clubhouse facilities by Club members for private parties, on any day or evening, provided it does not interfere with the normal

operation of the Club, or with the services regularly available to the members. Members are requested to make reservations with the Private Events Director for available dates and arrangements. There is a minimum required for private parties, the number to be determined by the Events Director.

- B. A group is considered a special party when it requests and obtains special services, or a private dining room or any other facility not ordinarily being offered on the date of the function involved. Prior arrangements must be made with the Events Director.
- C. All outside parties, private parties, and special parties are subject to a 22% service charge and applicable state and/or federal taxes as listed in the private event agreement. This service charge is subject to change.

## SECTION 2. GRATUITIES

- A. Tipping is allowed. A member or guest may offer any gratuity to any employee of the Club.
- B. All Club sponsored events such as holiday celebrations, golf tournaments with a dining portion and others to be determined will include a 22% service charge to accompany the usage charges and tax for the event. This service charge is subject to change.

All private events, whether sponsored by a Member or non-Member will include a 22% service charge. This service charge is subject to change.

## SECTION 3. CHARGE ACCOUNTS

A. Each member will be assigned an account number to be used on all vouchers. Members are required to sign receipts for all Club accounts. Members shall be responsible for all debts and all other obligations to the Club incurred by themselves, their guests, and members of their immediate family.

## SECTION 4. GRILL ROOM

- A. Attire:
  - Soft spikes are permitted throughout
  - ~~Gentlemen are not permitted to wear caps, or visors in the grille room~~
  - Dress code is determined by both season, and scheduled event. Special event dress code is noted on flyers, and the event calendars
  - Respectable denim is allowed in the grill room at all times
- B. Cell phone use is to be limited to use as not to negatively affect other Members.

C. For the comfort of all and in the interest of rendering proper and efficient service, the following grill room reservation and cancellation policy must be observed:

- Reservations and request for service shall be accepted only in accordance with the Club's ability to properly accommodate member and guests, as determined by the Manager.
- It is requested that evening reservations be made at least twenty-four (24) hours in advance, and (with certain exceptions) may be made not more than two (2) weeks prior to the date of the dinner. The exceptions are special events, dinner dances and Saturday night theme nights, when reservations may be made up to one month prior to the date of the event.
- Members must be seated and order at the reserved time.
- Special occasions such as Christmas, New Years, Thanksgiving etc., and as otherwise indicated, require cancellation at least 24 hours in advance. If cancelled within that window, the host will be charged a minimum of 50% of the price for the special occasion.
- No person under the age of 21 years shall be permitted at the bar at any time.
- No alcoholic beverages shall be sold or served to any person less than 21 years of age. Each Member, family member and guest shall provide proof of age when purchasing alcoholic beverages.
- Members ~~efor~~ guests shall not bring any food or beverage into the Clubhouse or operational grounds to include the ~~range, pool, activity courts, and~~ golf course, ~~Box Hill, etc.~~
- The Club Manager may suspend dining room service when appropriate. When possible, members will be given 48-hour notice.

D. Alcoholic Beverages: The sale and service of alcoholic beverages are regulated by the State of Florida, and the Club intends to comply with all applicable federal, state, local and District laws, ordinances, rules and regulations pertaining alcohol sales and service. Alcoholic beverages may not be brought onto or removed from Club premises. ~~Alcohol is prohibited in or around the pool area and fitness center.~~ Instances of intoxication on Club property may result in disciplinary action. Club employees may refuse service of alcoholic beverages to any individual they ~~feel~~believe is intoxicated or on the verge of becoming intoxicated. Members ~~or guests~~ should not attempt to leave the Club and operate a motor vehicle in an intoxicated condition.

#### SECTION 5. LOCKER ROOMS

- A. The Club is not responsible for loss of valuables, clothing, shoes or other personal property from a locker or the locker rooms.
- B. Cloth towels are for use in the locker rooms and are not to be removed.

## SECTION 6. MISCELLANEOUS CLUBHOUSE RULES

- A. Members and their guests are not permitted to enter any service area of the Club; e.g., behind the bar or kitchen.
- B. No commercial advertisements shall be posted or circulated in the Club. Nor shall business of any kind be solicited on Club property, nor upon Club stationery.
- C. Only the Manager, Club owner or a person designated by the Owner may approve the placement of announcements on any bulletin board or elsewhere in the Clubhouse and Club grounds.
- D. Other than as permitted by the By-laws of the Club, a petition shall not be solicited or posted within the Clubhouse or on any Club property.
- ~~E. House guests are those persons living in the private home of a member. They may use the Clubhouse as long as they are house guests and are accompanied by the member.~~
- F. Children under the age of 14 must be accompanied by an adult when using the dining facilities. Children over the age of 14 and parents of members may use dining facilities unaccompanied by a member. Charging privileges must be arranged and approved by the Member.

## ARTICLE 6.

### GOLF RULES & REGULATIONS

#### SECTION 1. GOLF COURSE PLAYING RULES

- A. All players must register in the golf shop. Play may not start before 7:00 a.m., without the approval of the golf professional.
- B. Groups must be ready to play 10 minutes prior to starting time. Late arrivals shall be assigned at a later time, if available. Members should cancel reservations when they cannot play.
- C. All players must start from assigned tee unless permission to start on any other tee is obtained from the starter.
- D. Holes must be played in consecutive order unless otherwise directed by starter. Players shall have no right to cut in on any hole.
- E. Threesomes and foursomes have equal rights on the course. The starter may combine ~~twosomes~~ smaller groups, whenever practical.
- F. Fivesomes may be permitted with the approval of the Golf Professional.
- G. Players shall play without delay. If a group fails to keep its place and has a full hole open in front of it, the players must signal the following players to play through. The Ranger may direct the slow players to go to the next tee. This applies to regular and tournament play. Members are urged to report infractions of this rule to the Pro shop as promptly after the episode as possible.
- H. Unless waved through by preceding players, no player shall play from the tee or through the green until the players in front have played out of range, nor play to the putting green



until the players in front have holed out and moved away. The golfer hitting the ball must personally determine that the area is clear, and that it is safe to hit.

- I. Players must immediately leave the green when the result of the hole has been determined.
- J. Stopping for food or refreshments during the course of a round is at the risk of the player's position; such players shall report to the starter for tee reassignment.

## SECTION 2. PRACTICE AREA RULES

- A. The following rules apply to the driving range, putting green and chipping green:
  - Only members and their guest may use ~~these areas~~ the designated member practice tee
  - Guests, children, grandchildren and parents have unlimited use of these areas based on their age, as follows:
    - Age 15 and younger - unaccompanied by an adult member upon completion of an etiquette and rule certification course administered by the professional golf staff.
    - Proper golf attire must be worn
    - Practice on the driving range is confined to designated areas.

## ARTICLE 7

### GOLF COURSE GROUND RULES

U.S.G.A.rules shall govern all play except as amended by posted local rules.

## ARTICLE 8.

### CARE OF GOLF COURSE

- A. Players must tee off between markers. All tees must be picked up. Broken tees must be discarded in provided boxes or placed in a trash receptacle.
- B. Players must replace divots. If divot cannot be replaced, fill divots with sand mix, whether on the tee or fairway and repair ball marks on greens.
- C. No practice shots may be taken from any regular tees, nor may practice shots be taken from any fairway to any regular green. All practice is restricted to the area provided for that purpose.
- D. Players must level footmarks in bunkers by rake and leave traps at that point of entry. All rakes are to be placed in bunkers with the handles perpendicular to the edge of the bunker.

## ARTICLE 9

### GOLF CART REGULATIONS

- A. Carts are limited to two persons
- B. No one ~~under 16 years of age is allowed~~ without a valid drivers license is allowed to drive golf cart.
- C. No golf carts may be driven on fairways within 25 yards of greens and within 10 yards of side edge of sand traps. CARTS MUST BE PARKED ON CART PATHS AT ALL TEES AND GREENS.
- D. Rules of travel are posted each day. It is extremely important to the proper maintenance of the course that this rule is observed. Violation of travel rules may result in suspension of playing privileges.
- E. Golf carts are not permitted on ~~resident's~~ residents' private property.
- F. Golf ~~cart~~ carts MUST follow cart direction signs or arrows and stay away from area marked "UNDER REPAIR" or "NO CARTS ALLOWED".
- G. After 18 holes have been played, if the golfer wishes to play additional holes, he ~~must return the cart to the staging area, and receive a tee assignment from the starter/she~~ must check in at the golf shop.
- H. Rented golf carts are restricted for use on the golf course only.
- I. The operator of a rented golf carts shall be liable for damages caused to any person, Club property, personal property, or the golf cart during its operation.
- J. Rented golf carts used for more than 4 holes but less than 14 will be charged for 9 holes and carts used for more than 13 holes will be charged for 18 holes.
- K. Private golf cart owners are required to indemnify the Club and its members for any damage caused by the owner's golf cart.
- L. Private golf carts must display the current Club decal.

#### BLUE FLAG REGULATIONS

- A. Golfers with physical problems may be issued Blue Flag permits if the following Blue Flag rules are observed:
  - o A doctor's letter stating the condition which qualifies the member for a permit.
  - o Blue Flag is necessary, or a current valid State Handicap Parking Permit.
  - o Blue Flag regulations can only be used by the person in whose name the permit is issued.
  - o Do not drive closer than 15 yards from the front of any green as long as you are on a flat surface, not a slope.
  - o Do not drive on any slopes around any green.
  - o Remain on the cart path at all tees and greens.
  - o When cart use is restricted to the cart paths only, a blue flagged cart must follow the same rules.

A copy of the Blue Flag rules must be signed each year, stating that you agree to and will abide by the Blue Flag rules before the Blue Flag annual permit is valid.

## ARTICLE 10

### GOLF RULES GOVERNING CHILDREN UNDER 16 YEARS OF AGE

- A. Children ages 10-15 are permitted to play, while walking the course unaccompanied by an adult upon completion of etiquette, and rule certification course administered by the Professional Golf Staff.
- B. Children 8-10 are not permitted to play golf unless qualified by the Golf Professional and then only when accompanied by an adult member or grandparent and possessing a golf bag and set of clubs.
- C. Starting times for children 10 to 16 shall be established at the discretion of the starter.
- D. Children and grandchildren under 16 shall be charged guest fees.
- ~~E. No one under 16 years of age is allowed to drive a golf cart at anytime, anywhere on the Club property.~~

## ARTICLE 11

### MISCELLANEOUS GOLF REGULATIONS

~~A. On any Men's, Women's or Mixed Tournament Day, the course shall be closed to other play until such time as regular play shall not interfere with tournament play. The Tournament Chairman and the Director of Golf shall be responsible for permitting regular play to start.~~

~~B.~~ A. Attire: Players may not wear short shorts, tennis shorts, tank tops, jeans, or exercise attire on the golf course or on any practice area at any time. Walking shorts are acceptable. All players must wear proper outside upper body clothing; men's shirts must have a collar, or a mock turtleneck. Shirts are to be tucked inside pants.

~~C.~~ B. All trash is to be deposited in trash receptacles. Cigarette and cigar butts must be deposited in ash trays, available from the bag staff.

~~D.~~ C. ~~Other than the Club Championship, non~~Non-players and spectators are not permitted on the golf course at any time unless notice to contrary is posted. Residents may not use the course to go to and from home to the clubhouse, ~~but do so at their own risk, and must not interfere with play.~~

~~E.~~ D. Fishing in lakes on the golf course is prohibited at all times without exception.

~~F.~~ ~~Cell phone use on the course and practice areas should be used for emergencies only, and be placed in vibration mode~~

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## ARTICLE 12

### GOLF COURSE GUEST RULES

~~A. Guests will be limited to three people at one time, and must play with the member unless excused by the Head Professional~~

~~B. Annually the same individual may not receive the member's guest rate more than 6 times. This does not include Member - Guest Tournaments.~~

~~C.~~ A. Although the Club welcomes guests, members are always given first consideration.

#### ARTICLE 13. HANDICAPS

- A. Handicaps shall be determined in accordance with the U.S.G.A. current handicap systems, including equitable stroke control.
- B. Members' scores must be placed into the computer after every round ~~when at least two members play together.~~ A member who fails or refuses to place his score into the computer shall be subject to a reduction in handicap or prohibited from participating in tournament play.
- C. Miscellaneous handicap rules may be posted from time to time and must be obeyed.

#### ARTICLE 14. POOL RULES

- A. Proper pool attire is required at all times
- B. Inclement Weather
  - a. Pool Closing and Inclement Weather Policy Center is subject to early closing if low attendance (4 patrons or less in a two-hour period), weather warrants, or for a special program.
  - ~~b. The pool facilities will close whenever projected high air temperatures for the day are below 68 degrees.~~
  - ~~c. If outside temperatures drop below 65 degrees during open swim the pool will be closed.~~
  - ~~d.~~ b. When inclement weather occurs, including but not limited to: Rain, Temperature, rain, wind, lightning and/or severe conditions (tornado, thunderstorm watch/warnings) that compromise the safety of the patrons or staff, the water will be cleared, staff will remain at the facility and attempt to reopen as soon as possible. If it is not feasible to reopen after 60 minutes, the pool will close.

(Policies are subject to change/modification without notice)

- C. Cover ups must be worn to and from the pool to other Club facilities
- D. Persons with infections or diseases that may be transmitted by the pool water are prohibited
- E. Patrons should shower before entering the pool area
- F. No diving
- G. No running on deck area
- H. Feet first entries only into pool

- I. No rough play
- J. Toys only with approval based on size of crowd and type of toy
- K. No one under the age of 14 without adult supervision
- ~~L. No entrance into the pool area prior to signing in~~
- ~~M.L. No swimming allowed when no lifeguard is present at the pool. Patrons should swim at their own risk and assume liability for any injury to themselves or children~~
- ~~N.M. Infants must be diapered~~
- ~~O. No alcohol/glass is permitted in or around the pool~~

**ARTICLE 15.**

~~**FITNESS CENTER RULES (FUTURE AMENITY)**~~

- ~~A. All facilities and equipment are used at your own risk.~~
- ~~B. Children under 10 years of age are not permitted. Ages 10 through age 15 are permitted when accompanied by an adult.~~
- ~~C. Proper attire and footwear must be worn at all times.~~
- ~~D. No food is permitted in the Fitness Center.~~
- ~~E. Towels are provided. Please wipe down equipment after use.~~
- ~~F. When all treadmills are in use there is a maximum of 30 minutes per person.~~
- ~~G. Guests are not allowed before 10:00 a.m.~~

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~~**ARTICLE 16.**~~

**LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

- A. The Club shall not be responsible for loss or damage to any private property left or stored on the Club premises, whether in lockers or elsewhere.
- B. No member or guest shall remove any property belonging to the Club without proper authorization from the Club Manager. Every member of the Club shall be liable for any property damage, and/or personal injury at the club or at any activity or function operated, organized, arranged or sponsored by the Club, caused by the member, any guest, or any family member. Members shall pay the cost of such damage promptly upon receipt of a statement from the Club.
- C. Any member, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club's premises, shall do so at his or her own risk, and shall hold the



Club, its officers, employees, representatives and agents harmless and indemnify them from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of any officer, employee, representative or agent of the Club in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any guest of such member.

#### ARTICLE ~~17~~16. PARKING

- A. Automobiles and golf carts must be parked in designated areas only. The Club is not responsible for either damage or theft of automobiles or golf carts or their contents. ~~Cars~~Vehicles and golf carts parked in violation shall be subject to removal by towing at member's expense. After notification, and if violations continue, members are subject to suspension.
- B. Only automobiles and golf carts displaying handicap emblems may use the handicap parking area.
- C. The Club parking lot is reserved for the use of Members and other persons who are utilizing the Club facilities. No other parking is permitted. No abandoned or inoperable vehicles are allowed in the parking lot. Violators will be towed.

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#### ARTICLE

#### 17. ~~ARTICLE 18.~~ PETS; SERVICE ANIMALS

- A. ~~A.~~ Dogs ~~and all~~ other pets (with the exception of a Service Animal as defined herein and complying with section 413.08(1)(d), Florida Statutes) are not permitted on the Club ~~property, Property,~~ including the golf course, activity courts, swimming pool, practice area, and clubhouse at any time.
- B. ~~ARTICLE 19.~~"Individual with a Disability" - shall mean a person who has a physical or mental impairment that substantially limits one or more major life activities of the individual as described in section 413.08(1)(b), Florida Statutes.
- C. "Service Animal" – shall mean a dog or miniature horse that is trained to do work or perform tasks for an individual with a physical, sensory, psychiatric, intellectual, or other mental disability, that meets all of the requirements set forth in section 413.08(1)(d), Florida Statutes. A Service Animal is not a pet or an emotional support, therapy, comfort, or companion animal. As used herein, the term Service Animal may include more than one animal per Individual with a Disability.
- D. A Service Animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness,

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leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means.

E. An Individual with a Disability is liable for damage caused to District property by his or her Service Animal.

F. The care or supervision of a Service Animal is the responsibility of the Individual with a Disability. The District is not required to provide care or food or a special location for the Service Animal or assistance with removing animal excrement.

#### **ARTICLE 18. SOLICITATION**

A. Solicitation, of any kind, or for any purpose, of Club members and Club personnel shall not be permitted unless approved in writing by the Club owner. No member may use the membership mailing list for purposes of advertising or soliciting.

#### **ARTICLE 2019. COMPLAINTS AND SUGGESTIONS**

A. Members shall refrain from reprimanding or arguing with any of the Club's employees. Any suggestion or complaints must be registered in writing to the attention of the General Manager.

#### **ARTICLE 2120. MISCELLANEOUS**

##### SECTION 1. FISCAL YEAR.

The fiscal year of the Club shall commence on the first day of October and conclude on the thirtieth day of September.

##### SECTION 2. CONFLICT BETWEEN BYLAWS AND ARTICLES OF INCORPORATION.

In the event of a conflict between the terms of these bylaws and the Articles of Incorporation, the latter shall prevail.

#### **ARTICLE 2221. AMENDMENTS**

These bylaws may be altered, amended or repealed or new bylaws adopted at any time by the ~~ownership and/or Club Management~~Board of Supervisors.

#### **ARTICLE 2322. DEFINITIONS**

As used herein, the following terms wherever capitalized shall have the following meanings, except where the context clearly indicates that a different meaning is intended.

Dues shall mean the amount charged by the Club for the privilege of being a Member of the Club. This amount is set by the Club's Ownership and Management team prior to the beginning of each membership year and will vary depending upon the category of membership.

Member shall mean the natural person named on the Application for Membership.

## RESOLUTION 2024-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Golden Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Polk County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Lithea L. Beck and Seat 5, currently held by Paul Weaver are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of March 2024.

**ATTEST:**

**GOLDEN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chair/ Vice Chair, Board of Supervisors



**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Golden Lakes Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk Supervisor of Elections located at 250 South Broadway Avenue, Bartow, Florida 33830, Phone: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Golden Lakes Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.



## Golden Lakes CDD Proposal 1.25.24

**Date** 2/21/2024

**Customer** Jennifer Goldyn | Inframark | 313 Campus Street | Celebration, FL 33071

**Property** Golden Lakes CDD | 1300 Eaglebrooke Blvd. | Lakeland, FL 33813

Dear Jennifer,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team  
(813) 948-4736

### Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
<b>Contract Services</b>			
General Maintenance	44	\$1,700.00	\$74,800.00
Fertilizer and Pest Control	12	\$1,872.50	\$22,470.00
Irrigation Inspection	12	\$300.00	\$3,600.00
<b>Annual Maintenance Price</b>			<b>\$100,870.00</b>

### Optional Services

Initial next to optional services you would like added to your contract.	Frequency	Cost per Occ.	Annual Cost
_____ Spring Color	1	\$2,541.52	\$2,541.52
_____ Summer Color	1	\$2,541.52	\$2,541.52
_____ Fall Color	1	\$2,541.52	\$2,541.52
_____ Winter Color	1	\$2,541.52	\$2,541.52

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
May	\$8,406.00	\$0.00	\$8,406.00
June	\$8,406.00	\$0.00	\$8,406.00
July	\$8,406.00	\$0.00	\$8,406.00
August	\$8,406.00	\$0.00	\$8,406.00
September	\$8,406.00	\$0.00	\$8,406.00
October	\$8,406.00	\$0.00	\$8,406.00
November	\$8,406.00	\$0.00	\$8,406.00
December	\$8,406.00	\$0.00	\$8,406.00
January	\$8,406.00	\$0.00	\$8,406.00
February	\$8,406.00	\$0.00	\$8,406.00
March	\$8,406.00	\$0.00	\$8,406.00
April	\$8,406.00	\$0.00	\$8,406.00
	<b>\$100,872.00</b>	<b>\$0.00</b>	<b>\$100,872.00</b>

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# Terms & Conditions

## General Contract Terms

A. The term of this contract:

From start date \_\_\_\_\_ To end date: \_\_\_\_\_

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

## Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

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- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

#### Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post-emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

#### Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

#### Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of ten (10') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 10' will be trimmed once a year, palms over 10' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

#### Fertilization:

- St. Augustine turf will be fertilized six (6) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.
- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.

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- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Post emergent turf weed control will be completed four (4) times and includes spot treatment as needed
- Pre-emergent turf weed control will be applied twice per year in April and November.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized four (4) times per year.
- Palms and hardwood trees will be fertilized twice per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

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## Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

### Part 1: Additional Options if selected

#### Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

#### Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

#### Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

### Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows: Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

## SECTION C: GENERAL TERMS AND CONDITIONS

### Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials \_\_\_\_\_

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

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

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

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services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

### Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

### Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

### Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials \_\_\_\_\_

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By 

John Amarosa

Date 2/21/2024

Pine Lake Services, LLC

By \_\_\_\_\_

Jennifer Goldyn

Date \_\_\_\_\_

Inframark



# GOLDEN LAKES CDD MAINTENANCE PROPOSAL

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QUALITY IS OUR CORNERSTONE







# OVERVIEW

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# OUR STORY

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With a family business backed by three generations, the Princes are no stranger to the construction industry. Since a young age, current Owner/President, Ian Prince, was surrounded by the trade, working alongside his father as the Prince family built their name in landscape and construction in Central Florida. Formerly known as Prince Land Services, Ian later renamed the company to Prince and Sons, Inc., to better capture the future family generations, namely Ian's sons, Stetson and Jagger.

As a family-oriented business, Prince and Sons is run on true southern hospitality and manners. We realize that creating loyal customers not only requires quality service but also thoughtful and intentional relationships. It's what sets us apart from being average, and we are grateful for our unwavering clients.





# OUR TEAM



**IAN PRINCE**  
Owner / President

Ian was Born in Winter Haven and has lived in Central Florida his whole life. He grew up working under his parents in the green industry and hopes to pass that down to his two boys one day. Starting out at such a young age, he has a lot of hands-on knowledge and that has helped him to grow his company to what it is today!



**LUCAS DEAN MARTIN**  
Vice President of Landscape Maintenance

For 20 years Lucas has been in the green industry. After graduating with a Horticulture/ Plant Sciences degree from the University of Missouri he began in golf course maintenance before transitioning into commercial and community maintenance. Lucas' experience with contractors and developers makes him an asset in every aspect of the job.



**JAMES SMITH**  
Landscape Maintenance Operations Manager

After retiring from a 22-year career in the Marine Corp, James has been in the green industry as an Account and Operations Manager for the last 15 years. James and his 3 kids have called Central Florida home ever since relocating from Texas.



**ANTHONY SANDRETTO**  
Fertilization & Pest Control Manager

Anthony has been in the landscape industry since moving to Central Florida in 2001 from Wisconsin. Anthony has many certifications like being a Florida Certified Horticultural Professional, Florida Water Star Certified, and Certified Pest Control Operator, among others.



**JERRY ROBERSON**  
Irrigation Manager

Since relocating from Georgia in 2001, Jerry and his wife of over 40 years have called Central Florida home. He has extensive irrigation education, certifications, and knowledge. Some of his expertise and certifications are in 2-wire system maintenance and design, Water Star irrigation, pump installation, and much more.



**ALLEN THOMAS**  
Irrigation Audit Manager

Allen has lived and worked in the irrigation industry his entire career. He started working with his grandfather's irrigation company in his youth and has since become an expert in all aspects of irrigation. Allen is certified in and takes exceptional pride in his knowledge of 2-wire systems.

# OUR CORE VALUES

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Respect is not something we take lightly, and we make it a core value in how we treat both our clients and our employees. As a staff member, we never miss a chance to incentivize performance and show appreciation for hard work.

We are proud to have several employees who have been with the company for more than 20 years, as a result.

# SAFETY

---

Managing safety in a fast-paced workplace environment should not be a one- person-job. But it can feel that way, especially if you're being asked to do more with less because of recent global events.

## OUR SAFETY MANAGEMENT SOLUTION BRINGS TOGETHER:

- Incident, Near Miss and Hazard Reporting & Management
- Action Management & Analytics
- Inspections
- Meetings
- A full training program at "Prince and Sons University"



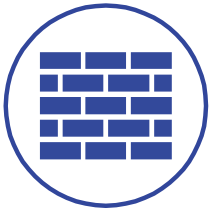
# AREAS OF EXPERTISE

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## COMMERCIAL LAWN MAINTENANCE

We have been a leading commercial lawn maintenance company for 26 years and boast the ability to tackle every aspect of lawn care for a wide range of clients. Whether it's leading property management and homeowner associations, college campuses or golf courses, we understand the importance and value of a well-maintained, beautiful landscape.



## BRICK PAVERS

We are one of Polk County's premier brick paver contractors. Over our 15 years of installing brick pavers, we've secured hundreds of satisfied customers. We understand outdoor living is fundamental aspect to living in Florida, which is why we offer a wide selection of tools to enhance your time outside, including pool decks, patios, fire pits, outdoor kitchens and more!



## LIGHT CONSTRUCTION

Prince and Sons can provide and assist in your residential home building with clearing, backfilling, final grades and driveway cut-outs. We currently work with many of Central Florida's leading residential contractors, and also provide hauling and clearing for residential customers.



## IRRIGATION & WATER MANAGEMENT

Commercial irrigation systems are sophisticated technology that requires special certifications to install and operate. The key is to choose irrigation installation and maintenance experts who have comprehensive knowledge and expertise. From older systems that are frequently in need of repairs and updates to the installation of the latest technology, you want a company that can handle it all.



## COMMERCIAL TREE CARE

Proper care of your trees is an investment that will lead to substantial returns, such as reducing air conditioning costs, controlling erosion, and shielding your property from damaging winds. Our experts help protect your trees throughout their lifespan including damage due to storms and lightning.



# PROPERTY NEEDS

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Maintaining a property is not just “mowing and blowing” at Prince and Sons. Our team integrates a full **BMP (Best Management Practices) Program** to make the property look its best. This program addresses the most important aspects of plant health.

## THESE PLANT HEALTH PRACTICES INCLUDE:

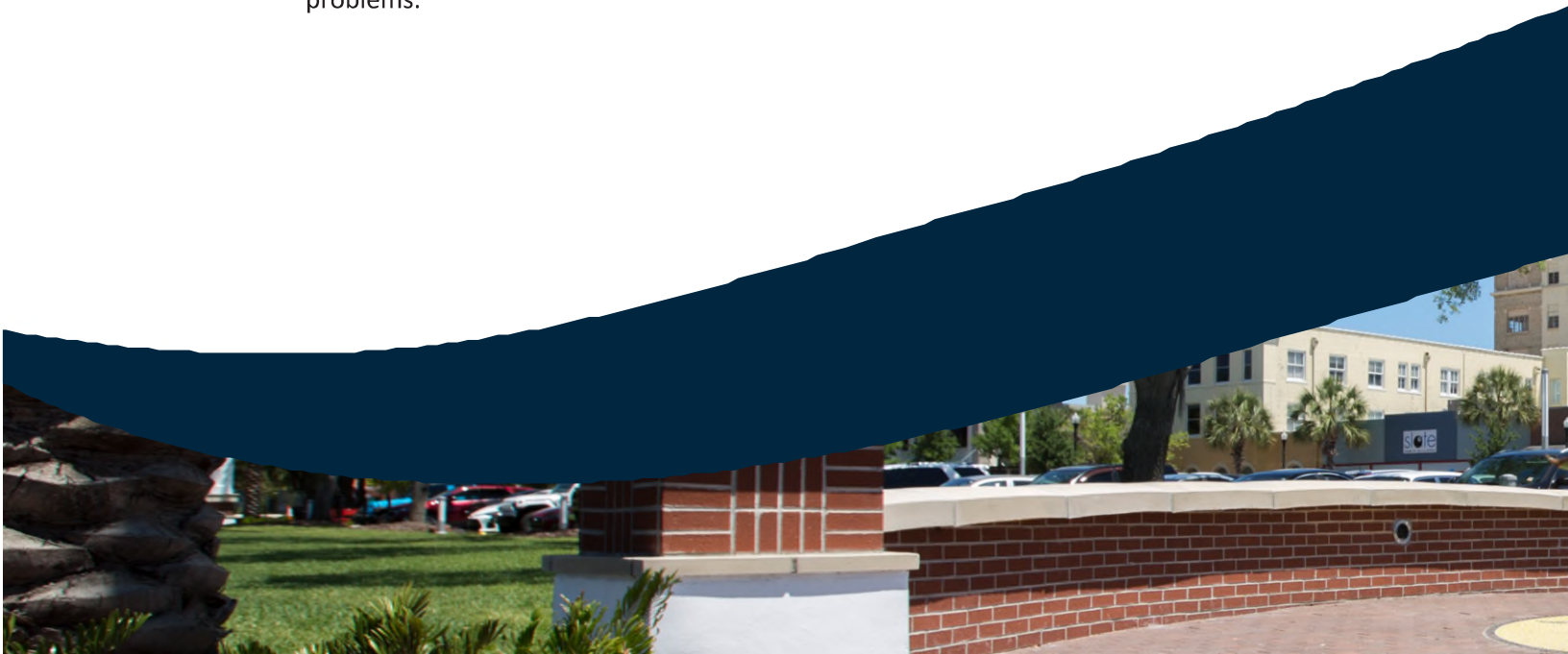
1

**The Plant Enhancement Team** makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long-term value of a landscape depends on how well it performs for its objectives.

Performance is often directly related to matching a site’s characteristics and a client’s desires with plant requirements. Therefore, the first step in selecting plants for a landscape is to conduct a site evaluation, which may consist of studying planting site characteristics such as the amount of sun or shade, soil type, pH, soil compaction, slope, and water drainage. These characteristics will most likely differ between areas on the same property.

2

**The Irrigation/ Water Management Team** knows that the most important thing to keeping plants healthy is providing proper irrigation practices. Using proper irrigation system design, installation, management, and maintenance practices provides a multitude of benefits. These benefits include saving money, using irrigation efficiently, a healthy and more drought and pest-resistant landscape, and protecting the state’s water resources. By understanding the irrigation system, Prince and Sons can save the client money and help protect ground water supplies and water quality. Proper maintenance extends the life of an irrigation system and helps it to perform optimally. Maintenance begins with a visual observation of the system and the plants. Brown spots, unnaturally green grass, certain types of weeds, and soggy spots are indicators of problems.





3

**The Fertilization/ Pest Control Team** is one of the key management practices in establishing and maintaining healthy, actively growing turf grass. The desires and budget of the individual owner/ HOA often dictate the level of fertility management. Integrated Pest Management (IPM) is part of each property for Prince and Sons. This method will include reducing pest management expenses, conserving energy, and reducing the risk of exposure to people, animals, and the environment. Its main goal, however, is to reduce pesticide use by using a combination of tactics to control pests, including cultural, biological, genetic, and chemical controls.

4

**The Maintenance Team** will continuously serve your property with the same crew leaders and team to provide a clean, professional, and healthy appearance to the property that will improve the enjoyment of the residences and property values.

Mowing is an important maintenance operation. Mowing at the correct height increases turf density and root health and suppresses weeds. A dense turf impedes storm water runoff. A healthy root system ensures that water and nutrients are absorbed and not wasted. Fewer weeds mean less need for herbicides. Clean, well- kept, weed-free mulch beds and properly manicured landscape plants/ trees will be part of any maintenance plan. Seasonal color is always a nice touch.



# REFERENCES

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## SITE Centers Corp.

Prince and Sons is a professional, consistent, and reliable landscape maintenance company. They always leave the jobs clean and complete. The health of our plants has consistently improved as P&S has properly maintained, fertilized and irrigated. What may separate them more than anything is their customer service. They are accommodating, respectful, and responsive to our needs.

We highly recommend Prince and Sons for all of your landscaping, irrigation, and maintenance needs.

**Kerri A. Ryan, LEED GA** *Director of Property Management SITE Centers Corp.*



## Valhalla Home Owner's Association

Prince & Sons is our go-to company when it comes to all landscaping needs. James Smith, account manager, along with his crews are a pleasure to work with, always responding in a timely and positive manner when we have a special request.

If something needs to be fixed or if we need a suggestion on how to make an area look better, James responds quickly while finding a way to work within our budget restraints.

James and his team are great at handling all our landscaping needs which include but is not limited to, working to improve a property's curb appeal, providing excellent customer service and supporting and sponsoring property events.

Please feel free to give me a call at (863) 412-1813 should you have any questions.

**Kathy Arrington**  
*Landscape Chairman  
Valhalla HOA*







Celebration



Riverstone



Hampton Lakes





# MAINTENANCE PROPOSAL



# Landscape Maintenance Proposal

## GOLDEN LAKES

February 22, 2024

Golden Lakes Community Development District  
c/o Michael Perez, District Manager  
Inframark

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

### LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$6,600	\$79,200
Turf Fertilization	\$770	\$9,240
Shrub Fertilization	\$220	\$2,640
Irrigation Inspection	\$450	\$5,400
<b><u>TOTAL</u></b>	<b><u>\$8,040</u></b>	<b><u>\$96,480</u></b>

### ADDITIONAL SERVICES\*

Service	Est. # of Units	Price Per Unit	TOTAL
Mulch	300 Yards	\$55	\$16,500
Palm Pruning	TBD	\$45	
Annual Flowers	1000 Flowers	\$2.00	\$2,000

\*"Additional Services" units are just an estimate.





## Landscape Maintenance Program

### *Scope of Services*

#### **TURF CARE**

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>44 times</u> per calendar year (St. Augustine). It is anticipated that mowing services shall be provided weekly during the growing season <u>April through September</u> and every other week during the non-growing season or as needed <u>October through March</u> .  Bahia lake and pond banks will be mowed <u>2 times</u> per year.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing ( <u>44 times</u> per year). A soft edge of all bed areas will be performed every other mowing ( <u>22 times</u> per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.
Fertilization	St. Augustine turf will be fertilized <u>6 times</u> per year. All fertilizations will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions. Bahia turf areas may be fertilized at an additional cost that is outside of the scope of work for this contract.

#### **TREE, SHRUB, AND GROUNDCOVER CARE**

Pruning	All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following: <ul style="list-style-type: none"><li>● Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.</li><li>● Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.</li><li>● The removal of dead, diseased, or injured branches and palms will be performed as needed</li><li>● Ground covers and vines can maintain a neat and uniform appearance.</li></ul>
Weeding	Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.
Fertilization	Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.
Insect, & Disease Control	All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

#### **IRRIGATION**

Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
Repairs	Any repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being <u>\$60.00</u> per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time period, but Prince and Sons cannot guarantee a specific time response.



## MISCELLANEOUS

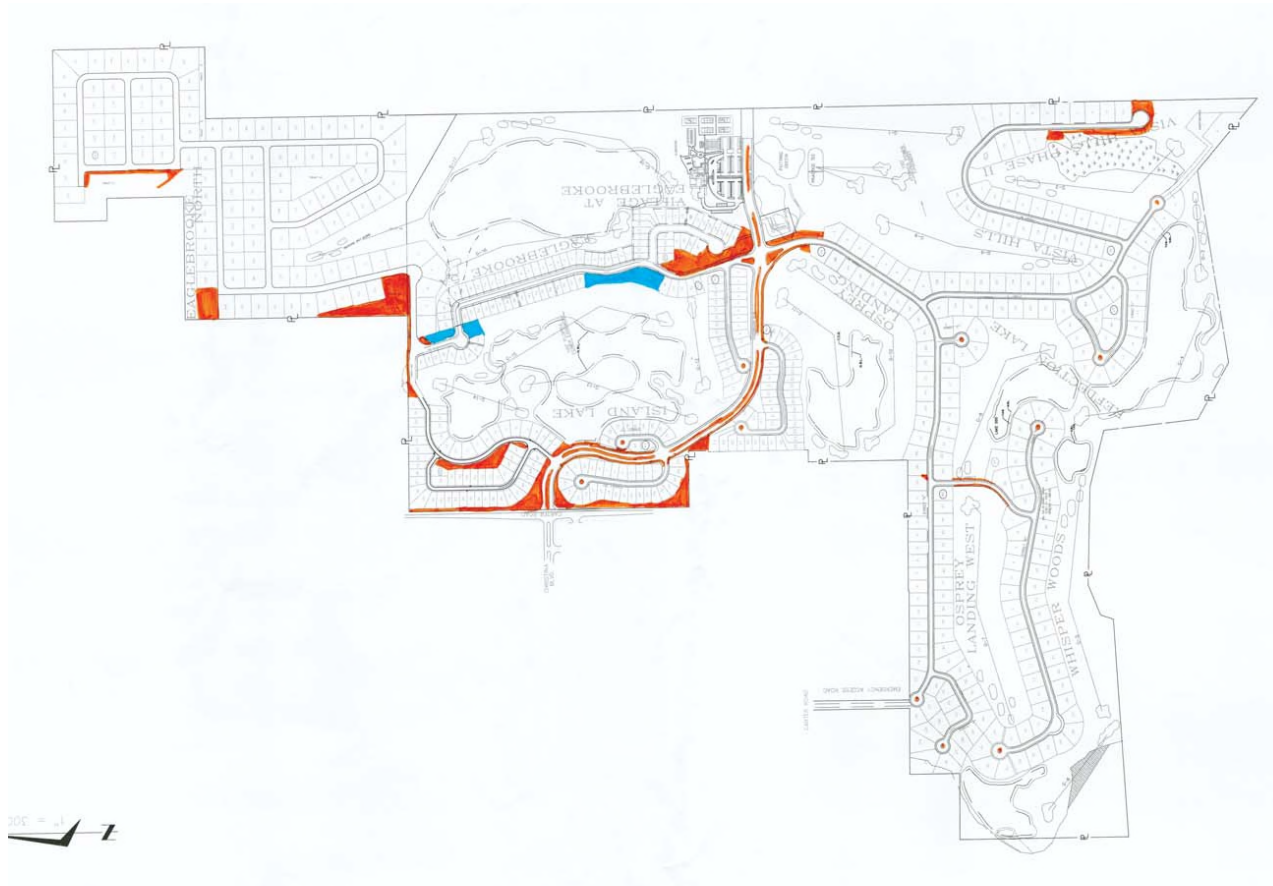
Clean-Up All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing 44 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

## OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
- Annual flower bed design & installation
- Thin & prune trees over 10' in height
- New plant installation
- Sodding and/or Seeding
- Mulching
- Prune Palms over 15' of clear trunk
- Leaf clean-up

## COMPENSATION

Prince and Sons agrees to provide all the above services for an annual fee of \$96,480 to be paid in monthly fees of \$8,040 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal.







## Contact Us

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863-422-5207

[info@princeandsonsinc.com](mailto:info@princeandsonsinc.com)

200 South F Street  
Haines City, FL 33844

**Southern Excavation & Landscape LLC**

2028 Shepherd Rd #127

Mulberry, FL 33860 US



**Estimate 1754**

<b>ADDRESS</b> Golden Lakes CDD 1463 Oakfield Drive Ste. 127 Brandon, FL 33511	<b>DATE</b>	<b>TOTAL</b>	
	11/05/2023	\$7,950.00	

<b>ACTIVITY</b>	<b>QTY</b>	<b>RATE</b>	<b>AMOUNT</b>
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<b>Lawn Maintenance</b>	1	7,950.00	7,950.00
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Monthly lawn care services amount to 40 SERVICES to include: mowing, edging, weed eating, blowing, hedge trimming, and using weedkiller where applicable. Services are performed on a weekly basis during the growing months (APRIL-October ) and a bi weekly basis during the dormant months (November - March). Price is per month. [\*Excludes raking leaves which are quoted at \$60/pmh depending on property type. Selective hand pruning, tree trimming, heavy cutbacks of plant/hedge/shrubs, and spring/ fall clean ups (quoted on as needed basis)] \$7000

Irrigation checks completed monthly \$600  
Upon inspections repairs will be made as necessary at additional cost  
Irrigation repairs are quoted at \$95.00 for service call (includes first hour)and \$85/hr plus parts.

Annuals will be replaced twice a year (spring and fall) at a rate of \$4200 annually \$350 monthly

Invoices are billed monthly on the first and payment is expected by the 15th of service month

SUBTOTAL	7,950.00
TAX	0.00

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TOTAL	<b>\$7,950.00</b>
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THANK YOU.

Accepted By

Accepted Date

Phone: 863-944-2052 [Dakota] 863-712-8923 [Waylon] 863-529-3178 [Ashley]

For billing questions email: [Billing@selflorida.com](mailto:Billing@selflorida.com)

Website: [southernexcavationandlandscape.com](http://southernexcavationandlandscape.com)

## **General Service Agreements**

This Agreement is dated \_\_\_\_ day of \_\_\_\_ year \_\_\_\_\_

Contractor: Sunshine Lawn, Landscape, and Pest Control LLC

Community: EagleBrook @ 1300 Eaglebrook Blvd, Lakeland FL 33813

### **Services Provided:**

The contractor agrees to provide the following services:

Apply fertilizers, herbicides, insecticides, and fungicides to Eaglebrook common areas.

Services will be on an every other month schedule:

January/February: Blanket spray for turf weeds, spot treat turf fungus.

March/April: Graunlar turf fertilizer applied, weeds spot treated.

May/June: Arena insecticide, liquid fertilizers, herbicides applied to turf.

July/August: Liquid fertilizer, fungicides applied to turf.

September/October: Granular turf fertilizer applied, weeds spot treated.

November/December: Blanket spray for turf weeds, spot treat fungus.

### **Term of Agreement:**

The term of the Agreement will be valid for two years at stated price. This contract can be terminated by either party by providing a written 30 day notice.

### **Compensation:**

Contractor will bill Eaglebrook \$1,212 for each service.  
Invoices submitted by the Contractor are due within 30days of receipt.

### **Penalties for late payment:**

Any late payments will trigger a fee of 1.5% per month on the amount still owing.

### **Entire Agreement:**

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.



EagleBrook

Sunshine Lawn, Landscape, and Pest Control LLC

Per: \_\_\_\_\_

Per: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **General Service Agreements**

This Agreement is dated \_\_\_\_ day of \_\_\_\_ year \_\_\_\_\_

Contractor: Sunshine Lawn, Landscape, and Pest Control LLC

Community: EagleBrook @ 1300 Eaglebrook Blvd, Lakeland FL 33813

### **Services Provided:**

The contractor agrees to provide the following services:

Apply fertilizers, herbicides, insecticides, and fungicides to Eaglebrook common areas.

Services will be on a monthly schedule:

January:	Blanket spray for turf weeds, spot treat turf fungus.
February:	Treat nutgrass, spot treat turf fungus.
March:	Granular turf fertilizer applied.
April:	Spot treat turf weeds and fungus.
May:	Apply Arena insecticide, herbicides, liquid fertilizers to turf.
June:	Apply herbicides and liquid fertilizers to turf.
July:	Treat weeds and apply fungicides to turf.
August:	Apply liquid fertilizers and insecticides to turf.
September:	Apply granular fertilizer to turf.
October:	Treat nutgrass, spot treat fungus.
November:	Blanket spray turf for weeds, spot treat turf fungus.
December:	Spot treat turf weeds and fungus.

### **Term of Agreement:**

The term of the Agreement will be valid for two years at stated price. This contract can be terminated by either party by providing a written 30 day notice.

### **Compensation:**

Contractor will bill Eaglebrook \$770 for each service.  
Invoices submitted by the Contractor are due within 30days of receipt.

### **Penalties for late payment:**

Any late payments will trigger a fee of 1.5% per month on the amount still owing.

### **Entire Agreement:**

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

EagleBrook

Per: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Sunshine Lawn, Landscape, and Pest Control LLC

Per: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## LeAnn Chiarelli

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**From:** Perez, Michael  
**Sent:** Tuesday, February 27, 2024 6:11 PM  
**To:** LeAnn Chiarelli  
**Subject:** Golden Lakes - Landscaping - FloraLawn

Hello LeAnn,

FloraLawn informed Joanna, the HOA Manager that they would keep their price the same but they did not include a bid proposal.

Thank you

**Michael Perez** | District Manager



313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings

201 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

**Email:** [michael.perez@inframark.com](mailto:michael.perez@inframark.com)

**(O):** 656-209-7919 | [www.inframark.com](http://www.inframark.com)

**Please note:** *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

 **Go Green:** Please do not print this e-mail unless you really need to!

## **GOLDEN LAKES CDD PROPOSAL FOR SECURITY SERVICES**

The Board of Supervisors of the Golden Lakes Community Development District has directed its staff to obtain proposals for the Security Services Contract to be performed on the Golden Lakes property in Polk County, Florida. The following specifications have been authorized by the Board in conjunction with the District's General Counsel.

### **DEFINITIONS**

Contractor:	Entity desirous of providing services as set forth in this proposal specification
District	Golden Lakes Community Development District (GLCDD)
Manager/Supervisor	Officer or other employee of the Contractor who shall be responsible for the overall services provided under this contract.
Officer/Guard:	Uniformed employees of the Contractor assigned to the Property to perform gate control
Property:	All property under the governance of the District
Shift Supervisor:	Officer or other employee of the Contractor who shall be on site at the Property providing oversight of other Contractor personnel during a specific work shift.

### **EMPLOYEES**

All persons performing services on Contractor's behalf shall be employees of the Contractor, which is an independent Contractor with respect to the District. The Contractor shall pay all wages, salaries, and employment benefits, as well as all social security taxes, federal and state unemployment insurance and any similar taxes relating to such employees. Contractor shall furnish, at its sole expense, all uniforms, equipment, and related training necessary for performance of all Contractor's obligations.

The Contractor shall agree that the security services to be provided under the contract shall be performed in accordance with generally accepted security practices and standards. The Contractor also shall agree that upon request of the District, it will reassign any of its employees who, in the sole opinion of the District, are not satisfactory. All Officers employed by the Contractor to perform services shall be bonded or covered by fidelity insurance provided by the Contractor at its sole expense. See Schedule A for further requirements.

### **PERSONNEL REQUIREMENTS**

The Contractor shall furnish properly equipped personnel to perform the following functions:

- Access control Officers at the Property's Main Entrance Gate. Gates will be manned twenty-four (24) hours per day, seven (7) days per week. The Contractor's operation at each gate shall be governed by the Access Control Post Orders as amended from time to time.
- One Manager/Supervisor. The Contractor shall be responsible for the direct supervision of all personnel assigned to the property. The Manager/Supervisor shall be available at all reasonable times to report to and to confer with representatives of the District as designated by the Board of Supervisors with respect to services provided. The Manager/Supervisor shall visit the guardhouse weekly to provide guidance and training to the Officers/Guards.
- The Contractor shall provide additional temporary personnel as requested by the District from time to time. The District shall provide adequate notice (to be determined through discussion with the contractor when the contract is awarded). The cost of such temporary personnel should be no greater than that of other personnel assigned to the property. Emergency requests shall be addressed on a case-by-case basis.

## **SERVICE REQUIREMENTS**

- The Contractor shall be responsible for the recruiting, screening, testing, investigation, training, and supervision of its employees.
- The Contractor, in conjunction with the District, shall develop post orders for each of the gates. The post orders will include but not be limited to reporting of incidents, maintenance observations, covenants issues as well as resident and visitor gate access procedures.
- Any unusual incidents or hazardous conditions observed as further defined in the post orders shall be reported to the Field Operations Manager immediately.
- At the end of each shift, incident reports shall be prepared noting all incidents or hazardous conditions observed within the property. These reports shall be maintained at the guardhouse for a minimum period of 30 days.
- At the end of every shift, each Officer shall prepare an activity report detailing the day's activities.
- The Contractor shall maintain sufficient trained staff to be able to ensure filling the specified positions and tours of duty during vacations, holidays and normal turnover of personnel.
- The Contractor shall perform such other duties as are mutually agreed upon by the parties and are reduced to writing.

## **TRAINING AND EDUCATION**

The Contractor shall provide specific information on the training and education programs used by it for new employees, as well as refresher training programs for all employees.

The specific information should list such training programs as CPR, standard first aid, county traffic control, on-site training, security techniques, new hire training and periodic refresher training. Please include the number of hours required to complete each training function. This training shall be non-billable. All basic Officer and site specific training must be completed prior to an Officer being assigned to a duty station on the Property without an experienced Officer already assigned to the Property present or without the Manager/Supervisor present. The Contractor shall provide the names of any professional organizations or certification programs in which the company participates.

### **SCREENING EMPLOYEES**

The Contractor shall submit the screening procedures used when hiring employees. If awarded the contract, the Contractor shall provide to the District upon request, detailed reports including copies of training programs completed, test scores as applicable or appropriate, and background information for Officers assigned to the Property.

### **LICENSE REQUIREMENTS**

Contractor shall provide copies of state and local licenses, permits, and any required approvals or registrations.

### **REFERENCES**

The Contractor shall provide names, addresses, and phone numbers of at least three (3) references, preferably located in the area and having properties similar in nature to District's property. Also, Contractor shall provide the names of two (2) former accounts for which services were provided in the past five years, if applicable. Please include an explanation as to the reason the contracts were not renewed.

### **ASSIGNABILITY OF CONTRACT**

The Contractor awarded the contract shall not sell, transfer, or assign the contract to another party, except by the written approval of the District.

### **INTENDED USE**

The purpose and content of the proposal specifications are to provide the best service attainable based upon the standards set forth by the District. Therefore, these specifications will become part of the contractual agreement. However, these proposal specifications are not intended to be a contract and, in the event of any conflict between the terms of the specifications and the contract, the terms of the contract will prevail.

### **ADDITIONAL INFORMATION**

Provide a list of CURRENT client contracts.



Provide the number of current employees who perform such duties as specified herein. Provide the annual turnover rate for such employees.

## **SCHEDULE A – REQUIREMENTS FOR ALL OFFICERS**

All Contractors' employees providing services or having duties as set forth in this bid specification shall:

1. Possess one of the following:
  - A high school diploma or GED equivalent and three (3) years compatible work experience
  - graduate of accredited college or university with a degree or concentration in criminal justice, police science or security administration
  - law enforcement training such as retired or former law enforcement officer in good standing, corrections officer, Federal officer, police academy graduate
  - career military, military elite forces or military police
2. Have submitted to a pre-hire background investigation prior to assignment on the Property and continuing on an annual basis, which shall include but not be limited to an FBI fingerprint check, FDLE check, local law enforcement check, out of state records check at places of residence or employment back to age 18, driver's license check, credit check, prior employment check/verification and personal reference check.
3. Have submitted to a clinical drug test annually and be clean of any illegal drugs, as well as having no alcohol or substance dependence.
4. Possess:
  - a) Good general health without physical defects, which would interfere with the fulfillment of his or her duties
  - b) Binocular vision correctable with glasses to read all normal correspondence without further magnification
  - c) Ability to discriminate standard colors
  - d) Hearing capability in the normal range
  - e) Ability to stand or walk for extended periods
  - f) Ability to climb stairs
  - g) Ability to read, write and speak English clearly
5. Be well groomed and shall not be permitted to smoke while on duty.
6. In addition to the requirements for all Officers, rover patrol Officers shall have CPR, first aid and AED training and be trained in writing citations and reports.

Written evidence of any checks required above shall be provided to the District upon request.

## **GOLDEN LAKES CDD PROPOSED SECURITY SERVICES SCOPE**

1. In order to facilitate the movement of vehicles through the primary entrance gate while providing security to the residents and property owners of the District, the guardhouse(s) located at the main entrance of the District may be manned up to twenty-four (24) hours per day, seven (7) days per week, and must be manned by trained access personnel retained, either directly or indirectly, by the District Manager (herein "Access Personnel"). Such Access Personnel shall be available to manually operate the gate to allow access by any and all members of the public. If, for any reason, this gate is unmanned at any time, the gates will be placed in an upright position to allow public access.

2. All other entry roadway gates in the District may be manned in the same fashion as set forth in paragraph 1 above, or the remaining gates may be remotely operated through electronic means by Access Personnel to allow for public access, or, if no Access Personnel are available to remotely operate such gates, the gates will be placed in an upright position to allow public access.

3. The Access Personnel shall briefly stop any vehicle entering the District for the sole purpose of recording the vehicle license plate information and the date and time of any vehicle entry into the District, including vehicles belonging to members of the general public.

4. In the event that the District Manager or Operations Manager determines that an emergency exists and that the continued use and/or operation of the roadway gates will be unsafe, the appropriate Access Personnel will be instructed to place the roadway gates in the upright position so as to leave the roadway unobstructed.

5. Contractor shall provide a Security roving patrol at the beginning or end of shift.

6. Security guard shall document driver's license information and, if made available by the District, use technology to scan driver's licenses. Files containing driver's licenses shall be maintained consistently with state and federal law dealing with the privacy of such information.

7. A community map will be provided as part of the agreement for security services to utilize.

8. All shifts will have one-hour overlap with the prior or subsequent shift so that two security officers shall be available for an hour at each shift change. The personnel overlap period shall be used to complete inspections, audits, and to perform enforcement exercises assigned by the District to be performed during these times.

### **GUARD SERVICE - GENERAL DUTIES**

#### **INTRODUCTION:**

**Security personnel's primary role is to ensure the safety and property of every person in the Eaglebrooke Community.**

#### **AT THE BEGINNING OF EACH SHIFT:**

1) Receive any pass down logs from the previous shift(s) and receive a brief (if applicable) being relieved.

2) Conduct an inventory, there will be:

Site keys

Flashlight

Cell Phone

Other items unique to each officer

## **EAGLEBROOKE MAP INSERTED HERE:**

### **GENERAL ORDERS FOR SECURITY OFFICERS:**

As a Security Officer it is your job and duty as stated below to:

- Work your post in a courteous, disciplined manner, being neat, clean, well-groomed and properly uniformed at all times, and alert to unusual events, sounds, smells etc.
- Know your site's post orders and your shift's responsibilities, report all visible and comprehensible security violations, safety hazards and emergencies.
- Always report for duty on time and never leave your post until properly relieved.
- Receive, obey and pass on all orders from your supervisor and/or client or pertinent incident occurring on your shift.
- Limit your conversations to your duties. Avoid distractions and over-familiarity.
- Notify the proper authorities in the case of fire, forced intrusion, or other emergencies.
- Call your supervisor immediately regarding any incident not covered in your site's procedures.

- Be especially alert at nights and on weekends, act in a firm but courteous way - and identifying all persons at or near your post.
- Allow no one to enter or leave the guard house or carry property away (as appropriate) without proper identification and/or authorization.
- Maintain your notebook and the log/journal as a permanent record of all visible and comprehensible violations of safety/security rules, regulations, policies, procedures, or unusual incidents in an accurate, brief, clear and timely way.
- Maintain the cleanliness of your post.
- The Client's telephones are to be used for job-related responsibilities and emergencies only. Officers will face disciplinary action for personal phone use such as games, TV, and Movies.

## **PRIMARY RESPONSIBILITY OF ALL SECURITY OFFICERS:**

The primary responsibility of all Security Officers to the client will be to protect the client's property, conduct outstanding public relations, and provide a safe and secure environment for all. This primary responsibility is carried out through the four basic techniques of proper security service.

**DETER:** To serve as a visible deterrent by providing a professional appearance, alert mental attitude, and continual active patrol.

**DETECT:** To use all senses and an alert mental attitude to detect any visible and comprehensible security violations, safety hazards, crimes, emergencies, and violations of rules, regulations, policies, and procedures.

**OBSERVE:** To gather the details necessary to initiate corrective action to limit the client's losses and liability in accordance with established security procedures.

**REPORT:** Using the details that have been gathered to debrief your supervisor, the client, and/or the local authorities about any incident in a timely manner. To write the report that will serve as a legal document concerning any incident in the established format insuring that it answers the question who, what, when, where why and how. The formal incident report must be accurate, brief, clear, and delivered.

All Security officers are in a service role and are expected to make that extra effort to assist all personnel whenever possible.

## **REPORTING FOR DUTY:**

All security personnel are required to report for duty in a complete uniform as prescribed as a condition of employment. Under no circumstances will any exceptions be allowed or tolerated.

All security officers must report at their scheduled starting time to review any special instructions from the client, supervisor and /or the security officer being relieved.

All security officers must clock in and out at the beginning and the end of each shift unless otherwise instructed by your supervisor.

Check all site security equipment. Make sure it is in place and in proper working condition. Review all daily logs/journals since your last shift.



## **NOTEBOOKS, LOGS/JOURNELS, AND INCIDENT REPORTS:**

All specific post responsibilities, specific shift responsibilities, site policies and procedures, and emergency procedures must be completed as prescribed while you're on duty.

### **NOTEBOOKS:**

All security officers are responsible for carrying and using a pocket notebook. All important information gathered on patrols or concerning incidents must be recorded in your notebook to be transferred to your log/journal and/or incident report. Don't discard. Retain them for possible future reference.

### **LOG/JOURNAL:**

All security officers are required to maintain an accurate log/journal of all activities that occur while they are on duty. The policy is a minimum of one (1) entry per hour. Remember you are the eyes and ears of the client. The only record of what takes place on the client's property is your log/journal. The more information you provide the better for all parties involved.

### **INCIDENT REPORTS:**

Any incident, no matter how minor it may seem, could prove potentially dangerous or serious legal liability if not recorded. All incident reports must be accurate, brief, complete and delivered. Pass on information to your relief in the event the incident is ongoing.

All specific post responsibilities, specific shift responsibilities, site policies and procedures and emergency procedures must be completed as prescribed while you are on duty.

### **NOTE-TAKING:**

Most notes will result while being interviewed. However, notes are also made of incidents or general information which will assist the person to perform his/her duty more effectively or to properly recall events at some future time.

The extent of the notes to be taken in any one incident will be determined by the assignment and the person taking the notes. Generally, notes should be extensive enough to allow the preparation of complete and accurate reports; to help recall the activities performed on a particular day.

The person taking notes should not devise a shorthand system which would be meaningless to anyone else. Entries must be made with the consideration that others may examine the notes. Common abbreviations which do not affect the comprehension of the material may be used to save space and time.

### **General Daily Inspection Duties:**

### **ALL SHIFTS MUST HAVE THE CAPABILITY OF A ONE - HOUR OVERLAP WHEN SCHEDULED:**

Inspections, audits, and enforcement performed during these times is just a start to the opportunities we have to clean this Community up to the standards we expect. They are as follows:

- Roadside parking after designated hours.
- Trash set out before 6:00pm on Thursday evenings.
- Recycling set out before 6:00pm on Sunday evenings.
- Lawn and Landscaping waste set out before 6:00pm on Thursday evenings.
- Fishing and trespassing on any part of the golf course or residential Community.
- Underage drivers of golf carts anywhere in the community including the golf course.
- Non-registered golf carts or vehicles anywhere on the golf course.
- **Prepare and enforce the proper site violations according to the policies we have.** Create an active log managed by the guard service leadership with mandatory daily communication with the proper HOA and or CDD designated managers.

## AGREEMENT

THIS AGREEMENT is made and entered into this 01 day of February, 2024, by and between:

GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, and with an office at 313 Campus Street, Celebration, Florida 34747 (the "District"), and

GATE TECH, INC., a Florida corporation, whose address is 1908 Wood Court, Plant City, Florida 33563 (the "Contractor").

### RECITALS:

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted its Estimate #11714 dated January 10, 2024 ("Proposal") to to install a bar code scanner as described in the Proposal, which is attached hereto as Attachment A and incorporated herein by reference (the "Project"); and

**WHEREAS**, Contractor represents that it is qualified to serve as a contractor and provide those services necessary to complete the Project.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in Attachment A attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete said Project in accordance with the conditions and prices as stated herein and in Attachment A.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor is responsible for pulling and paying for any necessary permits associated with this Agreement.

G. Contractor shall perform all the work and labor pursuant to this Agreement.

H. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

3. Compensation. District agrees to compensate the Contractor in the lump sum amount of **EIGHT THOUSAND ONE HUNDRED SIXTY-FIVE AND 00/100 DOLLARS** (\$8,165.00 USD). Payment of the full amount will be made upon satisfactory completion of the Project. An invoice shall be generated from the Contractor and delivered to the District so that payment can be made. Final payment will not be made until Contractor produces final lien waivers as required by Florida Statutes Chapter 713.

4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

5. Term. This Agreement shall commence upon signature, and shall continue until the scope of work described in Attachment A is completed to the District's satisfaction. The Project shall be completed in an expedited manner to limit the inconvenience to residents of the District.

6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless the District, its officials, agents, servants, and employees from and against any claim, demand, or cause of action of whatsoever kind or nature arising out of error, omission or negligent act of Contractor, its agents, servants, or employees in the performance of services under this Agreement.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in paragraph 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

9. Cancellation. The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

10. Warranty. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. The Contractor will assign to District any manufacturer's warranty.

11. Insurance. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;

B. Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and

C. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.



13. Completion of Work.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

C. All requests for extension of time to complete the work shall be made in writing to the District.

14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

16. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

17. Applicable Law; Waiver of Jury Trial. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. **DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.**

18. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

19. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Polk County, Florida.

20. Compliance with All Laws, Regulations, Rules and Policies. Contractor recognizes that the District is a governmental entity, that its assets are public facilities and that their operation is subject to all applicable statutes, rules and regulations.

At all times, Contractor is expected and required to operate within and comply with all applicable federal, state and local laws and regulations including, but not limited to, all environmental, labor, employment and insurance laws and regulations, as well as the rules and policies of the District.

Contractor shall promptly comply with all rules, laws, regulations, policies and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on district property except in quantities reasonably necessary to carry out its duties under this Agreement. Contractor shall hold the District harmless from any fines, penalties, costs and damages resulting from the Contractor's failure to do so. Contractor shall immediately discontinue any activity, which is in violation of law and shall remedy the same immediately; Contractor shall be responsible for the payment of any associated fines or penalties.

Contractor shall be responsible for all payroll taxes and payments required under employment insurance laws with respect to employees of Contractor performing pursuant to this agreement.

21. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the

duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

22. E-Verify Requirement. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021.

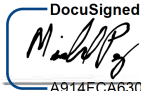
A. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(2)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

**IN WITNESS WHEREOF**, the parties hereto have signed this Construction Agreement between Golden Lakes Community Development District and Gate Tech, Inc., on the day and year first written above.

ATTEST:

DocuSigned by:  
  
A914FCA6308743D  
Secretary/Assistant Secretary  
Michael Perez

GOLDEN LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
By:   
Chairman/Vice-Chairman

GATE TECH, INC., a Florida corporation

By: Nathan Pelham  
Name: Nathan Pelham  
Title: VP

**ATTACHMENT "A"**  
**PROPOSAL**



1908 Wood Ct  
 Plant City FL 33563  
 (813) 752-9242,

**CUSTOMER**

Golden Lakes CDD - Eaglebrooke  
 Eagle Ridge Blvd  
 Lakeland, FL, 33813

**Estimate**

**ESTIMATE #** 11714  
**DATE** 01/10/2024

**SERVICE LOCATION**



Golden Lakes CDD - Eaglebrooke  
 Eagle Ridge Blvd  
 Lakeland, FL, 33813

**DESCRIPTION**

email from Joanna 3:46 pm. Can you please provide us with a new barcode scanner at Eaglebrook.

**Estimate**

**Estimate**

	Description	Qty
	<p><b>Barcode Scanner</b>                      BAI barcode scanner, dual beam small format. Barcodes are reflective and cannot be duplicated by picture or photo copy. (includes reader with gorilla glass, mounting post, external power supply) (9.22)</p>	1.00
	<p><b>Installation Labor</b>                      Labor for the installation of gates, fence, operators and accessories.</p>	2.00

**CUSTOMER MESSAGE**

Pull existing barcode reader and stand, replace with new.



**Estimate  
Total:**

**\$8,165.00**

## Terms and Conditions

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This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Accounts not paid within 10 days of the due date unless otherwise agreed upon in writing are subject to a 1.5% monthly finance charge. Any alterations after quote is signed will require a signed work change order before changes are made. In the event that, during or leading up to the work described, Contractor's costs for materials used or to be used herein are increased by more than 110% over the Contractor's costs for same at the time this Contract was signed, for any cause(s) beyond the control of Contractor, then, and in such event(s), Contractor shall have the right to pass the entire amount of materials costs increase(s) along to Owner by adding the total amount(s) to the Contract Price. See [gatetechinc.com/warranties](http://gatetechinc.com/warranties) for warranty information. New Installations are scheduled 3-4 months from approval date.



# Gladiator Pressure Cleaning

P.O. Box 26574  
Tampa, FL 33623  
Ph: (800) 270-9411 - Fax: (813) 607-6625  
www.gladiatorpressurecleaning.com  
service@gladiatorpc.com



# Quote

4517
<b>Date</b>
2/5/2024

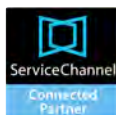
Billing Name / Address	
Inframark 210 N. University Drive Suite 702 Coral Springs, FL 33071	
Customer Phone	656-209-7919



@Gladiatorpc1



@Gladiatorpc



Cleaning Location
Golden Lakes CDD Eaglebrooke 1300 Eaglebrooke Blvd. Lakeland FL. 33813

Item	Description	Qty	Rate	Total
Wall / Fence	<p>Outside the gates of Eaglebrook, pressure wash exterior brick and stucco wall. Scope consists of cleaning the entire top and exterior of the brick and stucco wall outside the Community from property line to property line. Approximately 2600 linear feet.</p> <p>Customer is responsible for providing a useable water source to complete project. Cleaning agents and chemicals may be used in the pressure cleaning process</p>	2,600	0.65	1,690.00

For questions or concerns please contact Steve McDonough at (813)-924-2256				<b>Total</b>	\$1,690.00
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*Terms and Conditions:*  
*COMMERCIAL billing terms are NET 15 days unless stated otherwise.*  
*RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.*  
*Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.*  
*Gladiator is a fully insured company and a Certificate of Insurance is available upon request.*  
*Payments made by credit card over \$500 incur a 4.5% processing fee.*

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature \_\_\_\_\_ Date \_\_\_\_\_

# ESTIMATE

**Kings Power Washing Services** info@kingspowerwasher.com  
8200 Monarch Dr +1 (352) 428-7519  
Port Richey, FL 34668 www.kingspowerwasher.com



## Michael Perez - Golden Lakes CDD

### Bill to

Michael Perez - Golden Lakes CDD  
1300 Eaglebrook Blvd

### Estimate details

Estimate no.: 10070  
Estimate date: 01/29/2024

#	Date	Product or service	Qty	Rate	Amount
1.		<b>Community fence</b> (This is only for the brick part on the fence!) Stucco and brick fencing will be cleaned along Eaglebrook Blvd from the entrance down to the end of the fence near the clubhouse. This estimate is only for the brick part on the top of the fence. The top will only be pressure washed, and no chemicals will be used to prevent streaking on the stucco part of the wall. If chemical were to be used, the percentage that would be effective on the brick would be too high and damage the paint of the painted stucco. The effective percentage to clean the stucco, will be diluted to be effective on the brick.	2404	\$1.35	\$3,245.40
2.		<b>Community fence</b> (This is for the entire fence!) Stucco and brick fencing will be cleaned along Eaglebrook Blvd from the entrance down to the end of the fence near the clubhouse. This estimate is for the entire fence. The top will be pressure washed and the stucco will be cleaned with a 1% sodium hypochlorite solution to eliminate all organic growth that is on the stucco.	2404	\$1.75	\$4,207.00

### Note to customer

Please note the two line items are SEPARATE. Please choose the option the board would like to move forward with.



## Gladiator Pressure Cleaning

P.O. Box 26574  
 Tampa, FL 33623  
 Ph: (800) 270-9411 - Fax: (813) 607-6625  
 www.gladiatorpressurecleaning.com  
 service@gladiatorpc.com



# Quote

4516
<b>Date</b>
2/5/2024

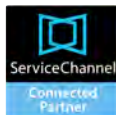
Billing Name / Address	
Inframark 210 N. University Drive Suite 702 Coral Springs, FL 33071	
Customer Phone	656-209-7919



@Gladiatorpc1



@Gladiatorpc



Cleaning Location
Golden Lakes CDD Eaglebrooke 1300 Eaglebrooke Blvd. Lakeland FL. 33813

Item	Description	Qty	Rate	Total
Wall / Fence	<p>Pressure wash interior brick and stucco wall for the Eaglebrook Community located at address listed above. Scope consists of cleaning the entire top and exterior of the brick and stucco wall inside the Community and up to Cascade Ct. to the South and Eagle Ridge Loop to the North. Approximately 1200 linear feet of wall.</p> <p>Customer is responsible for providing a useable water source to complete project.            Cleaning agents and chemicals may be used in the pressure cleaning process</p>	1,200	0.65	780.00

For questions or concerns please contact Steve McDonough at (813)-924-2256				<b>Total</b>	\$780.00
--	--	--	--	--------------	----------

*Terms and Conditions:*  
 COMMERCIAL billing terms are NET 15 days unless stated otherwise.  
 RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.  
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.  
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.  
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Gladiator Pressure Cleaning

P.O. Box 26574  
Tampa, FL 33623  
Ph: (800) 270-9411 - Fax: (813) 607-6625  
www.gladiatorpressurecleaning.com  
service@gladiatorpc.com



# Quote

4515
<b>Date</b>
2/5/2024

Billing Name / Address	
Inframark 210 N. University Drive Suite 702 Coral Springs, FL 33071	
Customer Phone	656-209-7919

 @Gladiatorpc1  
 Like us on Facebook  
 @Gladiatorpc

 ACCREDITED BUSINESS A+  
 ServiceChannel Connected Partner  
 SBE CERTIFIED

Cleaning Location
Golden Lakes CDD Eaglebrooke 1300 Eaglebrooke Blvd. Lakeland FL. 33813

Item	Description	Qty	Rate	Total
Wall / Fence	<p>Pressure wash interior wall for the Eaglebrook Community located at address listed above. Scope consists of cleaning the entire top and exterior of the brick portion only of wall inside the Community and up to Cascade Ct. to the South and Eagle Ridge Loop to the North. Approximately 1200 linear feet of wall.</p> <p>Customer is responsible for providing a useable water source to complete project. Cleaning agents and chemicals may be used in the pressure cleaning process</p>	1,200	0.65	780.00

For questions or concerns please contact Steve McDonough at (813)-924-2256				<b>Total</b>	\$780.00
--	--	--	--	--------------	----------

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 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature \_\_\_\_\_ Date \_\_\_\_\_

1 **MINUTES OF MEETING**  
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The regular meeting of the Board of Supervisors (“Board”) of the Golden Lakes  
5 Community Development District was held Tuesday, January 9, 2024, at 5:30 p.m.,  
6 at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida  
7 33813.

8  
9 Present and constituting a quorum were:

10  
11 Paul Weaver Chair  
12 Matt McDonald Assistant Secretary  
13 Shaun York Assistant Secretary  
14

15 Also participating were:

16  
17 Jennifer Goldyn Regional Director, Inframark  
18 (via conference call)  
19 Michael Perez District Manager, Inframark  
20 (via conference call)  
21

22 There was no audience in attendance.  
23

24 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**  
25

26 Ms. Goldyn called the meeting to order at 5:30 p.m.  
27

28 **SECOND ORDER OF BUSINESS** **Continuance**  
29

30 On MOTION by Mr. McDonald, seconded by Mr.  
31 Weaver, with all in favor, to continue the meeting on  
32 January 16, 2024, due to the inclement weather.  
33  
34  
35

36  
37 \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_   
Chair/ Vice Chair



1 **MINUTES OF MEETING**  
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The continued meeting of the Board of Supervisors (“Board”) of the Golden Lakes  
5 Community Development District was held Tuesday, January 16, 2024, at 5:30  
6 p.m., at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida  
7 33813.  
8

9 Present and constituting a quorum were:

10 Paul Weaver	Chair
11 Lithea Beck	Vice Chair
12 Sam Morrone	Assistant Secretary
13 Matt McDonald	Assistant Secretary
14 Shaun York	Assistant Secretary

16  
17 Also participating were:

18 Jennifer Goldyn	Regional Director, Inframark
19 Michael Perez	District Manager, Inframark
20 Scott Clark	District Counsel, Winter Park Lawyers
21 Steven Shealey	District Engineer, Pennoni & Associates, Inc.
22 JoAnna Likar	Property Manager, Enprovera Property Advisors LLC
23 Ryan Roberts	General Manager, Indigo Sports
24 Wes Parker	Golf Course Superintendent, Indigo Sports

25  
26  
27 The audience was in attendance.  
28

29 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

30  
31 Ms. Goldyn called the meeting to order at 5:30 p.m.  
32

33 **SECOND ORDER OF BUSINESS**

**Audience Comments**

34  
35 A resident presented a video of water running into his backyard at the #9 Tee,  
36 requesting the installation of a curb to divert the water.  
37

38 **THIRD ORDER OF BUSINESS**

**Staff Reports**

39  
40 **A. District Counsel Report**

41  
42 **1. Review of the District Counsel’s Report**  
43

44 Mr. Clark presented his report to the Board. He discussed the Club at  
45 Eaglebrooke Bylaws and advised postponing the consideration of this item due  
46 to advertising reasons.  
47

48 Mr. Clark addressed Ethics Training, presenting various options for ethics  
49 courses required to cover the Sunshine Law. He introduced a website from  
50 Florida State University that would encompass the necessary class.  
51 Additionally, the discussion included Form 1, highlighting that it does not  
52 require full financial disclosure and can be submitted electronically.

53 Mr. Clark updated the Board on the spill resolution, detailing a meeting with  
54 Polk County representatives where they admitted to a delayed response. The  
55 county requested an additional 8 weeks until early February 2024 to address  
56 the spill, promising cleanup and resolution. The Board reached a consensus to  
57 wait the allocated time. Mr. Weaver committed to another meeting if  
58 improvements are not evident, with Mr. Shealey assisting in tracking progress.  
59

60 **B. District Engineer**

61  
62 **1. Review of the District Engineer’s Report**

63  
64 Mr. Shealey presented his report to the Board, providing updates on several  
65 items. He highlighted the approved extension for Pond A1 repairs until January  
66 24th or 26th, 2024, with plans to present proposals in the March 2024 meeting.  
67 Regarding the geotechnical report, he recommended deferring addressing  
68 depressions at Reflections Loop due to soft soil concerns. Additionally, Mr.  
69 Shealey initiated a bidding process for Preserves Wet Pond Maintenance,  
70 addressing the challenge of cleaning the Preserves Inlet with pending quotes  
71 expected by March 2024.  
72

73 Mr. Shealey suggested consulting a local expert for the oil spill issue. He  
74 addressed flooding on hole #10 with the skimmer's arrival and preparations for  
75 replacement. Additionally, he discussed Inlet Top repairs, considering a \$1,440  
76 quote for coating hazardous sections or a potential \$10,000 per cap for  
77 complete replacement.  
78

79 On MOTION by Mr. York, seconded by Ms. Beck, with  
80 all in favor, to approve the proposal for the Inlet Top  
81 repairs, when the proposal is available, with a not-to-  
82 exceed amount of \$1,500.

83  
84 **C. Property Manager Report**

85  
86 **1. Review of the Property Manager’s Report**

87  
88 Ms. Likar discussed a landscaping proposal, highlighting the inclusion of  
89 spraying services and the appointment of a new supervisor for Four Lawns by  
90 March 2024. She is actively seeking bids, addressing Mr. McDonald's concerns  
91 about a trench created by the landscapers and assuring planned repairs.  
92

93 Ms. Likar reviewed the proposal for the barcode issue at the front entrance,  
94 in the amount of \$8,165, including labor costs. Additionally, the Board  
95 requested information on 2023 expenditures for the gate repairs.  
96

97 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
98 with all in favor, to approve the proposal to replace the  
99 bar scanner, when the proposal is available, with a not-  
100 to-exceed amount of \$8,200.

103 **D. Eaglebrooke Manager’s Report**

104  
105 **1. Review of the General Manager’s Report**

106  
107 Mr. Roberts discussed inspecting two dead trees, and Mr. McDonald sought  
108 a Membership Count breakdown. Reimbursement for window replacements  
109 was mentioned. Member comments on food and golf-related matters were  
110 presented. Mondragon's Greens repair proposals for Summer 2025 were  
111 discussed, and the Board agreed on golf course greens repairs. Mr. Clark  
112 proposed a contract for the repairs with specifications and a \$5,000 refundable  
113 deposit.

114  
115 On MOTION by Ms. Beck, seconded by Mr. York, with  
116 all in favor, to approve Mondragon's Greens repair  
117 proposal scheduled in June 2025, including a \$5,000  
118 refundable deposit stipulation in the contract for  
119 specified repair terms and time frame.

120  
121 The Board discussed the Insurance Policy with Troon, with a 60-day  
122 renewal timeframe expiring on March 31, 2024. The Board requested more  
123 insurance bids and asked Mr. Roberts to seek a 15-day extension from Troon,  
124 due to recent information submission.

125  
126 **E. District Manager Report**

127  
128 Ms. Goldyn informed the Board of the next meeting date and time,  
129 scheduled for Tuesday, March 5, 2024, and confirmed the Director of Finance's  
130 will be attending.

131  
132 Ms. Goldyn provided an update on sidewalk panel projects, expressing  
133 concerns about weather-related delays. Mr. Perez was tasked with obtaining  
134 bids for pressure washing the main community walls, though the Board  
135 expressed concerns that it might lead to necessary painting.

136  
137 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
138 with all in favor, to add a February 6, 2024, Board  
139 Meeting to the FY 2023 - 2024 Golden Lakes CDD  
140 Meeting Schedule.

141  
142 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
143 with all in favor, to add an April 2, 2024, Workshop  
144 Meeting to the FY 2023 - 2024 Golden Lakes CDD  
145 Meeting Schedule.

146  
147 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
148 with all in favor, to add a September 3, 2024, Workshop  
149 Meeting to the FY 2023 - 2024 Golden Lakes CDD  
150 Meeting Schedule.

153 **FOURTH ORDER OF BUSINESS**

**Public Hearing on the Proposed  
Amendment to the Eaglebrooke  
Bylaws and Rules and  
Regulations**

154  
155  
156  
157

158 This was tabled until the March 2024 meeting.

159

160 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-05, Amending Bylaws &  
Rules and Regulations for the  
Club at Eaglebrooke**

161  
162  
163  
164

165 This was tabled until the March 2024 meeting.

166

167 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-06, Authorizing Payment  
for Required Ethics Training**

168  
169  
170

171 On MOTION by Ms. Beck, seconded by Mr. McDonald,  
172 with all in favor, to adopt Resolution 2024-06,  
173 Authorizing Payment for Required Ethics Training.

174

175 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-07, Designating Officers  
of the District**

176  
177  
178

179 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
180 with all in favor, to adopt Resolution 2024-07,  
181 Designating Officers of the District.

182

183 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Grau &  
Associates Audit Engagement  
Letter**

184  
185  
186

187 Ms. Goldyn presented the Audit Engagement Letter to the Board for  
188 consideration, noting a budget ceiling of \$21,500 and a deadline for completion by  
189 June 30<sup>th</sup>, 2024. Questions were directed to the Finance Director, who is slated to  
190 be present at the March 2024 meeting.

191

192 On MOTION by Mr. Weaver, seconded by Ms. Beck,  
193 with all in favor, to accept the Grau & Associates Audit  
194 Engagement Letter, with a not-to-exceed amount of  
195 \$21,500.

196

197

198

199

200

201

202 **NINTH ORDER OF BUSINESS** **Discussion regarding Access**  
203 **Control at the Guardhouse**  
204

205 Mr. Morrone requested a bidding process for the Guardhouse and  
206 expressed concerns regarding the existing camera system. Mr. Perez will create a  
207 scope of work and send it to Mr. Clark for further consideration. Additionally, Ms.  
208 Likar was directed to gather information on policing the area.  
209

210 **TENTH ORDER OF BUSINESS** **Discussion regarding the Speed**  
211 **Limit Sign on the Radar Post at**  
212 **Grandview**  
213

214 Ms. Likar stated that the speed limit sign was ordered and awaiting installation.  
215

216 **ELEVENTH ORDER OF BUSINESS** **Discussion regarding District**  
217 **Liaisons**  
218

219 Mr. Weaver directed Supervisors to oversee specific items. This was tabled  
220 until the February 2024 meeting.  
221

222 **TWELFTH ORDER OF BUSINESS** **Discussion regarding the**  
223 **direction of the Golf Course Club**  
224

225 This item was tabled until the February 2024 meeting.  
226

227 **THIRTEENTH ORDER OF BUSINESS** **Consideration of the Minutes**  
228 **from the Regular Meeting held on**  
229 **November 7, 2023**  
230

231 On MOTION by Ms. Beck, seconded by Mr. McDonald,  
232 with all in favor, to approve the minutes from the  
233 November 7, 2023, Regular Meeting.  
234

235 **FOURTEENTH ORDER OF BUSINESS** **Review of the Financial**  
236 **Statements**  
237

238 Mr. York raised a question about the Accounts Receivable line item for golf.  
239

240 **FIFTEENTH ORDER OF BUSINESS** **Consideration of the Check Register**  
241

242 On MOTION by Ms. Beck, seconded by Mr. McDonald,  
243 with all in favor, to approve the October and November  
244 2023 check register.  
245

246 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
247

248 Mr. Morrone commended the Chairman for the idea of “buckets”, but  
249 emphasized the need for a clear vision for the District.  
250

251 Mr. McDonald requested a 10-minute break during future meetings, after  
252 approximately the 1-hour mark.

253

254 **SEVENTEENTH ORDER OF BUSINESS Audience Comments**

255

256 There were the following audience comments: improved golf course  
257 conditions; insurance and savings; advocating for fair time allocation; leaking  
258 recycling truck and sidewalk project timelines.

259

260 **EIGHTEENTH ORDER OF BUSINESS Adjournment**

261

262 On MOTION by Ms. Beck, seconded by Mr. McDonald,  
263 with all in favor, to approve adjourning the meeting at  
264 8:33 p.m.

265

266

267

268

---

Assistant Secretary

---

Chair/ Vice Chair

GOLDEN LAKES  
Community Development District

*Financial Report*

*January 31, 2024*

Prepared by





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GOLDEN LAKES  
Community Development District

**Financial Statements**  
**(Unaudited)**

**January 31, 2024**

**Balance Sheet**  
January 31, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>ENTERPRISE - GOLF FUND</b>	<b>GOLF COURSE RESERVE FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>					
Cash - Checking Account	\$ 474,378	\$ -	\$ 550,265	\$ -	\$ 1,024,643
Cash On Hand/Petty Cash	-	-	919	-	919
Cash Drawer	-	-	2,260	-	2,260
Accounts Receivable	-	-	267,874	-	267,874
Accounts Receivable > 120	1,700	-	-	-	1,700
Allow -Doubtful Accounts	(1,700)	-	(13,835)	-	(15,535)
Interest Receivable	973	-	-	-	973
Due From Other Funds	-	-	202,746	488,906	691,652
Inventory:					
Food & Beverage	-	-	44,554	-	44,554
Golf Balls	-	-	16,987	-	16,987
Golf Clubs	-	-	37,886	-	37,886
Bags	-	-	3,671	-	3,671
Gloves	-	-	8,851	-	8,851
Hats	-	-	7,311	-	7,311
Shoes\Socks	-	-	9,236	-	9,236
Shirts\Sweater	-	-	14,373	-	14,373
Miscellaneous	-	-	2,105	-	2,105
Soft Drink	-	-	4,694	-	4,694
Beer	-	-	6,345	-	6,345
Wine	-	-	4,952	-	4,952
Liquor	-	-	14,290	-	14,290
Investments:					
Money Market Account	1,032,465	-	-	-	1,032,465
SBA Account	5,235	-	-	-	5,235
Treasury Bills (6 months)	699,665	-	-	-	699,665

**Balance Sheet**  
January 31, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>ENTERPRISE - GOLF FUND</b>	<b>GOLF COURSE RESERVE FUND</b>	<b>TOTAL</b>
Excess Revenue Account	-	-	6,441	-	6,441
Reserve Fund	-	13,957	-	-	13,957
Reserve Fund (A-2)	-	-	12,275	-	12,275
Revenue Fund	-	612	110	-	722
Prepaid Items	-	-	92,439	-	92,439
Deposits	-	-	5,140	-	5,140
Fixed Assets					
Buildings	-	-	331,385	-	331,385
Improvements Other Than Buildings (IOTB)	-	-	83,301	-	83,301
Accum Depr - Buildings	-	-	(95,422)	-	(95,422)
Accumulated Depreciation--Imp. O/T Buildings	-	-	(30,021)	-	(30,021)
Machinery & Equipment	-	-	478,849	-	478,849
Equipment and Furniture	-	-	60,195	-	60,195
Accum Depr - Mach & Equip	-	-	(216,998)	-	(216,998)
Accum Depr - Equip/Furniture	-	-	(24,428)	-	(24,428)
Property Under Capital Leases	-	-	395,113	-	395,113
Accum Depr - Capital Leases	-	-	(193,033)	-	(193,033)
Bond Issuance Cost	-	-	47,790	-	47,790
Other Fixed Assets	-	-	2,500,000	-	2,500,000
<b>TOTAL ASSETS</b>	<b>\$ 2,212,716</b>	<b>\$ 14,569</b>	<b>\$ 4,638,620</b>	<b>\$ 488,906</b>	<b>\$ 7,354,811</b>

**Balance Sheet**  
January 31, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>ENTERPRISE - GOLF FUND</b>	<b>GOLF COURSE RESERVE FUND</b>	<b>TOTAL</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 39,153	\$ -	\$ 51,036	\$ -	\$ 90,189
Accrued Expenses	3,080	-	9,110	-	12,190
Accrued Interest Payable	-	-	69,806	-	69,806
Interest Payable - Leases	-	-	1,017	-	1,017
Accrued Payroll	-	-	113,298	-	113,298
Accrued Vacation	-	-	1,246	-	1,246
Sales Tax Payable	-	-	8,766	-	8,766
Outing Deposits	-	-	21,323	-	21,323
Deferred Revenue-Memberships	-	-	288,604	-	288,604
Capital Leases-Current Portion	-	-	106,250	-	106,250
Gift Certificates	-	-	56,680	-	56,680
Allowance for Unredeemed Gift Cards	-	-	(28,562)	-	(28,562)
Credit Books	-	-	16,748	-	16,748
Revenue Bonds Payable-Current	-	-	80,000	-	80,000
Due To Other Funds	677,780	13,872	-	-	691,652
Capital Leases-Long-Term	-	-	181,832	-	181,832
Revenue Bonds Payable-LT	-	-	3,395,000	-	3,395,000
<b>TOTAL LIABILITIES</b>	<b>720,013</b>	<b>13,872</b>	<b>4,372,154</b>	<b>-</b>	<b>5,106,039</b>

**Balance Sheet**  
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
<b><u>FUND BALANCES / NET ASSETS</u></b>					
<i>Fund Balances</i>					
<b>Restricted for:</b>					
Debt Service	-	697	-	-	697
<b>Assigned to:</b>					
Operating Reserves	257,769	-	-	-	257,769
Reserves-Renewal & Replacement	210,285	-	-	-	210,285
Reserves - Roadways	288,752	-	-	-	288,752
Reserves - Sidewalks	25,000	-	-	-	25,000
Reserves - Streetlights	25,000	-	-	-	25,000
<b>Unassigned:</b>	685,897	-	-	-	685,897
<i>Net Assets</i>					
Invested in capital assets, net of related debt	-	-	(378,778)	-	(378,778)
Unrestricted/Unreserved	-	-	645,244	488,906	1,134,150
<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 1,492,703</b>	<b>\$ 697</b>	<b>\$ 266,466</b>	<b>\$ 488,906</b>	<b>\$ 2,248,772</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 2,212,716</b>	<b>\$ 14,569</b>	<b>\$ 4,638,620</b>	<b>\$ 488,906</b>	<b>\$ 7,354,811</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ 25,000	\$ 7,400	\$ 16,104	64.42%	\$ 7,067
Interest - Tax Collector	-	83	3,465	0.00%	3,465
Special Assmnts- Tax Collector	983,890	805,156	915,256	93.02%	15,288
Special Assmnts- Other	64,105	59,662	59,633	93.02%	996
Special Assmnts- Discounts	(41,920)	(34,324)	(38,838)	92.65%	(488)
<b>TOTAL REVENUES</b>	<b>1,031,075</b>	<b>837,977</b>	<b>955,620</b>	<b>92.68%</b>	<b>26,328</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	12,000	1,600	3,000	25.00%	1,000
FICA Taxes	918	122	230	25.05%	77
ProfServ-Engineering	80,000	22,212	15,208	19.01%	1,742
ProfServ-Legal Services	35,000	6,285	22,666	64.76%	-
ProfServ-Mgmt Consulting	42,436	13,733	14,145	33.33%	3,536
ProfServ-Property Appraiser	10,480	-	13,152	125.50%	(1,880)
ProfServ-Special Assessment	11,705	11,705	11,705	100.00%	-
ProfServ-Web Site Development	3,500	778	776	22.17%	388
Auditing Services	6,750	-	-	0.00%	-
Postage and Freight	2,000	172	84	4.20%	20
Insurance - General Liability	8,998	8,180	8,803	97.83%	-
Printing and Binding	1,500	-	-	0.00%	-
Legal Advertising	4,000	623	1,202	30.05%	(661)
Miscellaneous Services	300	-	35	11.67%	-
Misc-Assessment Collection Cost	20,960	16,610	18,721	89.32%	316
Office Supplies	500	-	-	0.00%	-
Annual District Filing Fee	175	175	175	100.00%	-
<b>Total Administration</b>	<b>241,222</b>	<b>82,195</b>	<b>109,902</b>	<b>45.56%</b>	<b>4,538</b>

**Field**

ProfServ-Field Management	22,200	7,400	7,400	33.33%	1,850
Contracts-Security Services	238,510	68,165	80,078	33.57%	20,511
Contracts-Landscape	98,072	32,691	32,691	33.33%	8,173
Security-Roving Parking Patrol	5,000	294	200	4.00%	100
Communication - Teleph - Field	3,600	1,161	1,185	32.92%	61
Utility - Access Gate	25,000	8,652	1,959	7.84%	471
Electricity - General	35,000	11,795	11,583	33.09%	2,852
Electricity - Streetlights	16,000	6,516	6,005	37.53%	1,463
Utility - Irrigation	800	300	182	22.75%	54
R&M-Renewal and Replacement	3,000	-	-	0.00%	-
R&M-Common Area	20,000	1,060	4,550	22.75%	3,730



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
R&M-Gate	10,000	15,345	12,082	120.82%	8,165
R&M-Irrigation	7,500	1,724	6,143	81.91%	1,253
R&M-Ponds	4,308	2,839	3,388	78.64%	210
R&M-Roads & Alleyways	40,000	2,675	-	0.00%	-
R&M-Stormwater System	4,500	18,397	-	0.00%	-
R&M-Streetlights	15,000	3,257	5,277	35.18%	794
R&M-Trees and Trimming	10,000	34,260	1,100	11.00%	-
R&M-Emergency & Disaster Relief	-	5,010	-	0.00%	-
R&M-Security Cameras	1,000	-	-	0.00%	-
Misc-Contingency	39,999	-	53,900	134.75%	-
Bottled Water Delivery	750	241	277	36.93%	58
Op Supplies - Gatehouse	313	-	-	0.00%	-
<b>Total Field</b>	<b>600,552</b>	<b>221,782</b>	<b>228,000</b>	<b>37.97%</b>	<b>49,745</b>
<b>Reserves</b>					
Infrastructure Repair	25,000	-	-	0.00%	-
Reserves-Roads and Alleyways	25,000	-	-	0.00%	-
Loan-Pavement	104,757	-	-	0.00%	-
Interest Expense	34,544	-	-	0.00%	-
<b>Total Reserves</b>	<b>189,301</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,031,075</b>	<b>303,977</b>	<b>337,902</b>	<b>32.77%</b>	<b>54,283</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	534,000	617,718	0.00%	(27,955)
<b>OTHER FINANCING SOURCES (USES)</b>					
Operating Transfers-Out	-	(19,244)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(19,244)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ 514,756	\$ 617,718	0.00%	\$ (27,955)
<b>FUND BALANCE, BEGINNING</b>	<b>874,985</b>	<b>918,633</b>	<b>874,985</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 874,985</b>	<b>\$ 1,433,389</b>	<b>\$ 1,492,703</b>		

**Notes to the Financial Statements**

*January 31, 2024*

**General Fund**

▶ **Assets**

- **Cash and Investments** - In order to maximize liquidity of cash, the District has two Money Market accounts, one SBA account and one checking account with Valley Bank. South State Bank is now closed.
- **Accounts Receivable > 120 Days** - Duplicate payment to Vendor.
- **Allow Doubtful Accounts** - Uncollectable portion of vendor refund.
- **Interest Receivable** - Interest accrued @ 09/30/23 for T-bill Maturity 03/14/24.
- **Due From Other Funds** - Assessment collections for the Golf Course. Payment to US Bank to be done in February.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - ProfServ-Field Management & paver repairs.
- **Due To Other Funds** - Assessment collections for the Golf Course. Payment to US Bank to be done in February.

▶ **Fund Balance**

- **Assigned to-** These funds are set aside for repair and replacement of assets throughout the community.

Reserves booked as of September 2023 - approved by board on 11/07/23:

Operating Reserves	\$	257,269	Reserves approved per board motion on 11/07/23.
Renewal & Replacement		210,285	" "
Roadways		288,752	" "
Sidewalks		25,000	" "
Streetlights		25,000	" "
Total Reserves	\$	<u>806,306</u>	

**Notes to the Financial Statements - General Fund**

*January 31, 2024*

**Financial Overview / Highlights**

- ▶ Interest revenue is 64% of adopted budget.
- ▶ Non-Ad Valorem Special Assessments are 93% collected.
- ▶ Total Expenditures and Reserves are at approximately 33% of adopted budget.

Significant variances are explained below.

**Variance Analysis**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ - Legal Services	\$ 35,000	\$ 22,666	65%	General matters & Polk County spill.
ProfServ-Property Appraiser	\$ 10,480	\$ 13,152	125%	Golden Lakes / Eaglebrooke - 1% Admin fee.
ProfServ-Special Assessment	\$ 11,705	\$ 11,705	100%	Assessment roll service paid in full.
Insurance - General Liability	\$ 8,998	\$ 8,803	98%	Policy renewal fees from 10/01/23-10/01/24.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<b><u>Field</u></b>				
Electricity - Streetlights	\$ 16,000	\$ 6,005	38%	KWH charges slightly higher than prior year.
R&M Gate	\$ 10,000	\$ 12,082	121%	New barcode scanner plus barcode readers.
R&M-Irrigation	\$ 7,500	\$ 6,144	82%	Various repairs done after November inspection.
R&M-Ponds	\$ 4,308	\$ 3,388	79%	Weed control & monthly fountain maintenance.
R&M-Streetlights	\$ 15,000	\$ 5,277	35%	Various streetlight repairs YTD.
Misc-Contingency	\$ 39,999	\$ 53,900	135%	Eaglebrooke invoice for Window replacement.
Bottled Water Delivery	\$ 750	\$ 277	37%	Bottled water deliveries YTD.

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 307	0.00%	\$ 65
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>307</b>	<b>0.00%</b>	<b>65</b>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Interest Expense	-	19,250	17,272	0.00%	-
<b>Total Debt Service</b>	<b>-</b>	<b>19,250</b>	<b>17,272</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>19,250</b>	<b>17,272</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(19,250)	(16,965)	0.00%	65
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer - In	-	19,244	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>19,244</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ (6)	\$ (16,965)	0.00%	\$ 65
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>164</b>	<b>17,662</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 158</b>	<b>\$ 697</b>		

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
<b>OPERATING REVENUES</b>					
Interest - Investments	\$ -	\$ 1	\$ 1,044	0.00%	\$ 84
Green Fees-GS	430,524	140,701	138,927	32.27%	42,842
Green Fees-Outings-GS	105,340	35,986	54,931	52.15%	1,458
Green Fees-Members-GS	2,568	790	1,315	51.21%	475
PS-Other Income-GS	29,000	-	-	0.00%	-
Cart Fees-GS	326,266	123,426	101,974	31.25%	29,506
Cart Fees-Outings-GS	85,234	30,491	33,879	39.75%	1,403
Cart Fees-Members-GS	309,094	94,125	87,907	28.44%	21,576
Range-GS	37,295	12,717	10,768	28.87%	3,128
Instruction-Ind-GS-Dflt	-	156	-	0.00%	240
Instruction-Individual -INST	29,263	7,468	7,827	26.75%	1,312
Food Sales-On Course-F&B	10,440	3,167	2,940	28.16%	863
Food Sales-Banquets-F&B	321,407	137,648	144,636	45.00%	8,673
Food Sales-Clubhouse-F&B	562,610	169,576	180,143	32.02%	37,183
Non-Alcoholic-Banquets-F&B	-	234	-	0.00%	-
Non-Alcoholic-Clubhouse-F&B	33,992	10,936	8,713	25.63%	1,992
Alc Sales (Beer)-Banquets-F&B	16,455	4,794	4,932	29.97%	-
Alc Sales (Beer)-Clubhouse-F&B	151,146	49,169	44,354	29.35%	10,341
Alc Sales (Wine)-Banquets-F&B	14,020	2,864	4,572	32.61%	-
Alc Sales (Wine)-Clubhouse-F&B	67,570	20,400	23,563	34.87%	5,587
Alc Sales (Liquor)-Banquet-F&B	32,284	15,262	14,226	44.07%	-
Alc Sales (Liquor)-Clubhouse-F&B	168,325	62,416	68,579	40.74%	16,760
Gratuity-Outings-F&B	(9,856)	-	-	0.00%	-
Room Charge-Banquets-F&B	80,000	29,319	30,248	37.81%	2,812
Service Charge-Banquets-F&B	-	9,184	3,360	0.00%	(147)
Entertainment-Clubhouse-F&B	-	12,977	-	0.00%	-
Food Sales-Outings	1,215	293	285	23.46%	109
Non-Alcoholic-On Course-F&B	23,865	5,939	5,160	21.62%	988
Alc Sales (Beer)-On Course-F&B	63,701	21,398	16,239	25.49%	3,058
Alc Sales (Liquor)-On Course-F&B	41,649	15,263	16,606	39.87%	3,396
Alc Sales (Beer)-Outings-F&B	3,091	1,157	854	27.63%	230
Room Rentals	-	1,469	1,766	0.00%	583
Membership Dues - monthly	1,603,200	445,261	548,332	34.20%	139,143
Golf Ball Sales	80,524	31,518	24,908	30.93%	4,781
Glove Sales	22,923	7,691	7,093	30.94%	807
Headwear Sales	10,660	3,987	7,308	68.56%	1,467
Ladies' Wear Sales	10,735	4,909	5,286	49.24%	730
Men's Wear Sales	44,411	20,584	13,902	31.30%	2,178
Shoes Sales	12,618	4,796	3,573	28.32%	625
Miscellaneous Sales	-	(3,779)	(1,915)	0.00%	(377)

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
Club Sales	29,894	10,267	8,764	29.32%	179
Rental Clubs Sales	16,200	5,158	4,525	27.93%	750
Bag Sales	8,957	2,971	3,067	34.24%	240
Juniorwear Sales	602	210	-	0.00%	-
Outerwear Sales	2,695	1,536	2,301	85.38%	983
Other Pro Shop Sales	3,749	10,026	9,854	262.84%	486
Handicap Fee Sales	1,440	140	3,150	218.75%	(150)
Locker Fees	240	-	10	4.17%	10
Special Assmnts- Tax Collector	267,214	248,692	248,574	93.02%	4,152
Special Assmnts- Discounts	(9,353)	(9,870)	(9,903)	105.88%	(125)
Other Miscellaneous Revenues	8,400	3,536	5,823	69.32%	2,210
Initiation Fees	62,000	-	-	0.00%	-
<b>TOTAL OPERATING REVENUES</b>	<b>5,113,607</b>	<b>1,806,959</b>	<b>1,894,400</b>	<b>37.05%</b>	<b>352,541</b>

**OPERATING EXPENSES**

**Personnel and Administration**

Payroll-Hourly	73,800	3,073	26,586	36.02%	5,600
Payroll-Benefits	80,232	23,730	28,783	35.87%	6,812
Payroll-Managers	133,992	75,727	67,577	50.43%	14,765
Payroll-Processing Fee	27,456	8,396	9,684	35.27%	2,465
Payroll - Vacation	-	114	-	0.00%	-
Commission	16,246	-	-	0.00%	-
Payroll - Bonus	31,500	-	-	0.00%	-
Management Incentive	25,000	-	-	0.00%	-
Payroll Taxes	23,841	5,948	6,874	28.83%	1,583
401(K) Plan	12,000	3,759	5,551	46.26%	1,221
Legal/Accounting/Professional	900	273	3,978	442.00%	-
BCG Management	90,000	30,000	30,000	33.33%	7,500
Contracts-Pest Control	4,050	1,450	1,280	31.60%	500
IT Support	5,100	2,627	1,860	36.47%	600
Travel and Per Diem	1,500	56	93	6.20%	62
Training/Staff Development	-	2,037	3,120	0.00%	286
Communication - Telephone	4,200	2,648	1,395	33.21%	345
Communication - Mobile	1,800	300	750	41.67%	375
Postage	1,800	854	604	33.56%	52
Cell Phone	900	-	-	0.00%	-
Fed-Ex/Courier	300	152	238	79.33%	41
Utility - Water & Sewer	15,871	5,071	3,740	23.56%	948
Garbage Removal	17,400	4,865	6,389	36.72%	2,235
Utility - Electric	59,969	16,568	12,815	21.37%	2,341
Lease - Copier	6,304	1,786	1,817	28.82%	288

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
Golf Cart Equip Leases	72,000	20,501	20,501	28.47%	5,125
Insurance-P&C	369,858	87,405	119,446	32.30%	30,795
Insurance-Workmans Comp	33,338	10,705	11,887	35.66%	2,544
R&M-Buildings	60,000	17,478	10,282	17.14%	2,781
R&M-Equipment	-	21,456	18,106	0.00%	4,081
Equip Maint/Repair-Prevent	3,400	828	828	24.35%	828
Printing and Binding	-	636	2,043	0.00%	-
Promotions	25,600	8,449	5,470	21.37%	1,520
Graphic Design	3,900	1,806	1,200	30.77%	300
Membership Programs	49,000	17,969	23,083	47.11%	1,463
Sales Management	1,500	904	-	0.00%	-
Advertising (Electronic)	7,944	2,684	3,663	46.11%	929
Advertising (Display)	600	-	-	0.00%	-
Miscellaneous Services	1,200	-	-	0.00%	-
Misc-Employee Meals	10,800	2,776	2,406	22.28%	872
Misc-Assessment Collection Cost	5,165	4,776	4,773	92.41%	81
Misc-Credit Card Fees	107,235	35,276	41,606	38.80%	12,498
Internet Access	5,880	2,760	2,006	34.12%	575
TV/Cable or Dish	11,760	3,388	4,658	39.61%	-
Bank Fees	900	130	159	17.67%	-
Use Tax Expense	4,800	2,210	-	0.00%	-
POS System Hardware	-	-	400	0.00%	400
Misc-Security	858	858	750	87.41%	-
Website & Newsletter	12,000	2,298	3,752	31.27%	903
Misc.-Personal Property Taxes	11,966	6,784	-	0.00%	-
Office Supplies	12,600	1,570	1,360	10.79%	388
Computer Supplies/Equipment	2,000	5,332	1,594	79.70%	-
Operating Supplies	4,800	4,476	4,379	91.23%	547
Op Supplies - Uniforms	800	336	381	47.63%	381
Clubhouse Cleaning Service G&A	3,000	1,526	2,041	68.03%	-
Software	3,000	1,146	2,322	77.40%	277
Education / Training	6,600	-	-	0.00%	-
Chamber / Organization Dues	1,625	-	375	23.08%	-
Bad Debt Expenses	6,000	-	-	0.00%	-
<b>Total Personnel and Administration</b>	<b>1,474,290</b>	<b>455,897</b>	<b>502,605</b>	<b>34.09%</b>	<b>115,307</b>
<b><u>Maintenance and Landscaping</u></b>					
Payroll-Hourly	367,733	114,151	122,416	33.29%	31,752
Payroll-Managers	92,250	28,723	30,412	32.97%	7,665
Payroll - Vacation	-	2,730	-	0.00%	-
Payroll - Bonus	14,000	-	-	0.00%	-
Payroll Taxes	35,629	10,671	11,625	32.63%	3,141



**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
Outside Services	37,200	13,023	11,400	30.65%	2,850
Oil/Lube	1,200	-	-	0.00%	-
Aerification	16,000	-	-	0.00%	-
Gas Diesel	40,500	9,197	8,159	20.15%	1,732
Communication - Mobile	900	-	-	0.00%	-
Utility - Water & Sewer	2,781	1,246	668	24.02%	205
Utility - Electric	21,307	5,486	5,290	24.83%	1,199
Golf Cart Equip Leases	80,100	-	-	0.00%	-
R&M-Irrigation	14,400	4,198	4,971	34.52%	1,315
Equip Maint/Repair-Prevent	48,000	13,620	23,138	48.20%	7,431
Sod/Sprigs	6,000	1,778	-	0.00%	-
Safety Equipment	600	-	-	0.00%	-
Mileage Reimbursement	-	-	111	0.00%	43
Cleaning Supplies	500	42	612	122.40%	366
Supplies-Landscape	2,200	1,400	612	27.82%	-
Supplies-Course	6,500	7,768	4,084	62.83%	-
Pre-Emergents	54,000	-	-	0.00%	-
Sand-Top Dressing greens/tees	3,000	2,191	825	27.50%	-
Op Supplies - Uniforms	2,600	257	-	0.00%	-
Chemicals-Fungicides	5,550	1,962	3,672	66.16%	-
Chemicals-Herbicides	9,890	3,491	5,286	53.45%	-
Chemicals-Insecticides	10,000	-	-	0.00%	-
Chemicals-Growth Regulators	3,000	-	-	0.00%	-
Chemicals-Wetting Agents	1,000	-	-	0.00%	-
Fertilizers-Fairways / Roughs	14,000	1,877	-	0.00%	-
Fertilizers-Greens	35,000	12,960	11,162	31.89%	4,158
Small Equipment/Hand Tools	2,000	-	369	18.45%	-
<b>Total Maintenance and Landscaping</b>	<b>927,840</b>	<b>236,771</b>	<b>244,812</b>	<b>26.39%</b>	<b>61,857</b>
<b>Pro Shop</b>					
COS - Golf Balls	49,120	14,812	16,711	34.02%	3,172
COS - Gloves	14,533	5,350	5,477	37.69%	629
COS - Headwear	5,916	2,063	4,473	75.61%	884
COS - Men's Wear	36,818	17,884	13,417	36.44%	3,479
COS - Shoes	7,217	3,278	2,386	33.06%	398
COS - Miscellaneous	-	782	972	0.00%	185
COS - Clubs	24,513	9,426	6,788	27.69%	143
COS - Outerwear	-	106	70	0.00%	-
COS - Bags	5,643	2,112	2,459	43.58%	167
COS - Beverage - Beer/Wine	167,060	57,908	55,092	32.98%	9,943
COS - Beverage - Non Alch	29,449	8,854	9,255	31.43%	1,412

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>(FY 2023) YEAR TO DATE ACTUAL</u>	<u>(FY 2024) YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>(FY 2024) JAN-24 ACTUAL</u>
COS - Food Sales	382,004	122,760	136,768	35.80%	24,411
COS - Purchase Discounts	-	(669)	(292)	0.00%	-
<b>Total Pro Shop</b>	<b>722,273</b>	<b>244,666</b>	<b>253,576</b>	<b>35.11%</b>	<b>44,823</b>
<b><u>Golf Operations</u></b>					
Payroll-Salaries	93,484	29,555	31,257	33.44%	7,878
Payroll-Hourly	268,053	79,865	90,816	33.88%	22,683
Payroll-Commission	29,263	11,407	12,831	43.85%	1,466
Commission	9,529	-	-	0.00%	-
Payroll - Bonus	5,000	-	-	0.00%	-
Payroll Taxes	35,264	11,132	11,755	33.33%	2,598
IT Support	-	-	(625)	0.00%	-
Cell Phone	1,800	450	75	4.17%	-
R&M-Golf Cart	4,800	2,216	-	0.00%	-
Equip Maint/Repair-Fix	1,600	1,587	518	32.38%	-
Misc-Employee Meals	936	276	331	35.36%	65
Misc-Handicap Fees	7,200	232	425	5.90%	200
Tournaments and Events	33,000	8,300	12,674	38.41%	93
Supplies-Scorecards and Pencil	2,200	262	271	12.32%	-
Supplies-Shop	900	-	649	72.11%	24
Operating Supplies	-	686	843	0.00%	-
Op Supplies - Uniforms	4,400	1,744	67	1.52%	28
Driving Range Supplies	7,000	3,690	7,477	106.81%	-
Chamber / Organization Dues	1,600	330	150	9.38%	-
<b>Total Golf Operations</b>	<b>506,029</b>	<b>151,732</b>	<b>169,514</b>	<b>33.50%</b>	<b>35,035</b>
<b><u>Amenities</u></b>					
Outside Services	12,900	4,374	3,031	23.50%	1,000
Utility - Water & Sewer	3,578	1,058	1,207	33.73%	285
R&M-Buildings	2,000	286	528	26.40%	403
Misc-Licenses & Permits	280	-	-	0.00%	-
Operating Supplies	-	-	807	0.00%	-
Supplies - Misc.	850	-	-	0.00%	-
<b>Total Amenities</b>	<b>19,608</b>	<b>5,718</b>	<b>5,573</b>	<b>28.42%</b>	<b>1,688</b>
<b><u>Food and Beverages</u></b>					
Payroll-Hourly	435,195	138,976	147,351	33.86%	31,251
Payroll-Managers	200,742	67,115	69,767	34.75%	17,215
Payroll - Vacation	-	1,306	-	0.00%	-
Payroll Taxes	71,944	25,694	26,486	36.81%	5,594
Linen/Laundry	47,353	18,622	25,549	53.95%	5,487
Grease Removal	1,900	475	-	0.00%	-

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2023) YEAR TO DATE ACTUAL	(FY 2024) YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	(FY 2024) JAN-24 ACTUAL
Training/Staff Development	1,200	-	-	0.00%	-
Communication - Mobile	1,500	500	450	30.00%	75
Utility - Water & Sewer	2,940	834	1,440	48.98%	396
Propane /Natural Gas	46,869	14,324	8,440	18.01%	2,137
Equipment Rental	3,120	-	1,095	35.10%	-
Equip Maint/Repair-Fix	12,000	7,215	2,734	22.78%	-
Equip Maint/Repair-Prevent	1,600	750	1,099	68.69%	749
Miscellaneous Services	-	683	114	0.00%	53
Misc-Licenses & Permits	1,920	-	-	0.00%	-
Decorations	4,000	2,649	1,351	33.78%	162
Glassware/China/Silver	7,500	2,248	5,635	75.13%	263
Cleaning Supplies	3,600	1,138	1,505	41.81%	-
Supplies-Paper and Plastic	22,800	8,195	5,132	22.51%	1,149
Supplies-Banquet	3,600	1,248	1,792	49.78%	337
Supplies-Bar	-	175	-	0.00%	-
Supplies-Kitchen	11,900	4,934	4,072	34.22%	322
Op Supplies - Uniforms	4,000	1,931	4,082	102.05%	106
<b>Total Food and Beverages</b>	<b>885,683</b>	<b>299,012</b>	<b>308,094</b>	<b>34.79%</b>	<b>65,296</b>
<b>Debt Service</b>					
ProfServ-Trustee Fees	7,004	-	-	0.00%	-
Principal Debt Retirement A-1	80,000	-	-	0.00%	-
Principal Debt Retirement A-2	5,000	-	-	0.00%	-
Prepayments Series A-1	-	-	5,000	0.00%	-
Interest Expense Series A-1	134,053	68,326	67,026	50.00%	-
Interest Expense Series A-2	15,925	8,125	7,963	50.00%	-
<b>Total Debt Service</b>	<b>241,982</b>	<b>76,451</b>	<b>79,989</b>	<b>33.06%</b>	<b>-</b>
<b>Reserves</b>					
Improvements - Building	211,300	117,646	116,934	55.34%	29,500
<b>Total Reserves</b>	<b>211,300</b>	<b>117,646</b>	<b>116,934</b>	<b>55.34%</b>	<b>29,500</b>
<b>TOTAL OPERATING EXPENSES &amp; RESERVES</b>	<b>4,989,005</b>	<b>1,587,893</b>	<b>1,681,097</b>	<b>33.70%</b>	<b>353,506</b>
Operating income (loss)	124,602	219,066	213,303	171.19%	(965)
Change in net assets	\$ 124,602	\$ 219,066	\$ 213,303	171.19%	\$ (965)
<b>TOTAL NET ASSETS, BEGINNING</b>	<b>53,163</b>	<b>(85,055)</b>	<b>53,163</b>		
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 177,765</b>	<b>\$ 134,011</b>	<b>\$ 266,466</b>		

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>(FY 2023) YEAR TO DATE ACTUAL</u>	<u>(FY 2024) YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>(FY 2024) JAN-24 ACTUAL</u>
<b><u>OPERATING REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	188,034	62,018	174,920	93.03%	2,922
Special Assmnts- Discounts	(7,521)	(2,461)	(6,969)	92.66%	(88)
<b>TOTAL OPERATING REVENUES</b>	<b>180,513</b>	<b>59,557</b>	<b>167,951</b>	<b>93.04%</b>	<b>2,834</b>
<b><u>OPERATING EXPENSES</u></b>					
<b><u>Personnel and Administration</u></b>					
ProfServ-Property Appraiser	1,880	-	1,880	100.00%	1,880
Misc-Assessment Collection Cost	3,761	1,191	3,359	89.31%	57
<b>Total Personnel and Administration</b>	<b>5,641</b>	<b>1,191</b>	<b>5,239</b>	<b>92.87%</b>	<b>1,937</b>
<b><u>Golf Course</u></b>					
R&M-Golf Course	174,872	-	-	0.00%	-
<b>Total Golf Course</b>	<b>174,872</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>180,513</b>	<b>1,191</b>	<b>5,239</b>	<b>2.90%</b>	<b>1,937</b>
Operating income (loss)	-	58,366	162,712	0.00%	897
Change in net assets	\$ -	\$ 58,366	\$ 162,712	0.00%	\$ 897
<b>TOTAL NET ASSETS, BEGINNING</b>	<b>326,194</b>	<b>263,143</b>	<b>326,194</b>		
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 326,194</b>	<b>\$ 321,509</b>	<b>\$ 488,906</b>		

GOLDEN LAKES  
Community Development District

**Supporting Schedules**

**January 31, 2024**

**GOLDEN LAKES**

Community Development District

**Non Ad Valorem Special Assessments - Imperial Polk County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2024**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Operations & Maintenance	General Fund Capital Improvement	Golf Course Reserve Fund	Enterprise Golf Fund 2017 A1 & A2
Assessments Levied FY 2024				\$ 1,503,241	\$ 983,886	\$ 64,105	\$ 188,036	\$ 267,214
Allocation %				100%	65%	4%	13%	18%
11/10/23	\$ 14,458	\$ 794	\$ 295	\$ 15,547	\$ 10,176	\$ 663	\$ 1,945	\$ 2,764
11/14/23	27,036	1,150	552	28,738	18,809	1,225	3,595	5,108
11/17/23	22,411	953	457	23,821	15,591	1,016	2,980	4,234
11/24/23	151,088	6,424	3,083	160,595	105,111	6,848	20,088	28,547
12/08/23	159,937	6,800	3,264	170,001	111,267	7,250	21,265	30,219
12/21/23	887,083	37,716	18,104	942,903	617,140	40,210	117,945	167,609
12/29/23	31,604	1,172	645	33,421	21,874	1,425	4,181	5,941
01/10/24	22,204	701	453	23,358	15,288	996	2,922	4,152
<b>TOTAL</b>	<b>\$ 1,315,821</b>	<b>\$ 55,709</b>	<b>\$ 26,853</b>	<b>\$ 1,398,384</b>	<b>\$ 915,256</b>	<b>\$ 59,633</b>	<b>\$ 174,920</b>	<b>\$ 248,574</b>
<b>% COLLECTED</b>				<b>93%</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>
<b>TOTAL OUTSTANDING</b>				<b>\$ 104,858</b>	<b>\$ 68,630</b>	<b>\$ 4,472</b>	<b>\$ 13,116</b>	<b>\$ 18,639</b>

**Cash and Investment Report**  
**January 31, 2024**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b><u>GENERAL FUND</u></b>					
Operating Checking Account	Valley Bank		n/a	5.38%	474,378
Money Market Account	Valley Bank		n/a	5.38%	727,857
Money Market Account	BankUnited		n/a	5.25%	304,608
<b>Money Market Subtotal</b>					<b>1,032,465</b>
Operating Account-Fund A	State Board of Administration		n/a	5.57%	5,235
Treasury Bill	Valley Bank	Fixed Income	3/14/2024	5.27%	699,665
<b>GF Subtotal</b>					<b>2,211,743</b>
<b><u>DEBT SERVICE FUNDS</u></b>					
<b><u>2021 SERIES</u></b>					
Series 2021 Reserve Fund	US Bank	US Bank Gcts	n/a	5.15%	13,957
Series 2021 Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	612
<b>DS Subtotal</b>					<b>14,569</b>
<b><u>ENTERPRISE GOLF FUND</u></b>					
Operating Checking Account	Chase Bank		n/a	0.00%	550,265
Cash on Hand / Petty Cash	n/a		n/a	n/a	3,179
Excess Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	6,441
Reserve Fund (A-2)	US Bank	US Bank Gcts	n/a	5.15%	12,275
Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	110
<b>Enterprise Subtotal</b>					<b>572,270</b>
<b>Grand Total</b>					<b>\$ 2,798,582</b>



# Golden Lakes CDD

## Bank Reconciliation

**Bank Account No.** 0982 Valley National Bank - GF  
**Statement No.** 01-24  
**Statement Date** 1/31/2024

<b>G/L Balance (LCY)</b>	474,378.13	<b>Statement Balance</b>	537,655.23
<b>G/L Balance</b>	474,378.13	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	474,378.13	<b>Subtotal</b>	537,655.23
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	63,277.10
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	474,378.13	<b>Ending Balance</b>	474,378.13
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
9/5/2023	Payment	15010	POLK COUNTY SHERIFF'S OFFICE	283.00	0.00	283.00
9/26/2023	Payment	15025	RADARSIGN	275.00	0.00	275.00
10/30/2023	Payment	15048	B&G TREE SERVICE LLC	1,100.00	0.00	1,100.00
1/19/2024	Payment	15081	PAUL R. WEAVER	184.70	0.00	184.70
1/19/2024	Payment	15084	PENNONI ASSOCIATES INC.	1,741.50	0.00	1,741.50
1/31/2024	Payment	15089	DEAL ELECTRIC	794.00	0.00	794.00
1/31/2024	Payment	15090	FLORALAWN, INC.	1,252.57	0.00	1,252.57
1/31/2024	Payment	15091	INFRAMARK, LLC	3,536.33	0.00	3,536.33
1/31/2024	Payment	15092	LOFLAND SHARPE, LLC	210.00	0.00	210.00
1/31/2024	Payment	15093	THE CLUB AT EAGLEBROOKE	53,900.00	0.00	53,900.00
<b>Total Outstanding Checks.....</b>				<b>63,277.10</b>		<b>63,277.10</b>

Golden Lakes  
Community Development District

**Check Register and Invoices**

***January 2024***

GOLDEN LAKES  
Community Development District

Payment Register by Fund  
For the Period from 01/01/24 to 01/31/24  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 15071</b>								
001	01/03/24	FLORALAWN, INC.	22461	JAN 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$8,172.67	
							<b>Check Total</b>	<b>\$8,172.67</b>
<b>CHECK # 15072</b>								
001	01/03/24	GATE TECH INC.	159856	300 BARCODES PLUS SHIPPING	R&M-Gate	546034-53901	\$1,771.00	
001	01/03/24	GATE TECH INC.	159922	NEW 600LBS WEATHERPROOF MAGLOCK	R&M-Gate	546034-53901	\$694.31	
001	01/03/24	GATE TECH INC.	159040	FRONT EXIT GATE HIT BY CAR - STAYING OPEN	R&M-Gate	546034-53901	\$165.85	
							<b>Check Total</b>	<b>\$2,631.16</b>
<b>CHECK # 15073</b>								
001	01/03/24	INFRAMARK, LLC	107034	DEC 2023 MGMT FEES - ASSESSMENT ROLL SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,536.33	
001	01/03/24	INFRAMARK, LLC	107034	DEC 2023 MGMT FEES - ASSESSMENT ROLL SVC	Postage and Freight	541006-51301	\$5.67	
001	01/03/24	INFRAMARK, LLC	107034	DEC 2023 MGMT FEES - ASSESSMENT ROLL SVC	ProfServ-Special Assessment	531038-51301	\$11,705.00	
							<b>Check Total</b>	<b>\$15,247.00</b>
<b>CHECK # 15074</b>								
001	01/03/24	LOFLAND SHARPE, LLC	15852	DEC 2023 FOUNTAIN SVC	R&M-Ponds	546073-53901	\$210.00	
							<b>Check Total</b>	<b>\$210.00</b>
<b>CHECK # 15075</b>								
001	01/11/24	CLARK & ALBAUGH,LLP	18605	GEN COUNSEL THRU DEC 2023	ProfServ-Legal Services	531023-51401	\$3,090.00	
001	01/11/24	CLARK & ALBAUGH,LLP	18607	POLK COUNTY SPILL	ProfServ-Legal Services	531023-51401	\$2,640.00	
							<b>Check Total</b>	<b>\$5,730.00</b>
<b>CHECK # 15076</b>								
001	01/11/24	DEAL ELECTRIC	1778	JAN SVC AGRMNT - 16 ELECTRICAL & LTNG	R&M-Streetlights	546095-53901	\$1,090.50	
							<b>Check Total</b>	<b>\$1,090.50</b>
<b>CHECK # 15077</b>								
001	01/11/24	FLORALAWN, INC.	22619	IRR REPAIRS	R&M-Irrigation	546041-53901	\$1,257.76	
001	01/11/24	FLORALAWN, INC.	22081	IRR REPAIRS	R&M-Irrigation	546041-53901	\$1,546.72	
							<b>Check Total</b>	<b>\$2,804.48</b>
<b>CHECK # 15078</b>								
001	01/11/24	GANNETT FLORIDA LOCALIQ	0006062315	LEGAL AD NOV 2023	Legal Advertising	548002-51301	\$661.02	
							<b>Check Total</b>	<b>\$661.02</b>
<b>CHECK # 15079</b>								
001	01/11/24	INNERSYNC STUDIO LTD.	21953	WEBSITE SVCS/COMPLIANCE SERVICES	ProfServ - WebSite Development	531047-51301	\$388.13	
							<b>Check Total</b>	<b>\$388.13</b>
<b>CHECK # 15080</b>								
001	01/11/24	SECURITAS SECURITY SERVICES USA, INC.	11570874	SEC SVCS 12/1-12/31/23	Contracts-Security Services	534037-53901	\$20,452.00	
							<b>Check Total</b>	<b>\$20,452.00</b>
<b>CHECK # 15082</b>								
001	01/19/24	ELEGANT CONSTRUCTION GROUP CORP	1406	BRICK PAVERS REPAIR	R&M-Common Area	546016-53901	\$820.00	
							<b>Check Total</b>	<b>\$820.00</b>
<b>CHECK # 15084</b>								
001	01/19/24	PENNONI ASSOCIATES INC.	1204721	ANNUAL SERVICES	ProfServ-Engineering	531013-51501	\$1,741.50	
							<b>Check Total</b>	<b>\$1,741.50</b>
<b>CHECK # 15087</b>								
001	01/19/24	GANNETT FLORIDA LOCALIQ	0006133753	NOTICE OF MEETING 12/12/23	Legal Advertising	548002-51301	\$1,202.29	
001	01/19/24	GANNETT FLORIDA LOCALIQ	CM 0006062315	REMOVE INV PAID ON CHECK 15078 1/11/24	Legal Advertising	548002-51301	(\$661.02)	
							<b>Check Total</b>	<b>\$541.27</b>
<b>CHECK # 15089</b>								
001	01/31/24	DEAL ELECTRIC	1800	REPAIR OF 16 STREET LIGHTS	R&M-Streetlights	546095-53901	\$794.00	
							<b>Check Total</b>	<b>\$794.00</b>

GOLDEN LAKES  
Community Development District

Payment Register by Fund  
For the Period from 01/01/24 to 01/31/24  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 15090</b>								
001	01/31/24	FLORALAWN, INC.	23021	JAN 2024 LAWN MAINT	Contracts-Landscape	534050-53901	\$1,252.57	
							<b>Check Total</b>	\$1,252.57
<b>CHECK # 15091</b>								
001	01/31/24	INFRAMARK, LLC	108542	JAN 2024 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,536.33	
							<b>Check Total</b>	\$3,536.33
<b>CHECK # 15092</b>								
001	01/31/24	LOFLAND SHARPE, LLC	15925	JAN 2024 FOUNTAIN SVC	R&M-Ponds	546073-53901	\$210.00	
							<b>Check Total</b>	\$210.00
<b>CHECK # 15093</b>								
001	01/31/24	THE CLUB AT EAGLEBROOKE	KECDD-110223	REIMB GC FOR WINOW REPLCMNT PER BOARD	Misc-Contingency	549900-53901	\$53,900.00	
							<b>Check Total</b>	\$53,900.00
<b>CHECK # DD152</b>								
001	01/02/24	LAKELAND ELECTRIC	120523 ACH	BILL PRD 10/4-11/1/23	Utility - Access Gate	543002-53901	\$433.57	
001	01/02/24	LAKELAND ELECTRIC	120523 ACH	BILL PRD 10/4-11/1/23	Electricity - Streetlighting	543013-53901	\$1,332.21	
001	01/02/24	LAKELAND ELECTRIC	120523 ACH	BILL PRD 10/4-11/1/23	Electricity - General	543006-53901	\$720.49	
							<b>Check Total</b>	\$2,486.27
<b>CHECK # DD153</b>								
001	01/08/24	FRONTIER FLORIDA LLC	121323-1525 ACH	SVC PRD 12/13/23-01/12/2024	Communication - Teleph - Field	541005-53901	\$60.85	
							<b>Check Total</b>	\$60.85
<b>CHECK # DD155</b>								
001	01/16/24	FRONTIER FLORIDA LLC	122223-11965 ACH	BILL PRD 12/22/23-01/21/24	Communication - Teleph - Field	541005-53901	\$236.54	
							<b>Check Total</b>	\$236.54
<b>CHECK # DD160</b>								
001	01/30/24	LAKELAND ELECTRIC	010324 ACH	BILL PRD 12/4-1/4/24	Utility - Access Gate	543002-53901	\$380.13	
001	01/30/24	LAKELAND ELECTRIC	010324 ACH	BILL PRD 12/4-1/4/24	Electricity - Streetlighting	543013-53901	\$1,280.04	
001	01/30/24	LAKELAND ELECTRIC	010324 ACH	BILL PRD 12/4-1/4/24	Electricity - General	543006-53901	\$708.97	
							<b>Check Total</b>	\$2,369.14
<b>CHECK # DD161</b>								
001	01/02/24	TAMPA ELECTRIC	121123 ACH	BILL PRD 11/3-12/5/23	Electricity - Streetlighting	543013-53901	\$236.35	
001	01/02/24	TAMPA ELECTRIC	121123 ACH	BILL PRD 11/3-12/5/23	Electricity - General	543006-53901	\$2,189.74	
001	01/02/24	TAMPA ELECTRIC	121123 ACH	TO CORRECT ACH TAKEN	Electricity - General	543006-53901	(\$93.48)	
001	01/02/24	TAMPA ELECTRIC	121123 ACH	TO CORRECT ACH TAKEN	Electricity - Streetlights	543013-53901	(\$12.96)	
							<b>Check Total</b>	\$2,319.65
<b>CHECK # DD162</b>								
001	01/29/24	POLK COUNTY UTILITIES DIVISION	010924 ACH	SERVICE 11/27/23-12/27/23	Utility - Access Gate	543002-53901	\$90.82	
001	01/29/24	POLK COUNTY UTILITIES DIVISION	010924 ACH	SERVICE 11/27/23-12/27/23	Utility - Irrigation	543014-53901	\$53.58	
							<b>Check Total</b>	\$144.40
<b>CHECK # DD164</b>								
001	01/10/24	READY REFRESH - ACH	14A0008167660	WATER DELIVERY 12/05 to 01/04/24	Bottled Water Delivery	551007-53901	\$68.85	
							<b>Check Total</b>	\$68.85
<b>CHECK # 15081</b>								
001	01/19/24	PAUL R. WEAVER	PAYROLL	January 19, 2024 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD156</b>								
001	01/19/24	LITHEA L. BECK	PAYROLL	January 19, 2024 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD157</b>								
001	01/19/24	MATTHEW J. MCDONALD	PAYROLL	January 19, 2024 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70

GOLDEN LAKES  
Community Development District

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**Payment Register by Fund**  
For the Period from 01/01/24 to 01/31/24  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # DD158</b>								
001	01/19/24	SAMUEL J. MORRONE	PAYROLL	January 19, 2024 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
<b>CHECK # DD159</b>								
001	01/19/24	SHAUN YORK	PAYROLL	January 19, 2024 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
							<b>Fund Total</b>	<b>\$128,791.83</b>

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ENTERPRISE - GOLF FUND - 401

<b>CHECK # 15075</b>								
401	01/11/24	CLARK & ALBAUGH,LLP	18606	GOLF COURSE OPS THRU DEC 2023	Legal/Accounting/Professional	531102-51310	\$2,760.00	
							<b>Check Total</b>	<b>\$2,760.00</b>
							<b>Fund Total</b>	<b>\$2,760.00</b>

<b>Total Checks Paid</b>	<b>\$131,551.83</b>
--------------------------	---------------------



Invoice 22461

Date	Terms
01/01/24	Due on Receipt

P.O. Box 91597  
Lakeland, FL 33804

Bill To
JoAnna Likar EnProVera Property Advisors EnProVera Property Advisors PO Box 6221 Brandon, FL 33508

Property Address
Golden Lakes, CDD 820 Eaglebrooke Blvd Lakeland, FL 33813

Description	Amount
<b>Monthly Lawn Maintenance Per Agreement January 2024</b>	<b>\$8,172.67</b>

Monthly Lawn Maintenance - \$5,350  
 Monthly Billing for Contractual Annuals - \$846.67  
 Lawn Spray Application - \$1,230  
 Shrub Spray Application - \$206  
 Monthly Irrigation System Checks - \$540

Thank you for your business.		
Phone #	Fax #	Website
863-668-0494	863-668-0495	www.floralawn.com

<b>Total</b>	<b>\$8,172.67</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$8,172.67</b>

**All late payments are subject to 1.5% interest. Thank you for your timely payment.**

"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."



1908 Wood Ct  
 Plant City FL 33563  
 (813) 752-9242

# Invoice 159856

DATE 12/11/2023  
 TERMS NET 30  
 DUE 01/10/2024

## BILL TO

Golden Lakes CDD - Eaglebrooke  
 PO BOX 4778  
 Logan , UT, 84323

## SERVICE LOCATION

Golden Lakes CDD - Eaglebrooke  
 Eagle Ridge Blvd  
 Lakeland, FL, 33813

JOB#	DATE	PO	DESCRIPTION
------	------	----	-------------

130273	12/07/2023		300 barcodes plus shipping. <b>Completion Notes:</b> 300 Barcodes shipped.
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Description	Qty	Total
<b>BAI-BA-L85-BB-25</b> Black label SID: 1495, REF 12601 FC:553>019, SN: (03/23) **SO** SN 7401-7500, 7501-7600 7601-7700.	300.00	\$1,746.00
<b>Shipping</b> Shipping	1.00	\$25.00

## CUSTOMER MESSAGE

Accounts not paid within 10 days of the due date unless otherwise agreed upon in writing are subject to a 1.5% monthly finance charge. Contact the office at [payments@gatetechinc.com](mailto:payments@gatetechinc.com) or by phone to pay by credit card. A 3% processing fee will be charged on all credit card payments.

**Invoice Total:** \$1,771.00  
**Deposits (-):** \$0.00  
**Payments (-):** \$0.00  
**Total Due:** \$1,771.00



1908 Wood Ct  
 Plant City FL 33563  
 (813) 752-9242

# Invoice 159922

DATE 12/15/2023  
 TERMS NET 30  
 DUE 01/14/2024



## BILL TO

The Club at Eaglebrook  
 1300 Eaglebrooke Boulevard  
 Lakeland, FL, 33813

## SERVICE LOCATION

The Club at Eaglebrook  
 1300 Eaglebrooke Boulevard  
 Lakeland, FL, 33813

JOB#	DATE	PO	DESCRIPTION
130164	11/28/2023		Recommend replacing maglock due to exterior damage, and a worn out hinge. <b>Completion Notes:</b> 12/14 Installed mag lock and hinges. tested function of pedestrian gate and called customer.

Description	Qty	Total
 <b>ACA-600WP</b> 600lbs Weatherproof Maglock 12 - 24 VDC Face or Side mount Z-brackets available (sold separately) LIFETIME manufacturer warranty (8/22)	1.00	\$316.23
 <b>D&amp;D-SERIES3HDBLACK</b> Heavy Duty self closing gate hinge with 2 alignment legs. 7-20	1.00	\$63.08
<b>Service call (Area 3)</b> Service call -	1.00	\$155.00



Description	Qty	Total
<b>Additional Time</b> Additional Troubleshooting/Service time.	2.00	\$160.00

**CUSTOMER MESSAGE**

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<b>Invoice Total:</b>	<b>\$694.31</b>
<b>Deposits (-):</b>	<b>\$0.00</b>
<b>Payments (-):</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$694.31</b>



1908 Wood Ct  
 Plant City FL 33563  
 (813) 752-9242

# Invoice 159040

DATE	10/10/2023
TERMS	NET 30
DUE	11/09/2023

## BILL TO

Golden Lakes CDD - Eaglebrooke  
 PO BOX 4778  
 Logan , UT, 84323

## SERVICE LOCATION

Golden Lakes CDD - Eaglebrooke  
  
 Eagle Ridge Blvd  
 Lakeland, FL, 33813

JOB#	DATE	PO	DESCRIPTION
129348	09/19/2023		<p>9/18 1:10pm Russ called Front exit gate was hit by a car and is now staying up, customer secured both gates open for the time being. Call Russ at 860 940 9797 before arriving.</p> <p><b>Completion Notes:</b> Need to replace missing arm sensor on the far exit arm bring 2 just in case sep 19</p> <p>Replaced arm sensor and tested oct 9</p>

Description	Qty	Total
<b>HYP-MX4402</b> Kill Switch Kit (kill switch sensor, magnet and hardware for the StrongArmPark DC and Strong Arm 14F. (05/23) ****SO****	1.00	\$40.85
<b>Service call (Area 2)</b> Service call -	1.00	\$125.00

## CUSTOMER MESSAGE

Accounts not paid within 10 days of the due date unless otherwise agreed upon in writing are subject to a 1.5% monthly finance charge. Contact the office at [payments@gatetechinc.com](mailto:payments@gatetechinc.com) or by phone to pay by credit card. A 3% processing fee will be charged on all credit card payments.

<b>Invoice Total:</b>	<b>\$165.85</b>
<b>Deposits (-):</b>	<b>\$0.00</b>
<b>Payments (-):</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$165.85</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#107034

**DATE**  
12/20/2023

**CUSTOMER ID**  
C1215

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
1/19/2024

**BILL TO**  
Golden Lakes CDD  
210 N University Dr Ste 702  
Coral Springs FL 33071-7320  
United States

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: December 2023					
Administrative Fees 001-531027-51201-5000	1	Ea	3,536.33		3,536.33
Postage 001-541006-51301-5000	1	Ea	5.67		5.67
Assessment Roll Service	1	Ea	11,705.00		11,705.00
<b>Subtotal</b>					<b>15,247.00</b>

<b>Subtotal</b>	\$15,247.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$15,247.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Lofland Sharpe, LLC**  
 440 Osprey Landing Way  
 Lakeland, FL 33813 US  
 (863) 899-3737  
 loflandsharpe@yahoo.com

# Invoice

**BILL TO**

Golden Lakes CDD  
 1300 Eaglebrooke BLVD  
 Lakeland, FL 33813

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15852	12/31/2023	\$210.00	12/31/2023	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Pool Service</b>	Monthly fountain service charge for month ending invoice date	1	210.00	210.00
	<b>Vacation</b>	Lofland Sharpe, LLC will close on Friday December 22nd at noon for the holidays. We will be closed until Tuesday January 2nd when we restart our normal service a day later than usual.	1	0.00	0.00T

SUBTOTAL	210.00
TAX	0.00
TOTAL	210.00
<b>BALANCE DUE</b>	<b>\$210.00</b>

Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Golden Lakes Community Develop. Distr.  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

January 1, 2024

**Attention:** File # 7170-001  
Invoice # 18605

**RE:** General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-07-23	review of manager's action items report and meeting followup list	0.30	90.00	SDC
Dec-08-23	correspondence with manager; review of bylaw status and notes from meeting	0.30	90.00	SDC
Dec-11-23	correspondence with engineer regarding concrete inlet project RFP documents	0.20	60.00	SDC
Dec-12-23	correspondence with engineer regarding bidding for project and potential bidders	0.30	90.00	SDC
Dec-15-23	communications regarding manager change and followup	0.20	60.00	SDC
	review of action list and meeting notes for agenda preparation; preparation of edits to bylaws based on prior discussion; correspondence to board members and staff regarding bylaw changes	0.60	180.00	SDC
Dec-18-23	correspondence with manager; correspondence with chair; review of prior meeting notes and correspondence regarding meeting agenda materials	0.50	150.00	SDC
Dec-19-23	draft memorandum on ethics training and reporting requirements; review available	1.40	420.00	SDC

	course options; draft resolution regarding reimbursement			
	preparation of agenda materials for January meeting	0.40	120.00	SDC
Dec-20-23	preparation of meeting agenda materials	0.40	120.00	SDC
Dec-22-23	correspondence with manager; review of meeting notes and action list; preparation of meeting report, resolutions and other materials for January 9 meeting	3.40	1,020.00	SDC
Dec-26-23	continued preparation of meeting report and meeting materials for agenda; communications with manager and staff regarding agenda development and transmit materials and resolutions	2.30	690.00	SDC

Totals	10.30	<u>3,090.00</u>
--------	-------	-----------------

<b>Total Fee &amp; Disbursements</b>	<b>\$3,090.00</b>
Previous Balance	3,773.13
Previous Payments	3,773.13
<b>Balance Now Due</b>	<b>\$3,090.00</b>

Send PAYMENTS ONLY to:  
 Clark & Albaugh, PLLC  
 219 Shiloh Cove  
 Heathrow, FL 32746

Our physical address for all other correspondence is:  
 1800 Town Plaza Court  
 Winter Springs, FL 32708

TAX ID Number 92-2830590

Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Golden Lakes Community Develop. Distr.  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

January 1, 2024

**Attention:** File # 7170-016  
Invoice # 18607

**RE:** Polk County regarding Spill

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-01-23	review of documents; review of emails and other response from staff and board members; preparation of and transmit response to public records request from county	2.20	660.00	SDC
Dec-05-23	conference call with manager and chair; review of and provide additional public records responses; telephone call with county attorney and preparation for conflict meeting	1.30	390.00	SDC
	attendance at conflict resolution meeting	4.60	1,380.00	SDC
Dec-19-23	review of correspondence and meeting summary notes; review of correspondence and photo regarding new spill and report of same to county	0.50	150.00	SDC
Dec-21-23	review of correspondence and report from county attorney responding to spill report	0.20	60.00	SDC
	Totals	8.80	<u>\$2,640.00</u>	
	<b>Total Fee &amp; Disbursements</b>			<u>\$2,640.00</u>
	Previous Balance			2,640.00
	Previous Payments			2,640.00

**Balance Now Due**

**\$2,640.00**

Send PAYMENTS ONLY to:  
Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, FL 32746

Our physical address for all other correspondence is:  
1800 Town Plaza Court  
Winter Springs, FL 32708

TAX ID Number 92-2830590



Deal Electric, Inc.  
 3602 WATERFIELD ROAD  
 LAKELAND, FL 33803 US  
 8635817347  
 dealelectricinc@gmail.com

# Invoice

BILL TO
Golden Lakes 1300 Eaglebrooke Blvd Lakeland, Fl 33813

SHIP TO
Golden Lakes 1300 Eaglebrooke Blvd Lakeland, Fl 33813

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1778	12/29/2023	\$1,090.50	01/01/2024	Due on receipt	

**P.O. NUMBER**  
 Eaglebrooke

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>16 Electrical &amp; Lighting</b>	January service agreement 12/26/23	1	225.00	225.00
	<b>16 Electrical &amp; Lighting</b>	Trip Charge \$150.00 Labor with high reach 3 hours @ \$145.00	1	585.00	585.00
	<b>16 Electrical &amp; Lighting</b>	Material - 3 lamps and 1 fuse	1	280.50	280.50

Thank you for your business. Please remit payment to:  
 Deal Electric  
 3602 Waterfield Rd  
 Lakeland, FL 33803

SUBTOTAL	1,090.50
TAX	0.00
TOTAL	1,090.50
<b>BALANCE DUE</b>	<b>\$1,090.50</b>



Invoice 22619

Date	Terms
12/29/23	Due on Receipt

P.O. Box 91597  
Lakeland, FL 33804

Bill To
JoAnna Likar EnProVera Property Advisors EnProVera Property Advisors PO Box 6221 Brandon, FL 33508

Property Address
Golden Lakes, CDD 820 Eaglebrooke Blvd Lakeland, FL 33813

Description	Amount
<b>Irrigation Repair from Inspection (December, 2023)</b>	<b>\$1,257.76</b>
Labor and materials needed to make repairs: (12) Man Hours, (4) Nozzles, (1) 6" Spray, (1) PGV151, (1) Outdoor Controller - 12/05/2023	\$1,257.76

Thank you for your business.		
Phone #	Fax #	Website
(863) 668-0494		www.floralawn.com

<b>Total</b>	<b>\$1,257.76</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,257.76</b>

All late payments are subject to 1.5% interest. Thank you for your timely payment.

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Invoice 22081

Date	Terms
12/29/23	Due on Receipt

P.O. Box 91597  
Lakeland, FL 33804

Bill To
JoAnna Likar EnProVera Property Advisors EnProVera Property Advisors PO Box 6221 Brandon, FL 33508

Property Address
Golden Lakes, CDD 820 Eaglebrooke Blvd Lakeland, FL 33813

Description	Amount
<b>Irrigation Repair from Inspection (November, 2023)</b>	<b>\$1,546.72</b>
Labor and materials needed to make repairs: (18) Man Hours, (15) Nozzles, (9) 6" Sprays, (1) Brass Valve, (1) Rotor, (1) Outdoor COntroller - 11/09/2023	\$1,546.72

Thank you for your business.		
Phone #	Fax #	Website
(863) 668-0494		www.floralawn.com

<b>Total</b>	<b>\$1,546.72</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,546.72</b>

**All late payments are subject to 1.5% interest. Thank you for your timely payment.**

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ACCOUNT NAME		ACCOUNT #	PAGE #
Golden Lakes Cdd		522064	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006062315	Nov 1- Nov 30, 2023	December 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$661.02	

**BILLING ACCOUNT NAME AND ADDRESS**

Golden Lakes Cdd  
STE 702  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071

Legal Entity: Gannett Media Corp.  
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@cc.gannett.com](mailto:smb@cc.gannett.com) FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: **CFL\_626498**

Date	Description	Amount
11/1/23	Balance Forward	\$2,101.72
11/3/23	PAYMENT - THANK YOU	-\$340.09
11/3/23	PAYMENT - THANK YOU	-\$1,710.33
11/7/23	Reverse Finance Charge	-\$25.65
11/7/23	Reverse Finance Charge	-\$25.65

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
11/27/23	9553803	12-5-23 PH-N	12-5-23 PH-N	\$162.86
11/30/23	9564504	Pond A1 Related Stormwater System Improvements		\$498.16

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$661.02
Service Fee 3.99%	\$26.37
*Cash/Check/ACH Discount	-\$26.37
*Payment Amount by Cash/Check/ACH	\$661.02
Payment Amount by Credit Card	\$687.39

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Golden Lakes Cdd		522064		0006062315		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$661.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$661.02
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$687.39
				Card Number _____ Exp Date ____/____/____   CW Code _____ Signature _____   Date _____		

0000522064000000000000060623150006610267179



# INVOICE

**BILL TO**

Golden Lakes CDD  
210 N. University Drive  
Suite 702  
Coral Springs, FL 33071

**INVOICE #** 21953

**DATE** 01/01/2024

**DUE DATE** 01/16/2024

**TERMS** Net 15

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DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	153.75
CDD Ongoing PDF Accessibility Compliance Service	234.38
Quarterly service	
<b>BALANCE DUE</b>	<b>\$388.13</b>

Securitas Security Services USA, Inc  
 Lakeland 2  
 4175 Pipkin Rd S  
 Lakeland FL 33811  
 863-648-5335



Account#	305
Engagement#	5000000774
PO#	
Inv#	11570874
Invoice Amount	\$20,452.00
Invoice Date	12/31/2023
Invoice Period	12/01/2023 - 12/31/2023
Page 1 of 1	<b>Please Pay Promptly</b>

E01 Email

NCC #:

Dept: 47256

Tax ID: 71-0912217

**GOLDEN LAKES COMMUNITY DEVELOP**  
**1300 EAGLEBROOKE BLVD**  
**LAKELAND, FL 33813**

Subject to 1.5% monthly finance charge if not paid by 01/30/2024

**SITE: EAGLEBROOKE 900 EAGLEBROOKE BLVD LAKELAND, FL 33813 ENG: GOLDEN LAKES COMM DEVELOPMENT**

Description	Hours Qty	Rate Unit Price	SubTotal	Total
-------------	-----------	-----------------	----------	-------

### Guard Services

002-Security Officer	16.00	\$ 39.750	\$ 636.00	
002-Security Officer	560.00	\$ 26.500	\$ 14,840.00	
002 - Totals	576.00		\$ 15,476.00	
004-Site Supervisor	16.00	\$ 39.750	\$ 636.00	
004-Site Supervisor	160.00	\$ 26.500	\$ 4,240.00	
004 - Totals	176.00		\$ 4,876.00	
<b>Total - Guard Services</b>	<b>752.00</b>		<b>\$ 20,352.00</b>	

### Expenses

VEHICLE Auto Allowance-SUSA US Billed Actual Expense-12/01/2023--12/07/2023	1.00	\$ 25.000	\$ 25.00	
VEHICLE Auto Allowance-SUSA US Billed Actual Expense-12/08/2023--12/14/2023	1.00	\$ 25.000	\$ 25.00	
VEHICLE Auto Allowance-SUSA US Billed Actual Expense-12/15/2023--12/21/2023	1.00	\$ 25.000	\$ 25.00	
VEHICLE Auto Allowance-SUSA US Billed Actual Expense-12/22/2023--12/28/2023	1.00	\$ 25.000	\$ 25.00	
<b>Total - Expenses</b>	<b>4.00</b>		<b>\$ 100.00</b>	

#### Comments:

**Invoice Recap 900 EAGLEBROOKE BLVD LAKELAND, FL 33813 ENG: GOLDEN LAKES COMM DEVELOPMENT**

Total - Guard Services \$ 20,352.00

Total - Expenses \$ 100.00

**Invoice Amount \$ 20,452.00**

Lakeland 2  
 4175 Pipkin Rd S  
 Lakeland FL 33811  
 863-648-5335

### Remittance Advice

Invoice#	11570874
Invoice Date	12/31/2023

**Invoice Total \$ 20,452.00**

Subject to 1.5% monthly finance charge if not paid by 01/30/2024

Amount Paid \$	
----------------	--

E01 Email  
 Dept: 47256

Account #: 305  
 GOLDEN LAKES COMMUNITY DEVELOP  
 Phone#  
 Email# anna.golovan@inframark.com,inframark@avi  
 PO#

Remit To:

Securitas Security Services USA, Inc.  
 P.O. Box 403412  
 Atlanta GA 30384-3412

Comments





# Invoice

<b>Date</b>	<b>Invoice #</b>	<b>Due Date:</b>
12/18/2023	1406	12/18/2023

License #: G09000172209

[elegantpavers@live.com](mailto:elegantpavers@live.com)

[WWW.ELEGANTPAVERS.NET](http://WWW.ELEGANTPAVERS.NET)

Phone #: (863) 662 - 9988

5416 Sunset Way N; Lakeland, FL 33805

Customer Information
JoAnna Likar 1527 Eagle Ridge Dr, Lakeland, FL 33813 (813) 951 - 0312 <a href="mailto:manager@eaglebrooke.net">manager@eaglebrooke.net</a>

Description	Total						
BRICK PAVERS REPAIR DRIVEWAY AREA Dimensions: 6' Length x 8' Width. Total Area: 54 Square Feet - Clean the area from any debris on top of pavers. - Remove the Sunken Pavers from Damaged Driveway Area. - Excavate as Deeper as it require. - Clean the area, level it and smooth it out. - Create an amount of Concrete Base to level and Compact the area. - Set the Pavers Back Into Place. - Fill the Joints between Pavers with Polymeric Sand. - Sweep remaining sand and mist the area allowing the sand to set up. - Debris Disposal.	820.00						
Pay Not Received on or Before Payment Due Date May be Assessed a late Charge. If you wish to pay with Credit or debit card payments are accepted through the new Square App (each credit/debit card transaction will be charged a 3% convenience fee by card servicer)	<table border="1"> <tr> <td><b>Subtotal:</b></td> <td style="text-align: right;">\$820.00</td> </tr> <tr> <td>Tax : (0.0%)</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;"><b>\$820.00</b></td> </tr> </table>	<b>Subtotal:</b>	\$820.00	Tax : (0.0%)	\$0.00	<b>Total:</b>	<b>\$820.00</b>
<b>Subtotal:</b>	\$820.00						
Tax : (0.0%)	\$0.00						
<b>Total:</b>	<b>\$820.00</b>						
<i>Thank You For your Business!</i>	<table border="1"> <tr> <td>Balance Due:</td> <td style="text-align: right;">\$820.00</td> </tr> </table>	Balance Due:	\$820.00				
Balance Due:	\$820.00						



# INVOICE

Remit Payment To:  
 Pennoni Associates Inc.  
 P.O. Box 827328  
 Philadelphia, PA 19182-7328

Gabriel Mena  
 Golden Lakes CDD  
 210 North University Drive  
 Suite 702  
 Coral Springs, FL 33071

Invoice No : 1204721  
 Invoice Date : 01/09/2024  
 Project : GLCDD23001  
 Project Name : GLCDD Annual  
 Services 2024

**For Professional Services Rendered Through 12/31/2023**

Client Ref Nbr: **GLCDD**

Phase Code	Phase Name	Fee Type	Contract Amount	Previously Billed	Current Billing	Total Billing	Remaining	% Cmpl
01	Professional Services	T&M	\$ 35,000.00	\$ 8,123.85	\$ 1,741.50	\$ 9,865.35		
02	Polk County Document Request	T&M	0.00	\$ 1,359.50	\$ 0.00	\$ 1,359.50		
<i>Subtotal:</i>			\$ 35,000.00	\$ 9,483.35	\$ 1,741.50	\$ 11,224.85		
<b>Total:</b>			\$ 35,000.00	\$ 9,483.35	\$ 1,741.50	\$ 11,224.85		
<b>Total Amount Due</b>							<b>\$</b>	<b>1,741.50</b>

Phase	01	Professional Services	Rate Schedule Labor	Class	Hours	Rate	Amount
				Principal Professional	6.75	258.00	1,741.50
<b>Rate Schedule Labor</b>							<b>1,741.50</b>

**Total this Phase \$1,741.50**

**Total this Project \$1,741.50**





ACCOUNT NAME		ACCOUNT #	PAGE #
Golden Lakes Cdd		522064	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006133753	Dec 1- Dec 31, 2023	January 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,202.29	

BILLING ACCOUNT NAME AND ADDRESS
Golden Lakes Cdd STE 702 210 N UNIVERSITY DR CORAL SPRINGS, FL 33071

Legal Entity: Gannett Media Corp.  
 Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
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Date	Description	Amount
12/1/23	Balance Forward	\$661.02

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
12/11/23	9510587	1/9 PH		\$287.40
12/12/23	9510609	Notice of Rule Making		\$253.87

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,202.29
Service Fee 3.99%	\$47.97
*Cash/Check/ACH Discount	-\$47.97
*Payment Amount by Cash/Check/ACH	\$1,202.29
Payment Amount by Credit Card	\$1,250.26

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Golden Lakes Cdd		522064		0006133753		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$541.27	\$661.02	\$0.00	\$0.00	\$0.00	\$0.00	\$1,202.29
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7608		\$1,250.26
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

000052206400000000000000061337530012022967170

Deal Electric, Inc.  
 3602 WATERFIELD ROAD  
 LAKELAND, FL 33803 US  
 8635817347  
 dealelectricinc@gmail.com

# Invoice

BILL TO
Golden Lakes 1300 Eaglebrooke Blvd Lakeland, Fl 33813

SHIP TO
Golden Lakes 1300 Eaglebrooke Blvd Lakeland, Fl 33813

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1800	01/18/2024	\$794.00	01/26/2024	Due on receipt	

**P.O. NUMBER**  
 Eaglebrooke

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>16 Electrical &amp; Lighting</b>	Supply and replace lighting contactor for street lights at Osprey landing controller . Labor \$ 330.00 Material \$ 180.00	1	510.00	510.00
	<b>16 Electrical &amp; Lighting</b>	Replace damaged outlet in guard shack , photo cell on south side entrance lights ,and photo cell for clubhouse area street lights . Labor \$ 220.00 Material \$ 64.00	1	284.00	284.00

Thank you for your business. Please remit payment to:  
 Deal Electric  
 3602 Waterfield Rd  
 Lakeland, FL 33803

SUBTOTAL	794.00
TAX	0.00
TOTAL	794.00
BALANCE DUE	<b>\$794.00</b>



Invoice 23021

Date	Terms
01/24/24	Due on Receipt

P.O. Box 91597  
Lakeland, FL 33804

Bill To
JoAnna Likar EnProVera Property Advisors EnProVera Property Advisors PO Box 6221 Brandon, FL 33508

Property Address
Golden Lakes, CDD 820 Eaglebrooke Blvd Lakeland, FL 33813

Description	Amount
<b>Monthly Lawn Maintenance Per Agreement</b>	<b>\$1,252.57</b>
(26) man hours, (16) nozzles, (2) spray heads, (12 ft) pipe, (4) batteries, misc. reducers, adapters, & elbows - 01/08/2024	\$1,252.57

Thank you for your business.		
Phone #	Fax #	Website
(863) 668-0494		www.floralawn.com

<b>Total</b>	<b>\$1,252.57</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,252.57</b>

**All late payments are subject to 1.5% interest. Thank you for your timely payment.**

"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#108542

**DATE**

1/24/2024

**BILL TO**

Golden Lakes CDD  
210 N University Dr Ste 702  
Coral Springs FL 33071-7320  
United States

**CUSTOMER ID**

C1215

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	3,536.33		3,536.33
<b>Subtotal</b>					<b>3,536.33</b>

<b>Subtotal</b>	\$3,536.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,536.33

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Lofland Sharpe, LLC  
440 Osprey Landing Way  
Lakeland, FL 33813 US  
(863) 899-3737  
loflandsharpe@yahoo.com

# Invoice

**BILL TO**

Golden Lakes CDD  
1300 Eaglebrooke BLVD  
Lakeland, FL 33813

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15925	01/31/2024	\$210.00	02/01/2024	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fountain Service</b>	Monthly Fountain service charge for month ending invoice date	1	210.00	210.00T

SUBTOTAL	210.00
TAX	0.00
TOTAL	210.00
BALANCE DUE	<b>\$210.00</b>

1300 Eaglebrook Blvd  
Lakeland, FL 33813  
863.701.0101

# Invoice

**Customer**

Name Golden Lakes Community Development District  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_

**Misc**

Date 11/2/2023  
Order No. \_\_\_\_\_  
Rep \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	Reinbursement for Window Replacement (approved by CDD Board in 2023 meeting) *** CDD was using funds that were related to overage from paving project	\$ 53,900.00	\$ 53,900.00
			\$ -
			\$ -

SubTotal \$ 53,900.00

Shipping

Tax Rate(s) 7.00%

**TOTAL \$ 53,900.00**

**Payment**

Please Make and Send Payment to:

The Club at Eaglebrooke  
Attn: Ryan Roberts, GM  
1300 Eaglebrooke Blvd  
Lakeland, FL 33813

Office Use Only

*Thank you*



**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>1/08/24</b>
Billing Date	12/13/23
Account Number	863-647-1525-121708-5
PIN	4190
Previous Balance	60.85
Payments Received Thru 12/07/23	-60.85
Thank you for your payment!	
Balance Forward	.00
New Charges	60.85
<b>Total Amount Due</b>	<b>\$60.85</b>





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**MyFrontier® app**

 P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 13 12142023 NNNNNNNN 01 001844 0006

GOLDEN LAKES CDD  
C/O SEVERN TRENT  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320



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Date of Bill

12/13/23

Account Number

863-647-1525-121708-5

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## **PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

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**Date of Bill**  
**Account Number**

**12/13/23**  
**863-647-1525-121708-5**

**CURRENT BILLING SUMMARY**

Local Service from 12/13/23 to 01/12/24  
Qty Description 863/647-1525.0

**Basic Charges**

- Business Line
- Federal Subscriber Line Charge - Bus
- Frontier Roadwork Recovery Surcharge
- Access Recovery Charge-Business
- Federal USF Recovery Charge

**Total Basic Charges**

**TOTAL 60.85**

**CUSTOMER TALK**

**Charge**  
46.00  
6.50  
2.75  
2.50  
3.10  
60.85

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$60.85 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.







**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>1/16/24</b>
Billing Date	12/22/23
Account Number	863-701-9702-101196-5
PIN	3660
Previous Balance	236.54
Payments Received Thru 12/18/23	-236.54
Thank you for your payment!	
Balance Forward	.00
New Charges	236.54
<b>Total Amount Due</b>	<b>\$236.54</b>



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P.O. Box 211579  
Eagan, MN 55121-2879

6790 0007 NO RP 22 12222023 NNNNNNNN 01 002572 0009

GOLDEN LAKES CDD  
GOLDEN LAKES COMMUNITY DE  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320





Date of Bill

12/22/23

Account Number

863-701-9702-101196-5

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Date of Bill
Account Number

12/22/23
863-701-9702-101196-5

CURRENT BILLING SUMMARY

Local Service from 12/22/23 to 01/21/24

Table with columns: Qty Description, Charge. Includes sections for Basic Charges and Non Basic Charges, ending with a TOTAL of 236.54.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.



\*\* ACCOUNT ACTIVITY \*\*

Table with columns: Qty Description, Order Number, Effective Dates, Charge. Shows account activity with a Subtotal of -59.00.

CIRCUIT ID DETAIL

88/KQXA/137241/ /VZFL



<b>DISTRICT</b>	<b>GOLDEN LAKES</b>	<b>FY 2024</b>	
<b>VENDOR</b>	<b>Lakeland Electric</b>		
<b>INVOICE DATE</b>	<b>1/3/2024</b>		
<b>INVOICE #</b>	<b>010324 ACH</b>		
<b>AUTO PAY</b>			<b>ACH 1/29/25</b>
<b>Account #</b>	<b>G/L ACCOUNT</b>	<b>Street Address</b>	<b>12/4-01/04</b>
<b>3410047</b>	<b>543006-53901</b>	<b>Lighting Dist #Lk Eaglebrooke</b>	<b>\$ 375.34</b>
<b>3410048</b>	<b>543006-53901</b>	<b>Lighting Dist #Lk Eaglebrooke</b>	<b>\$ 333.63</b>
		<b>543006-53901</b>	<b>\$ 708.97</b>
<b>3410049</b>	<b>543002-53901</b>	<b>820 Eaglebrooke Blvd Guardhouse</b>	<b>\$ 380.13</b>
		<b>543002-53901</b>	<b>\$ 380.13</b>
<b>3411473</b>	<b>543013-53901</b>	<b>870 Eaglebrooke Streetlights</b>	<b>\$ 84.55</b>
<b>3410050</b>	<b>543013-53901</b>	<b>1103 Eaglebrooke Streetlights</b>	<b>\$ 136.41</b>
<b>3410051</b>	<b>543013-53901</b>	<b>7151 Eaglebrooke Streetlights</b>	<b>\$ 100.15</b>
<b>3403760</b>	<b>543013-53901</b>	<b>6844 Eagle Ridge Blvd</b>	<b>\$ 20.58</b>
<b>3419233</b>	<b>543013-53901</b>	<b>Lighting Dist Eaglebrook</b>	<b>\$ 938.35</b>
		<b>543013-53901</b>	<b>\$ 1,280.04</b>
		<b>TOTAL</b>	<b>\$ 2,369.14</b>

Account # 3410047

Due Date	Amount Due
02/01/2024	\$375.34

Bill Summary



Other Services \$375.34

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$381.44
Payments/Credits/Returns since 12/05/2023	\$-381.44
<b>Balance Forward</b>	<b>\$0.00</b>
Other Services and Account Charges	\$375.34
<b>Total Current Charges</b>	<b>\$375.34</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$375.34</b>

Billing details located on following page(s) ▶

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Retailer Instructions:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.



799366423610006371683597767004

By accepting or using this barcode to make a payment, you agree to the full terms and conditions available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).



Message Center

00

LB2024010419150800.xml-183-00003044

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

Account #  
3410047

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$375.34</b>
Bank Draft Amount	\$375.34
Bank Draft Date	01/29/2024

000092 000003044



GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7320





Account # **3410047**

**Bill Detail**

**Roadway Lighting**

Private Area Light Charges	\$64.80
Private Area Light Fixture/Pole Charges	\$273.60
Private Area Light Fuel Charges	\$32.94
Environmental Charges	\$1.44
Florida Gross Receipts Tax	\$2.54
Florida Regulatory Commission Surcharge	\$0.02
<b>Current Roadway Lighting Charges</b>	<b>\$375.34</b>

The amount due will be drafted at your bank on 01/29/2024

All balances are subject to penalty if paid after the due date, please see summary of all charges on Page 1 of your bill.

Running a business isn't easy, but choosing the right price plan can be. It only takes minutes with our price plan comparison tool.

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[LAKELANDELECTRIC.COM/ENERGYTOOLSET](http://LAKELANDELECTRIC.COM/ENERGYTOOLSET)



LB2024010419150800.xml-184-000003044

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**Address Change**

There are several ways to change your mailing address!

- Visit [lakelandelectric.com/MyAccount](http://lakelandelectric.com/MyAccount)
- Email us at [customerservice@lakelandelectric.com](mailto:customerservice@lakelandelectric.com)
- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

**Contact**

-  Electric / Water Billing Inquiries..... 863-834-9535
-  Wastewater / Solid Waste Billing..... 863-834-8276
-  Fallen Power Lines / Water Outages..... 863-834-4248
-  False Alarms (Lakeland Police Dept)..... 863-834-6936
-  Miscellaneous Fire Dept Billings..... 863-834-8201
-  24-Hour Power Outage Reporting..... 866-834-4248
-  24-Hour Payment Hotline..... 863-834-9535
-  TDD (For Hearing Impaired)..... 863-834-8333
-  Recycling..... 863-834-8774
-  Surge Protection..... 863-834-1500



GOLDEN LAKES CDD  
 LIGHTING DIST # EAGLEBROOKE  
 LAKELAND FL 33813 US

Account # 3410048

Due Date	Amount Due
02/01/2024	\$333.63

Bill Summary



Other Services \$333.63

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$339.05
Payments/Credits/Returns since 12/05/2023	\$-339.05
<b>Balance Forward</b>	<b>\$0.00</b>
Other Services and Account Charges	\$333.63
<b>Total Current Charges</b>	<b>\$333.63</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$333.63</b>

Billing details located on following page(s) ▶

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Account #  
3410048

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$333.63</b>
Bank Draft Amount	\$333.63
Bank Draft Date	01/29/2024

000093 000003044



GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7320



Account # **3410048**

**Bill Detail**

**Roadway Lighting**

Private Area Light Charges	\$57.60
Private Area Light Fixture/Pole Charges	\$243.20
Private Area Light Fuel Charges	\$29.28
Environmental Charges	\$1.28
Florida Gross Receipts Tax	\$2.26
Florida Regulatory Commission Surcharge	\$0.01

**Current Roadway Lighting Charges \$333.63**

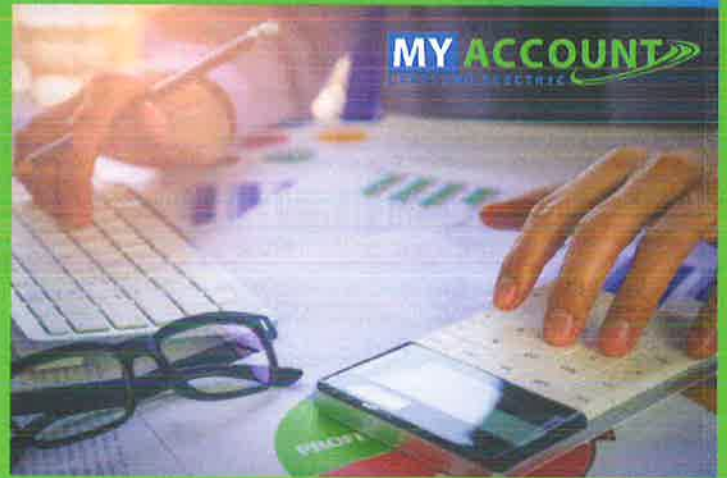
The amount due will be drafted at your bank on 01/29/2024

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**Contact**

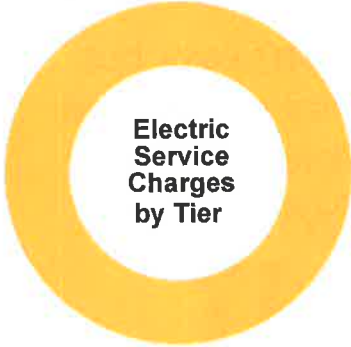
- ⚡ Electric / Water Billing Inquiries..... 863-834-9535
- ♻️ Wastewater / Solid Waste Billing..... 863-834-8276
- ⚡ Fallen Power Lines / Water Outages..... 863-834-4248
- 🚓 False Alarms (Lakeland Police Dept)..... 863-834-6936
- 🚒 Miscellaneous Fire Dept Billings..... 863-834-8201
- ⚡ 24-Hour Power Outage Reporting..... 866-834-4248
- 💰 24-Hour Payment Hotline..... 863-834-9535
- 👤 TDD (For Hearing Impaired)..... 863-834-8333
- ♻️ Recycling..... 863-834-8774
- ⚡ Surge Protection..... 863-834-1500



Account # **3410049**

Due Date	Amount Due
02/01/2024	\$380.13

**Bill Summary**



3878 kWh @ 0.05197 \$201.54

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$433.47
Payments/Credits/Returns since 12/05/2023	-\$433.47
<b>Balance Forward</b>	<b>\$0.00</b>
Electric Service Charges	\$380.13
<b>Total Current Charges</b>	<b>\$380.13</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$380.13</b>

Billing details located on following page(s) ▶

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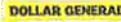
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Account #  
**3410049**

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$380.13</b>
Bank Draft Amount	\$380.13
Bank Draft Date	01/29/2024

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GOLDEN LAKES CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320



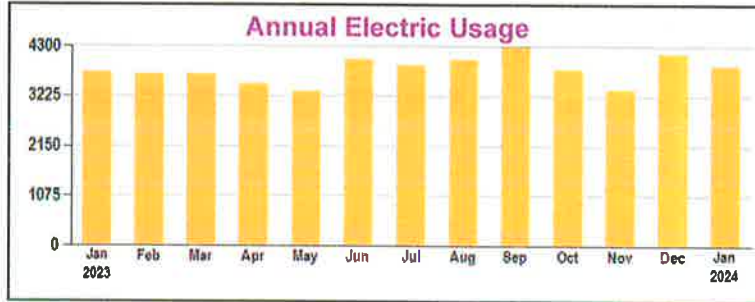
Account # **3410049**

**Bill Detail**

**Electric Service**

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
394826	30	kWh	3878	4130	3726

Meter Reading Dates: 12/04/2023 to 01/03/2024



General Service Customer Charge	\$15.50
Electric 3878 KWH @ 0.05197	\$201.54
Environmental Charge 3878 KWH @ 0.0015907	\$6.17
Fuel Charge 3878 KWH @ 0.038	\$147.36
Florida Gross Receipts Tax	\$9.50
Florida Regulatory Commission Surcharge	\$0.06

**Current Electric Service Charges \$380.13**

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- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

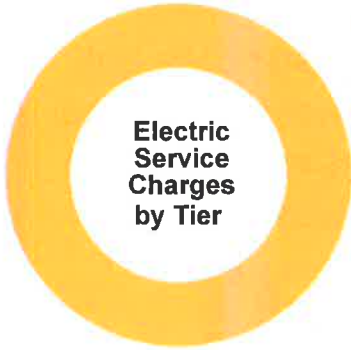


GOLDEN LAKES CDD  
 870 EAGLEBROOKE BL # ST LTS  
 LAKELAND FL 33813 US

Account # 3411473

Due Date	Amount Due
02/01/2024	\$84.55

Bill Summary



731 kWh @ 0.05197 \$37.99

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$94.26
Payments/Credits/Returns since 12/05/2023	-\$94.26
<b>Balance Forward</b>	<b>\$0.00</b>
Electric Service Charges	\$84.55
<b>Total Current Charges</b>	<b>\$84.55</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$84.55</b>

Billing details located on following page(s) ▶

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Account #  
3411473

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$84.55</b>
Bank Draft Amount	\$84.55
Bank Draft Date	01/29/2024

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GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7320





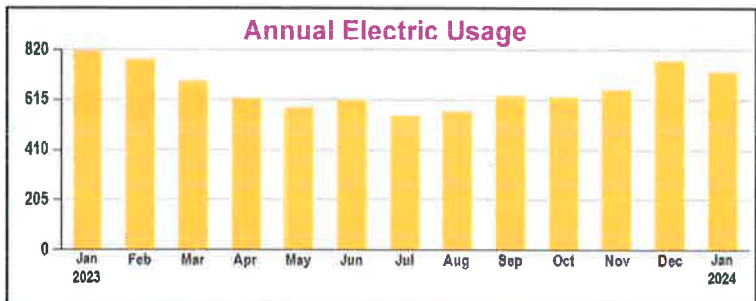
**Account # 3411473**

**Bill Detail**

**Electric Service**

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
395279	30	kWh	731	775	813

Meter Reading Dates: 12/04/2023 to 01/03/2024



General Service Customer Charge	\$15.50
Electric 731 KWH @ 0.05197	\$37.99
Environmental Charge 731 KWH @ 0.0015907	\$1.16
Fuel Charge 731 KWH @ 0.038	\$27.78
Florida Gross Receipts Tax	\$2.11
Florida Regulatory Commission Surcharge	\$0.01

**Current Electric Service Charges \$84.55**

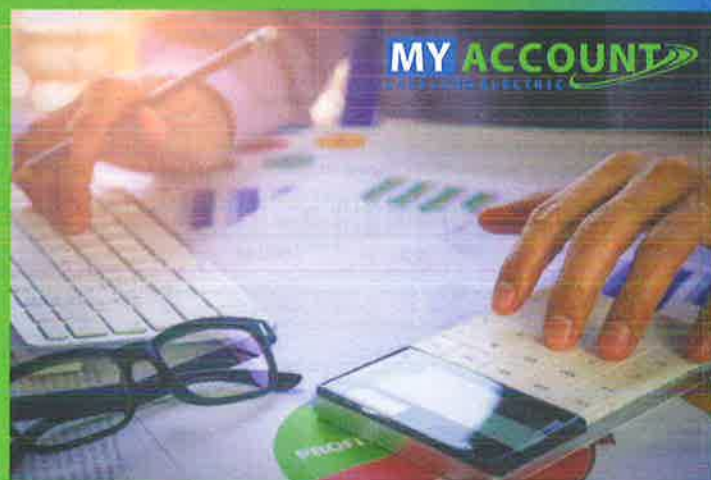
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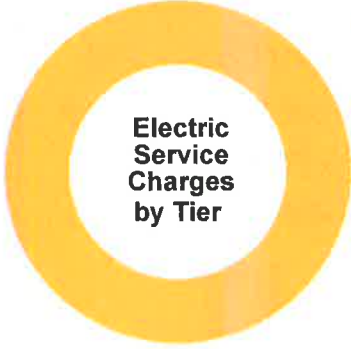
**Contact**

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- 24-Hour Payment Hotline..... 863-834-9535
- TDD (For Hearing Impaired)..... 863-834-8333
- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

Account # **3410050**

Due Date	Amount Due
02/01/2024	\$136.41

**Bill Summary**



1283 kWh @ 0.05197 \$66.69

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$151.57
Payments/Credits/Returns since 12/05/2023	\$-151.57
<b>Balance Forward</b>	<b>\$0.00</b>
Electric Service Charges	\$136.41
<b>Total Current Charges</b>	<b>\$136.41</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$136.41</b>

Billing details located on following page(s). ▶

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Account #  
**3410050**

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$136.41</b>
Bank Draft Amount	\$136.41
Bank Draft Date	01/29/2024

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210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320





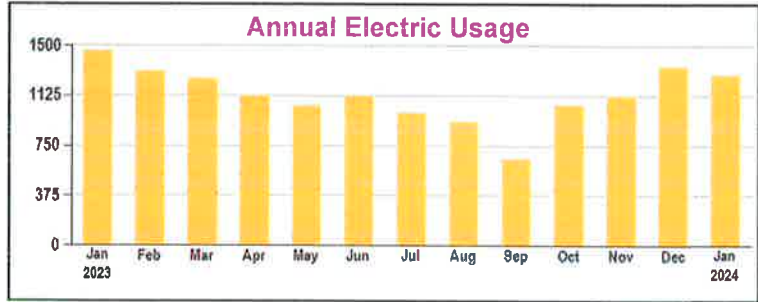
**Account # 3410050**

**Bill Detail**

**Electric Service**

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
392631	30	kWh	1283	1342	1456

Meter Reading Dates: 12/04/2023 to 01/03/2024



General Service Customer Charge	\$15.50
Electric 1283 KWH @ 0.05197	\$66.69
Environmental Charge 1283 KWH @ 0.0015907	\$2.04
Fuel Charge 1283 KWH @ 0.038	\$48.75
Florida Gross Receipts Tax	\$3.41
Florida Regulatory Commission Surcharge	\$0.02

**Current Electric Service Charges \$136.41**

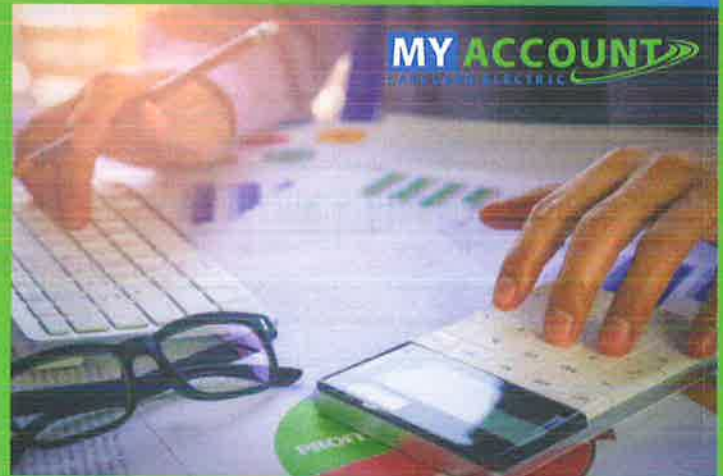
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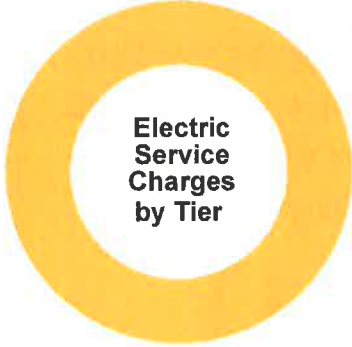
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- 24-Hour Payment Hotline..... 863-834-9535
- TDD (For Hearing Impaired)..... 863-834-8333
- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

Account # **3410051**

Due Date	Amount Due
02/01/2024	\$100.15

**Bill Summary**



897 kWh @ 0.05197 \$46.62

*For a more detailed explanation of rates and charges, please see reverse side.*

**Billing Date:** 01/04/2024

Previous Bill	\$111.44
Payments/Credits/Returns since 12/05/2023	\$-111.44
<b>Balance Forward</b>	<b>\$0.00</b>
Electric Service Charges	\$100.15
<b>Total Current Charges</b>	<b>\$100.15</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$100.15</b>

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Account #  
**3410051**

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$100.15</b>
Bank Draft Amount	\$100.15
Bank Draft Date	01/29/2024

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GOLDEN LAKES CDD  
210 N UNIVERSITY DR STE 702  
CORAL SPRINGS FL 33071-7320



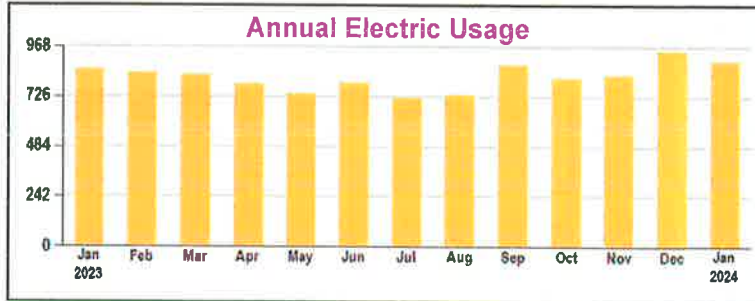
Account # **3410051**

**Bill Detail**

**Electric Service**

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
395265	30	kWh	897	945	852

Meter Reading Dates: 12/04/2023 to 01/03/2024



General Service Customer Charge	\$15.50
Electric 897 KWH @ 0.05197	\$46.62
Environmental Charge 897 KWH @ 0.0015907	\$1.43
Fuel Charge 897 KWH @ 0.038	\$34.08
Florida Gross Receipts Tax	\$2.50
Florida Regulatory Commission Surcharge	\$0.02

**Current Electric Service Charges \$100.15**

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- ♻️ Recycling..... 863-834-8774
- ⚡ Surge Protection..... 863-834-1500



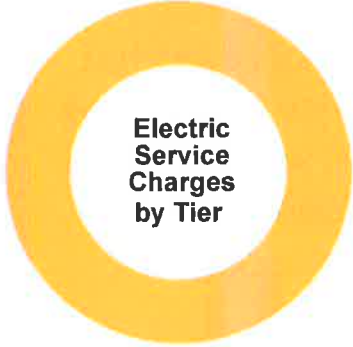


GOLDEN LAKES CDD  
 6844 EAGLE RIDGE BL # ENTR  
 LAKELAND FL 33813 US

Account # 3403760

Due Date	Amount Due
02/01/2024	\$20.58

Bill Summary



50 kWh @ 0.05197 \$2.59

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/04/2024

Previous Bill	\$21.36
Payments/Credits/Returns since 12/05/2023	\$-21.36
<b>Balance Forward</b>	<b>\$0.00</b>
Electric Service Charges	\$20.58
<b>Total Current Charges</b>	<b>\$20.58</b>
<b>Total Amount Due by 02/01/2024</b>	<b>\$20.58</b>

Billing details located on following page(s) ▶

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5. When the transaction is **COMPLETE** hand customer the receipt.



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By accepting or using this barcode to make a payment, you agree to the full terms and conditions available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).



Message Center

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LB2024010419150800.xml-181-000003044

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



Account #  
3403760

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$20.58</b>
Bank Draft Amount	\$20.58
Bank Draft Date	01/29/2024

000091 000003044



GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7320



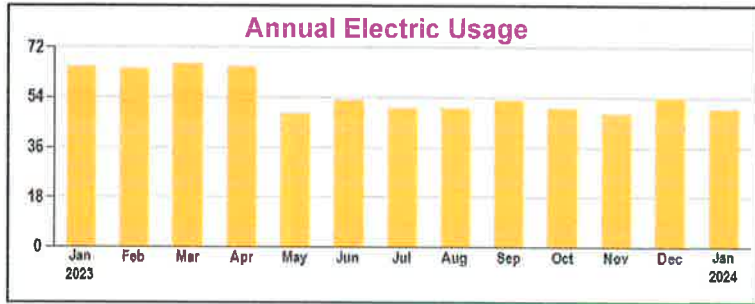
**Account # 3403760**

**Bill Detail**

**Electric Service**

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
394624	30	kWh	50	54	65

Meter Reading Dates: 12/04/2023 to 01/03/2024



General Service Customer Charge	\$15.50
Electric 50 KWH @ 0.05197	\$2.59
Environmental Charge 50 KWH @ 0.0015907	\$0.08
Fuel Charge 50 KWH @ 0.038	\$1.90
Florida Gross Receipts Tax	\$0.51

**Current Electric Service Charges \$20.58**

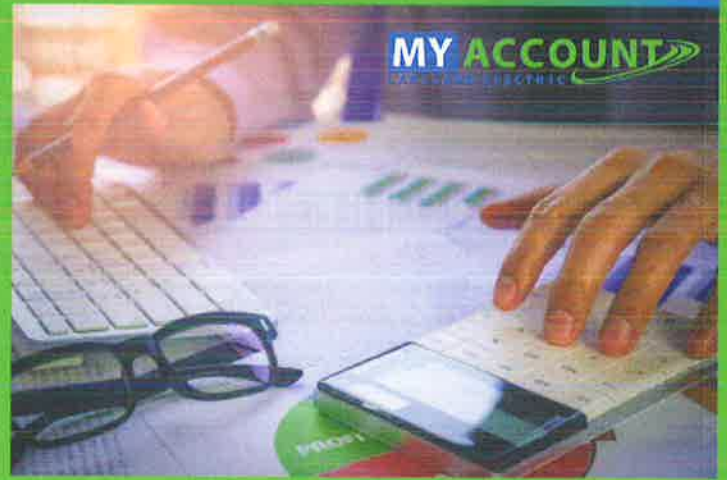
The amount due will be drafted at your bank on 01/29/2024

All balances are subject to penalty if paid after the due date, please see summary of all charges on Page 1 of your bill.

Running a business isn't easy, but choosing the right price plan can be. It only takes minutes with our price plan comparison tool.

**TRY IT NOW AT**

[LAKELANDELECTRIC.COM/ENERGYTOOLSET](http://LAKELANDELECTRIC.COM/ENERGYTOOLSET)



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**Address Change**

There are several ways to change your mailing address!

- Visit [lakelandelectric.com/MyAccount](http://lakelandelectric.com/MyAccount)
- Email us at [customerservice@lakelandelectric.com](mailto:customerservice@lakelandelectric.com)
- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

**Contact**

- Electric / Water Billing Inquiries..... 863-834-9535
- Wastewater / Solid Waste Billing..... 863-834-8276
- Fallen Power Lines / Water Outages..... 863-834-4248
- False Alarms (Lakeland Police Dept)..... 863-834-6936
- Miscellaneous Fire Dept Billings..... 863-834-8201
- 24-Hour Power Outage Reporting..... 866-834-4248
- 24-Hour Payment Hotline..... 863-834-9535
- TDD (For Hearing Impaired)..... 863-834-8333
- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

Account # 3419233

Due Date	Amount Due
01/31/2024	\$938.35

Bill Summary



Other Services \$938.35

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/03/2024

Previous Bill	\$953.58
Payments/Credits/Returns since 12/04/2023	-\$953.58
<b>Balance Forward</b>	<b>\$0.00</b>
Other Services and Account Charges	\$938.35
<b>Total Current Charges</b>	<b>\$938.35</b>
<b>Total Amount Due by 01/31/2024</b>	<b>\$938.35</b>

Billing details located on following page(s) ▶

PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

powered by KUBRAEZ-PAY.

Bring this barcode with you to make a payment.

Payments are recognized immediately and posted next business day.

Retailer Instructions:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.



799366423610006371683597832642

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Message Center

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Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



Account # 3419233

Due Date	Amount Due
<b>DO NOT PAY</b>	<b>\$938.35</b>
Bank Draft Amount	\$938.35
Bank Draft Date	01/29/2024

000088 000003477



GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7320





Account # **3419233**

**Bill Detail**

**Roadway Lighting**

Private Area Light Charges	\$162.00
Private Area Light Fixture/Pole Charges	\$684.00
Private Area Light Fuel Charges	\$82.35
Environmental Charges	\$3.60
Florida Gross Receipts Tax	\$6.36
Florida Regulatory Commission Surcharge	\$0.04

**Current Roadway Lighting Charges \$938.35**

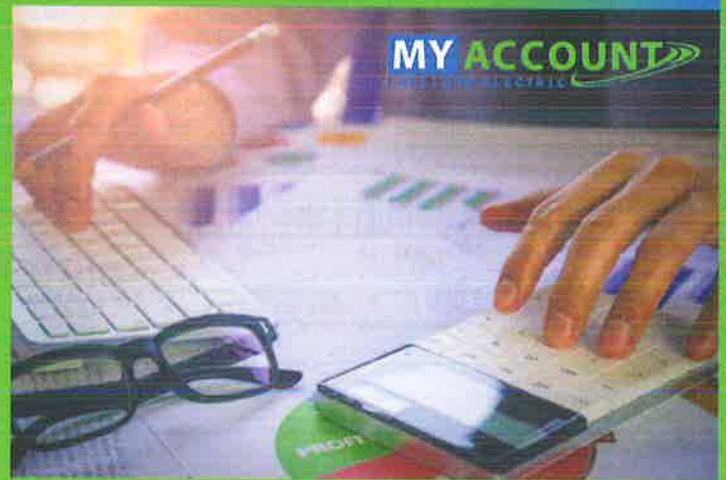
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- Email us at [customerservice@lakelandelectric.com](mailto:customerservice@lakelandelectric.com)
- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

**Contact**

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- 24-Hour Payment Hotline..... 863-834-9535
- TDD (For Hearing Impaired)..... 863-834-8333
- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

<b>DISTRICT</b>	<b>GOLDEN LAKES</b>	<b>FY 2023</b>	
<b>VENDOR</b>	<b>POLK COUNTY UTILITIES</b>		
<b>INVOICE DATE</b>	<b>1/9/2024</b>		
<b>INVOICE #</b>	<b>010924 ACH</b>		
			<b>ACH 01/29</b>
<b>Account Number</b>	<b>G/L ACCOUNT</b>	<b>Street Address</b>	<b>11/27-12/27</b>
<b>252101-121574</b>	<b>543002-53901</b>	<b>820 Eaglebrooke Blvd GS</b>	<b>90.82</b>
<b>124731-141584</b>	<b>543014-53901</b>	<b>ISL #2 Clearpointe Way Reuse</b>	<b>4.23</b>
<b>124731-176716</b>	<b>543014-53901</b>	<b>Reuse Eagle Ridge Blvd IRR</b>	<b>38.07</b>
<b>124731-141582</b>	<b>543014-53901</b>	<b>ISL #1 Cascades Ct Reuse</b>	<b>5.64</b>
<b>288135-185072</b>	<b>543014-53901</b>	<b>Reuse Osprey Landing Way IRR</b>	<b>5.64</b>
		<b>TOTAL</b>	<b>\$ 144.40</b>
		<b>543002-53901</b>	<b>\$ 90.82</b>
		<b>543014-53901</b>	<b>\$ 53.58</b>
		<b>TOTAL</b>	<b>\$ 144.40</b>





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[www.polk-county.net](http://www.polk-county.net)

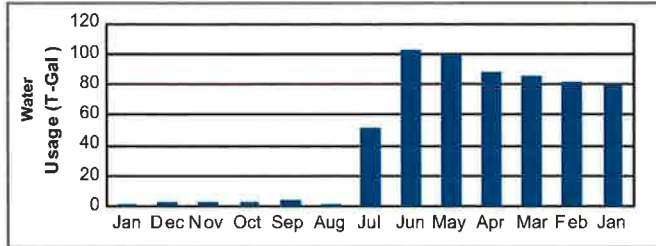


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Customer #	252101	Account #	121574	Due Date	01/29/2024
Customer Name	GOLDEN LAKES CDD				
Service Address	820 EAGLEBROOKE BLVD GS				
Bill Number	4971500	Bill Date	01/09/2024	Total Due	\$ 90.82

HAVE YOU REGISTERED FOR THE NEW CUSTOMER PORTAL? THE NEW PORTAL WILL PROVIDE ANYTIME ACCESS TO ACCOUNT DETAILS AND OTHER TOOLS TO HELP YOU MANAGE YOUR POLK UTILITIES ACCOUNT. VISIT [HTTPS://BILLPAY.POLKUTILITIES.NET](https://BILLPAY.POLKUTILITIES.NET) AND CLICK THE 'SIGN UP NOW BUTTON' TO GET STARTED.

Service Period	Service	Meter #	Days	Units	Current	Previous	Usage
11/27/2023 - 12/27/2023	Water	11336294	30	TGAL	1651	1649	2



Current Charges	
Com. Water Base	\$15.65
Com. Water Usage	\$5.26
Com. Wastewater Base	\$54.20
Com. Wastewater Usage	\$12.96
Com. PWRI/AWS Surcharge	\$0.60
Public Service Tax	\$2.15
<b>Total Current Charges</b>	<b>\$90.82</b>

Amount From Previous Bill	Other Debits/Credits	Total Current Charges	Payment Arrangement	Payments	Total Amount Due
\$100.52	\$0.00	\$90.82	\$0.00	\$-100.52	\$90.82

010100000000031

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.



P.O. Box 2019 • Bartow, FL 33831-2019

Customer #	252101	Account #	121574	Due Date	01/29/2024
Customer Name	GOLDEN LAKES CDD				
Service Address	820 EAGLEBROOKE BLVD GS				
Bill Number	4971500	Bill Date	01/09/2024	Total Due	\$ 90.82

Check here to indicate address change on the back of the bill

Please Enter Payment Amount

\$ **AUTOPAY - DO NOT PAY**



GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071-7302

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0000000000 0000009082 0000252101121574



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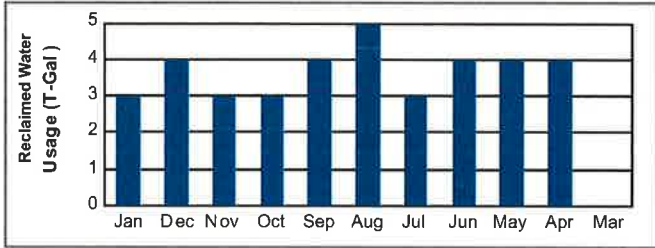


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Customer #	124731	Account #	141584	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	ISL #2 CLEARPOINTE WAY REUSE				
Bill Number	4971956	Bill Date	01/09/2024	Total Due	\$ 4.23

HAVE YOU REGISTERED FOR THE NEW CUSTOMER PORTAL? THE NEW PORTAL WILL PROVIDE ANYTIME ACCESS TO ACCOUNT DETAILS AND OTHER TOOLS TO HELP YOU MANAGE YOUR POLK UTILITIES ACCOUNT. VISIT [HTTPS://BILLPAY.POLKUTILITIES.NET](https://BILLPAY.POLKUTILITIES.NET) AND CLICK THE 'SIGN UP NOW BUTTON' TO GET STARTED.

Service Period	Service	Meter #	Days	Units	Current	Previous	Usage
11/27/2023 - 12/27/2023	Reclaimed Water	222048376	30	TGAL	37	34	3



Current Charges	
Com.Reclaimed Usage	\$4.23
<b>Total Current Charges</b>	<b>\$4.23</b>

Amount From Previous Bill	Other Debits/Credits	Total Current Charges	Payment Arrangement	Payments	Total Amount Due
\$5.64	\$0.00	\$4.23	\$0.00	\$-5.64	\$4.23

010120000000033

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.



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Customer #	124731	Account #	141584	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	ISL #2 CLEARPOINTE WAY REUSE				
Bill Number	4971956	Bill Date	01/09/2024	Total Due	\$ 4.23

Check here to indicate address change on the back of the bill

Please Enter Payment Amount

\$ **AUTOPAY - DO NOT PAY**



GOLDEN LAKE COMM DEV DIST  
 210 N UNIVERSITY DR # 702  
 CORAL SPRINGS FL 33071-7320

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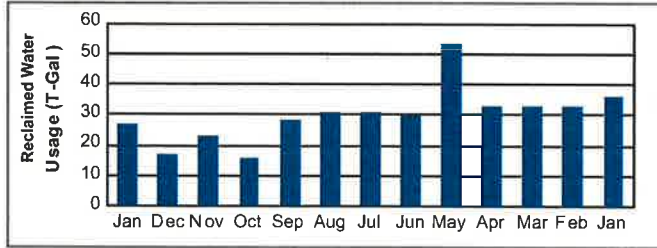


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Customer #	124731	Account #	176716	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	REUSE EAGLE RIDGE BLVD				
Bill Number	4972816	Bill Date	01/09/2024	Total Due	\$ 38.07

HAVE YOU REGISTERED FOR THE NEW CUSTOMER PORTAL? THE NEW PORTAL WILL PROVIDE ANYTIME ACCESS TO ACCOUNT DETAILS AND OTHER TOOLS TO HELP YOU MANAGE YOUR POLK UTILITIES ACCOUNT. VISIT [HTTPS://BILLPAY.POLKUTILITIES.NET](https://billpay.polkutilities.net) AND CLICK THE 'SIGN UP NOW BUTTON' TO GET STARTED.

Service Period	Service	Meter #	Days	Units	Current	Previous	Usage
11/27/2023 - 12/27/2023	Reclaimed Water	R11144180	30	TGAL	652	625	27



Current Charges	
Com.Reclaimed Usage	\$38.07
<b>Total Current Charges</b>	<b>\$38.07</b>

Amount From Previous Bill	Other Debits/Credits	Total Current Charges	Payment Arrangement	Payments	Total Amount Due
\$23.97	\$0.00	\$38.07	\$0.00	-\$23.97	\$38.07

010130000000034

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.



P.O. Box 2019 • Bartow, FL 33831-2019

Customer #	124731	Account #	176716	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	REUSE EAGLE RIDGE BLVD				
Bill Number	4972816	Bill Date	01/09/2024	Total Due	\$ 38.07

Check here to indicate address change on the back of the bill

Please Enter Payment Amount

\$ **AUTOPAY - DO NOT PAY**



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GOLDEN LAKE COMM DEV DIST  
 210 N UNIVERSITY DR # 702  
 CORAL SPRINGS FL 33071-7320

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 www.polk-county.net

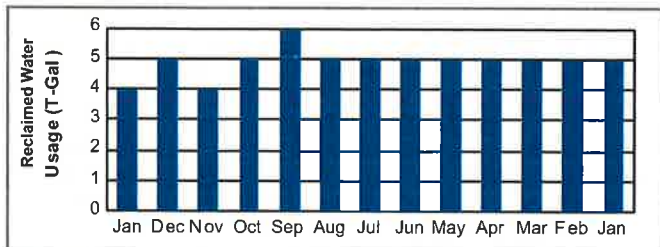


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Customer #	124731	Account #	141582	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	REUSE ISL #1 CASCADES CT				
Bill Number	4971955	Bill Date	01/09/2024	Total Due	\$ 5.64

HAVE YOU REGISTERED FOR THE NEW CUSTOMER PORTAL? THE NEW PORTAL WILL PROVIDE ANYTIME ACCESS TO ACCOUNT DETAILS AND OTHER TOOLS TO HELP YOU MANAGE YOUR POLK UTILITIES ACCOUNT. VISIT [HTTPS://BILLPAY.POLKUTILITIES.NET](https://billpay.polkutilities.net) AND CLICK THE 'SIGN UP NOW BUTTON' TO GET STARTED.

Service Period	Service	Meter #	Days	Units	Current	Previous	Usage
11/27/2023 - 12/27/2023	Reclaimed Water	222048361	30	TGAL	71	67	4



Current Charges	
Com.Reclaimed Usage	\$5.64
<b>Total Current Charges</b>	<b>\$5.64</b>

Amount From Previous Bill	Other Debits/Credits	Total Current Charges	Payment Arrangement	Payments	Total Amount Due
\$7.05	\$0.00	\$5.64	\$0.00	-\$7.05	\$5.64

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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.



P.O. Box 2019 • Bartow, FL 33831-2019

Customer #	124731	Account #	141582	Due Date	01/29/2024
Customer Name	GOLDEN LAKE COMM DEV DIST				
Service Address	REUSE ISL #1 CASCADES CT				
Bill Number	4971955	Bill Date	01/09/2024	Total Due	\$ 5.64

Check here to indicate address change on the back of the bill

Please Enter Payment Amount

\$ AUTOPAY - DO NOT PAY



GOLDEN LAKE COMM DEV DIST  
 210 N UNIVERSITY DR # 702  
 CORAL SPRINGS FL 33071-7320

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 Fax (863) 298-4111  
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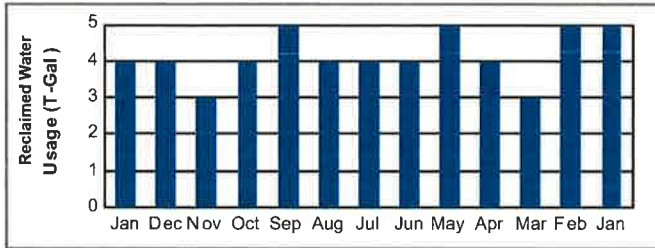


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Customer #	288135	Account #	185072	Due Date	01/29/2024
Customer Name	GOLDEN LAKES CDD				
Service Address	REUSE OSPREY LANDING WAY				
Bill Number	4973115	Bill Date	01/09/2024	Total Due	\$ 5.64

Service Period	Service	Meter #	Days	Units	Current	Previous	Usage
11/27/2023 - 12/27/2023	Reclaimed Water	R20257619	30	TGAL	126	122	4



Current Charges	
Com.Reclaimed Usage	\$5.64
<b>Total Current Charges</b>	<b>\$5.64</b>

Amount From Previous Bill	Other Debits/Credits	Total Current Charges	Payment Arrangement	Payments	Total Amount Due
\$5.64	\$0.00	\$5.64	\$0.00	\$-5.64	\$5.64

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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.



P.O. Box 2019 • Bartow, FL 33831-2019

Customer #	288135	Account #	185072	Due Date	01/29/2024
Customer Name	GOLDEN LAKES CDD				
Service Address	REUSE OSPREY LANDING WAY				
Bill Number	4973115	Bill Date	01/09/2024	Total Due	\$ 5.64

Check here to indicate address change on the back of the bill

Please Enter Payment Amount

\$ AUTOPAY - DO NOT PAY



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GOLDEN LAKES CDD  
 210 N UNIVERSITY DR STE 702  
 CORAL SPRINGS FL 33071

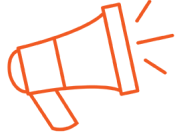
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Account Number: 0008167660  
 Invoice Number: 14A0008167660  
 Activity From: 12/05/23 - 01/04/24  
 Billing Date: 01/06/24  
 Delivery Address: EAGLEBROOK GUARD SHACK  
 1300 EAGLEBROOKE BLVD  
 LAKELAND FL 33813

Previous Balance	\$0.00
Payments / Credits	\$0.00
Current Activity from 12/05/23 - 01/04/24	\$68.85
<b>Total Account Balance as of 01/06/24</b>	<b>\$68.85</b>

To pay your bill and view your upcoming deliveries, visit us at [ReadyRefresh.com](http://ReadyRefresh.com)



### News for You

Take AC+ION this New Year! AC+ION is an ion-charged alkaline water that is obsessed with optimizing hydration when you need it most. From now through Feb 29, buy 1 case of AC+ION 1L, get 1 case free. Automatic coupon at checkout-10 case max per delivery.

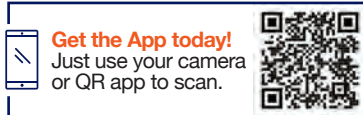
Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	.00
1/03	8617203271	2	ZEPHYRHILLS BRAND SPRING WATER 5 GALLON BOTTLE	31.98
		2	5 GALLON BOTTLE DEPOSIT	12.00
		1	ZEPHYRHILLS BRAND SPRING WATER .5L CASE OF 24	8.99
		2	5 GALLON BOTTLE RETURN	-12.00
		1	DELIVERY FEE	9.99
1/01	A7605283		RENT	17.89
PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.				
<b>Total Account Balance as of 01/06/24</b>				<b>\$68.85</b>

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080  
 College Station, TX 77842



ACCOUNT NUMBER - 0008167660 INVOICE NUMBER - 14A0008167660

**AUTO-PAY**

Thank You!

505200081676609 0006885 00068855 5

ADDRESS SERVICE REQUESTED

GOLDEN LAKES  
 JOANNA .  
 210 N UNIVERSITY DR  
 SUITE 702  
 CORAL SPRINGSFL 33071-7320

Please send payment to:

ReadyRefresh  
 BlueTriton Brands, Inc.  
 P.O. Box 856680  
 Louisville, KY 40285-6680

Clark & Albaugh, PLLC  
219 Shiloh Cove  
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Golden Lakes Community Develop. Distr.  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

January 1, 2024

**Attention:** File # 7170-006  
Invoice # 18606

**RE:** Golf course operation

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-07-23	review of notes of golf course renovation presentation; correspondence with Ryan	0.30	90.00	SDC
Dec-11-23	correspondence with Ryan regarding liability questions; review of CCR regarding golf liability language	0.40	120.00	SDC
Dec-18-23	review of and modifications to proposed Club Bylaws; provide new provisions on service animals	2.10	630.00	SDC
Dec-20-23	review of proposed edits to bylaws; correspondence regarding same	0.50	150.00	SDC
Dec-21-23	review of additional supervisor comments on proposed bylaw amendments and update document; correspondence to manager regarding publication of notices; review of green renovation proposal and begin drafting proposed agreement for green renovation; review of specimen forms	3.40	1,020.00	SDC
Dec-22-23	preparation of final version of bylaw amendment; correspondence exchange with manager regarding publication of notices for hearing; review of proof of publication	1.10	330.00	SDC
Dec-26-23	development of form of agreement for green	1.40	420.00	SDC

renovation; review of bid statutes; review of  
proposal and meeting presentation on project;  
correspondence with golf manager regarding scope  
and other contract issues

Totals	9.20	<hr/> \$2,760.00
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<b>Total Fee &amp; Disbursements</b>	<hr/>	<b>\$2,760.00</b>
Previous Balance		348.00
Previous Payments		348.00
<b>Balance Now Due</b>		<hr/> <b>\$2,760.00</b>

Send PAYMENTS ONLY to:  
Clark & Albaugh, PLLC  
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