

*Lakeside Plantation Community
Development District*

*Agenda Package
June 15, 2022*



Lakeside Plantation
Community Development District

Joe Szewczyk, Chairman

María Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

June 15, 2022

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Joe Szewczyk - C	
Seat 5: Maria Chichelli - VC	
Seat 2: Alan Sabol - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 1: Bill Roumy - AS	

Wednesday
June 15, 2022
6:00 p.m.

Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, FL 34289

Zoom Link: <https://us06web.zoom.us/j/84101046234>

Meeting ID: 841 0104 6234

Passcode: 798640

Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

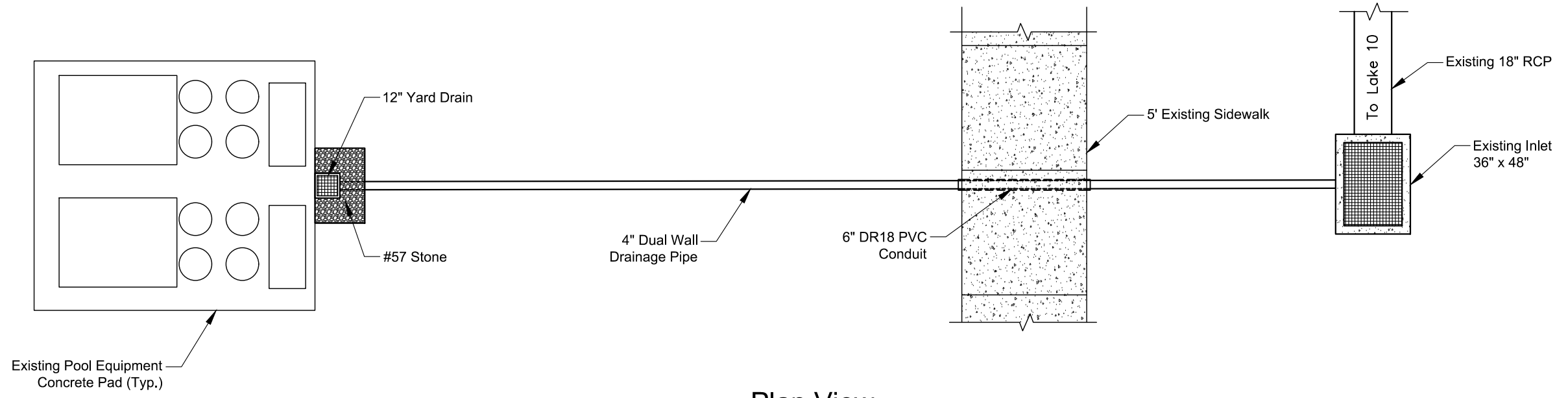
- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. Audience Comment Tracker
- V. District Engineer
 - A. Pictures of Pool Equipment Drainage System
- VI. New Business Items
 - A. Consideration of Resolution 2022-10 Resetting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates
 - B. Review of Resident Facility Access Form and Waiver
 - C. Discussion of Memorial Tribute
- VII. Business Administration
 - A. Approval of Minutes of the May 18, 2022 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
 - D. Special Assessment Receipts Schedule
- VIII. General Audience Comments

- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Action Items List
 - 2. Filing of Form 1 Statement of Financial Interests
 - C. Amenities Manager
 - 1. Monthly Report
 - 2. Proposals for Fountain Maintenance Services
- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Board Meeting is July 20, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XIII. Adjournment

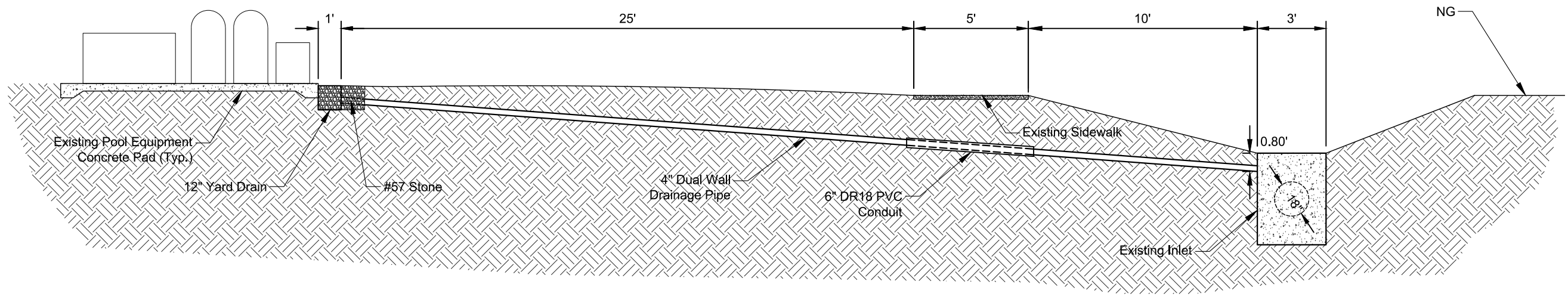
Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>

SECTION V

SECTION A



Plan View
 Scale 1"=5'



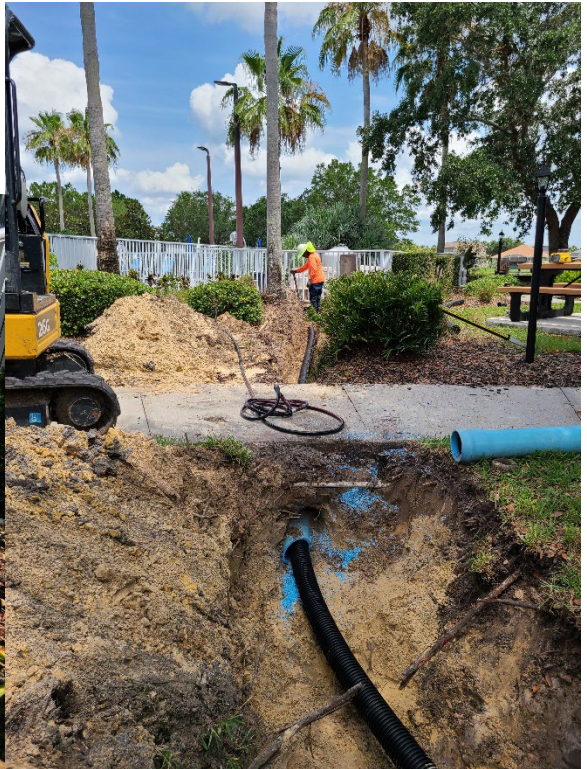
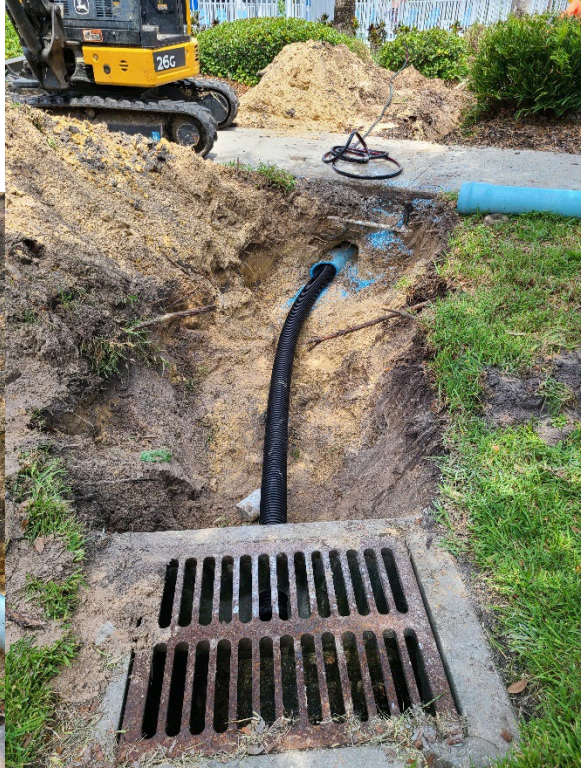
Section View
 Scale 1"=5'

NO.	DATE	DESCRIPTION

DATE: 20150050-000
 PROJECT NO.: May 2022
 FILE NO.:
 SCALE: As Shown

Pool Equipment
 Drainage Exhibit

SHEET NUMBER



Under Construction



Under Construction



Completed Project

SECTION VI

SECTION A

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT RESETTING THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AMENITY FACILITIES POLICIES; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, on April 20, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2022-07, setting a public hearing to consider and hear comment on the adoption of amended Amenity Facilities Policies for 6:00 p.m. on June 15, 2022, at the Lakeside Plantation Clubhouse, located at 2800 Plantation Blvd., North Port, Florida 34289; and

WHEREAS, in order to consider further amendments to the Amenity Facilities Policies, particularly as they relate to rates, the District now desires to reset the public hearing to coincide with the District’s regular meeting in August 2022; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PUBLIC HEARING DATE RESET. The Public Hearing to consider the adoption of Amended Amenity Facilities Policies is hereby reset as follows:

Date: August 17, 2022
Time: 6:00 p.m.
Location: Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, Florida 34289

SECTION 2. PUBLICATION OF NOTICE. The District Secretary is hereby directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 15th day of June 2022.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

SECTION B

Lakeside Plantation CDD

Resident Facility Access Form and Waiver

Thank you for taking a moment to complete our Resident Program Participation Form. This information will be maintained in your file. It will be your responsibility to update this form as necessary with new information.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

HOUSEHOLD MEMBERS

Name (Last, First)	Relationship	Date of Birth (if under 18)	OFFICE USE ONLY Access Fob #
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

HOUSEHOLD CONTACT INFORMATION

Address _____
Street Address

Preferred Email _____ Secondary _____

Home Phone () _____ Alternate Phone () _____

GENERAL INFORMATION

1. Does anyone in your family have special needs you would like us to be aware of? YES NO
If you answered yes, please provide specific information below.
2. Would you like your household to be added to the Resident Directory? YES NO

Lakeside Plantation CDD

Resident Facility Access Form and Waiver

ASSUMPTION OF RISK AND WAIVER OF LIABILITY

The undersigned Patron (as defined and named below), being over the age of eighteen (18) years and on behalf of himself and/or herself and each of their minor children listed below, hereby acknowledges Patron has inspected the facilities ("Facilities") and activities, sports, and/or programs (collectively, "Programs") being offered by the Lakeside Plantation Community Development District ("District") and Patron is fully aware of the dangers and risks of injury inherent in use of the Facilities and participation in the Programs by Patron(s), or his or her minor children. In consideration of the permission granted Patron(s), or his or her minor children, to access and use the District's facilities, on behalf of himself and/or herself and each of their minor children, heirs and successors, Patron hereby agrees to hold harmless and release the District, its staff, board supervisors, agents, officers and employees, from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, Patron(s), or his or her minor children, participation in District Programs or use of the Facilities. Furthermore, Patron understands that the District and its staff, board supervisors, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any District Programs, use of the Facilities, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assume the risk for any and all injuries and illness that may result from participation in these Programs. Patron hereby releases and discharges the District and its staff, board members, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these Programs and use of the Facilities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

Patron understand that aerobic exercise and athletic fitness training or program participation can be dangerous and that the District requests that Patron consult with a physician with respect to any past or present illness or injury that may affect Patron's participation in or ability to engage in exercise and activities offered by the District and/or at the Facilities.

Patron further agrees to abide by all rules and instructions of the District, the Facilities, and its personnel. Patron has read this Assumption of Risk, Release and Wavier of Liability and fully understand its terms and conditions. Patron further agrees and acknowledges that no oral representations, statements or inducement apart from the foregoing written agree have been made.

Patron Name (Last, First)	Signature	Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		

SECTION C

Memorial Tribute

Roses, hydrangeas, lilies, impatiens, petunias, vinca, daisies and many other flowers blossom through the summer, while foliage plants like hostas and coleus can fill shady nooks. Average cost of plants would range from \$25-\$50. Would need to speak to landscaper on exactly what upkeep and maintenance would be. Trees can also be added and items such as monuments if space permitted. An exact location would help determine more on final cost. Other arrangements to provide décor can be added such as standing floral bouquets which are also below.



SECTION VII

SECTION A

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **May 18, 2022** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Joe Szewczyk	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
John Monahan	GMS – District Management
Sarah Sandy (<i>by phone</i>)	District Counsel
Margie Gertsman	WTS
Alex Murphy	WTS Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the May 18, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin who was not present at roll call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda (*Audience Comments Limited to 3 Minutes per Person*)

Ms. Lansford opened the public comment period. Resident Peter Gardner of 2186 Boxwood Street stated that the pickleball court resurfacing was a good thing as many residents loved playing pickleball. There being no further comments, Ms. Lansford closed the public comment period.

Ms. Benjamin joined the meeting in person at 6:05 p.m.

FOURTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2022-09 Approving the Proposed Budget for Fiscal Year 2023 & Setting a Public Hearing Date for Adoption

Ms. Lansford presented the Proposed Budget for Fiscal Year 2022 and highlighted the following:

- *Personnel Services (Management Contract)* increased significantly from \$196,544 to \$282,449 to coincide with the WTS contract.
- *Transfer Out – Capital Reserve Fund* was \$134,000 as reflected in the Reserve Study. There was \$634,000 overall in the Reserve Fund.
- *General Liability Insurance* increased to stay consistent with EGIS fees.
- *District Manager* increased by \$3,000, due to inflation.
- *Lake Maintenance* decreased to match what was being billed.

Ms. Lansford confirmed that *Security Patrol* was being eliminated, as the contract was going to be removed. Mr. Szewczyk stated that the Board would have two months between now and the public hearing in August to review the budget and recommended that they consider one section at a time and see where there were savings. Ms. Lansford reported that \$75,000 was transferred from the Reserve Fund to the Operating Fund for a tax certificate sale, even though \$50,000 was estimated. Mr. Roumy suggested creating a list of capital items for next year to utilize the Reserve Funds. Mr. Szewczyk pointed out that the Reserve Study broke down every asset the CDD owned and the expected lifespan. The money was there and it was just a matter of where it was allocated to. Mr. Roumy requested that maintenance staff provide a list of what needed to be completed. Ms. Lansford noted that if the Board approved the Proposed Budget with the capital transfer and increase in the amenity contract, there would be an increase in assessments. A letter would be sent to all homeowners notifying them of the assessment increase.

Ms. Sarah advised that the letter must be sent 20 to 30 days prior to the August public hearing or in mid-July. Ms. Sarah recommended a modification to the budget in the description that any funds not utilized for the purpose of the tax certificate sales be transferred back to capital reserves.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor Resolution 2022-09 Approving the Proposed Budget for Fiscal Year 2023 and Setting the Public Hearing for August 17, 2022 at 6:00 p.m. at this location was adopted.

B. Discussion of Memorial Tribute

Ms. Lansford received a request from Ms. Benjamin for memorial tributes within the neighborhood. Ms. Benjamin reported that she involved in a discussion about residents paying for and planting memorial trees in areas where fences were removed by the developer. Ms. Sandy recommended that the Board adopt a policy so everyone was treated equally, addressing items that would constitute the memorial, whether a bench or trees and if there would be a fee.

Mr. Sabol preferred that residents plant the trees. Ms. Benjamin pointed out that residents could not plant trees on CDD property without CDD approval. Mr. Szewczyk asked where the trees would be planted. Ms. Benjamin suggested on the side of the lakes where the barriers were taken down. Mr. Roumy suggested designating a certain area as a memorial area. Ms. Chichelli voiced concern about people wanting statutes. Mr. Szewczyk suggested seeing what other communities do from the type of trees to who would maintain the trees, cost, location, etc. Mr. Roumy asked if they could plant trees in the right-of-way (ROW) between the sidewalk and the street that was CDD property. Ms. Sarah stated she believed residents already had such ability and that they could if the District owned the property, but the District needed to consider how the tree roots affected the sidewalk. If the District planted the trees, then the District would typically be responsible for maintaining them.

Discussion ensued and there was Board consensus to set parameters for planting memorial trees and designate an area as a memorial. Ms. Lansford would work with Ms. Sarah and Ms. Gertsman and provide recommendations to the Board at the next meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 20, 2022 Meeting

Ms. Lansford presented the minutes of the April 20, 2022 meeting, which were included in the agenda package. Ms. Chichelli noted on Page 10, under Amenities Manager, “*Ms. Janise Henry*” should be “*Ms. Darlene Henry*”

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Minutes of the April 20, 2022 Meeting were approved as amended.

B. Approval of Check Register

Ms. Lansford presented the Check Register from April 1st to April 30, 2022 in the amount of \$75,500.10, which was included in the agenda package.

Ms. Benjamin questioned the \$300 refund. Ms. Lansford explained that it was for a cancelled event. Ms. Benjamin asked what \$16 in gas was being used for. Mr. Szewczyk stated that it was for the fireplace that they used three days a year and asked if Mr. Cliff Vines was their new tennis pro as he spent \$561 for various pieces of equipment for the junior tennis program. Ms. Gertsman replied affirmatively, noting that Mr. Vines returned \$275 in equipment, which would be reflected in next month’s financials. Mr. Szewczyk questioned Mr. Vines plan. Ms. Gertsman explained that the program started in the next day or two to try and get the younger population involved in tennis. There would be three different age groups that would play tennis times a week for an hour. Mr. Vines purchased some tennis balls with cash and was told never to do it again. Mr. Szewczyk questioned the Symbiont Services Corp charge of \$98 and whether the technician cleaned the clogged filter or just diagnosed the problem. Ms. Gertsman explained that the filter pump needed to be replaced. Ms. Lansford would verify and suggested that the Board table approval of the Check Register until there was clarification. Mr. Szewczyk was fine approving it if he received an answer.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the April Check Register was approved.

Once Ms. Lansford received an answer on the invoice, she would circulate it to the Board.

C. Balance Sheet and Income Statement

Ms. Lansford presented the April Balance Sheet and Income Statement, which were included in the agenda package. The District was \$1,473 under the projected budget for the year.

D. Special Assessment Receipts Schedule

Ms. Lansford presented the Special Assessment Receipts Schedule, which was included in the agenda package. Assessment collections were at 91%.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. The following residents addressed the Board:

- Ms. Sue Martin of 1771 Scarlett Avenue noted that documentation in the agenda package did not match the order it was on the agenda.
- Ms. Diane Raymond of 1509 Scarlett Avenue complimented Ms. Gertsman on the job she was doing and requested security at the pool on weekends to monitor that residents were using the pool and ensuring that there were no incidents.
- Ms. Debra Johnson of 1505 Scarlett Avenue thanked Ms. Gertsman for answering her questions and agreed with Ms. Raymond’s comments about having security at the pool on weekends as there were people at the pool at 10:30 p.m. She suggested having off-duty officers patrol the streets and having the Board address audience comments.

Mr. Szewczyk noted that audience comments would be tracked from now on.

- Ms. Donna Keller of 2395 Savannah Drive questioned in the budget, the transfer out of the Tax Certificate Sale Fund as her recollection was that it was shelved. In her opinion, it should be shelved because the Board should not invest in tax certificates. She questioned the \$20,000 budgeted for activities.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

- **Engineer's Report** (*Added*)

Mr. Burford provided an update on the installation of the drainage at the pool equipment area. The contractor would be on-site in the morning and should have everything completed by the end of the day. The lake bank inspections started as requested at the last meeting and an exhibit would be provided to the Board showing any new locations. They received the financial information for the Stormwater Needs Analysis Report and were finishing it up. The next step was submitting it to the county.

B. District Manager

1. Action Items List (*to be provided under separate cover*)

Ms. Lansford apologized for not sending the Action Items List under separate cover and would provide to the Board tomorrow.

2. Number of Registered Voters – 919

Ms. Lansford presented a letter from the Supervisor of Elections, which was included in the agenda package, reporting 919 registered voters in the District. The next meeting was scheduled for June 15th, which is the public hearing for the Amenity Policy. Mr. Szewczyk questioned the number of registered voters last year. Ms. Lansford would verify.

C. Amenities Manager

1. Monthly Report

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package and provided a timeline for the security project. The camera installation was almost complete. They were just waiting for approval for the additional camera. The fobs were being installed tomorrow. The fencing was going to be installed on June 6th and should be completed on June 8th. A timeline on how the community would be notified and the registration process was also provided. Fob pickup would begin on July 5th, if everything goes according to plan.

Mr. Roumy asked if they would email residents or send a letter. Ms. Gertsman would email residents as sending a letter was expensive. Two weeks prior to activating the fobs, residents would receive an information sheet. Mr. Roumy asked how residents would register and how many fobs they would receive. Ms. Gertsman explained that residents would fill out a

registration form and be entered into the computer. If there was no file, they would make one. Each household would receive two fobs and replacement or additional fobs were \$25. If guests wanted a fob, they must pay a security deposit, which would be returned. Mr. Szewczyk asked if they purchased the program from the previous amenity company to build the directory. Ms. Gertsmann stated that the Residents Directory was already being paid for and was active. She had an option to have the security system on her cell phone and could call the police if there was activity at the pool in the middle of the night. The fact that people have to swipe a fob to get access would deter a number of people. Mr. Szewczyk felt that there would still be the occasional incident where someone would hop the fence, but it would be on camera, but voiced concern that former residents still come and go. Ms. Gertsmann stated that staff could make it a practice when they arrive in the morning to review the cameras. Mr. Roumy questioned who was trained by ADT. Ms. Gertsmann and her staff were trained to use the camera system. A draft registration form would be provided to the Board at the next meeting.

Ms. Gertsmann presented the Facility Operations Maintenance Report. The ADT security and access installation was in progress. The playground much was completed. The playground equipment needs to be inspected. It was just taken down and put back together last year so they had time. A couple of screws were loose, which would be tightened and there would be some power washing and painting, as it was starting to rust in some places. The filter pump was bad on the exit fountain, but it was under warranty. They were waiting for the new one to come from the company and then it would be installed. The bocce benches were screwed into the ground so they did not move and blocked sidewalks. The playground bench with the canopy was removed as it was rusted. The automatic fill in the pool was installed. There was an irrigation issue as the motor needed to be replaced, which was expensive; however, the timer was now bad. It was ordered and as soon as it arrived, it would be installed. Dates for major events were provided where the dates were locked in and the entertainment was in place. It would be emailed to residents tomorrow. On June 1st at 10:00 a.m., homeowners were invited to meet with her for an informal get-together.

Mr. Roumy questioned the status of the wind screens for the tennis courts and the resurfacing. Ms. Gertsmann stated that they were trying to figure out how many panels there were for the wind screens. The contractor for the resurfacing was supposed to be on-site on Sunday. There was a lot of rain yesterday. She would speak with the contractor. Mr. Roumy

asked if the pool company comes every day to check the pH of the pool. Ms. Gertsman confirmed that staff checks the pH every day as well as the pool company when they were onsite. A log was in her office. They were still revamping the registration form and started working on the Emergency Action Plan. The Amenity Policy would be provided next month. Mr. Roumy reported that the rod that held the tennis fence post was missing.

Ms. Lansford reported 904 registered voters last fiscal year.

2. Proposals for Fountain Maintenance Services

Ms. Gertsman presented proposals at the last meeting from Living Water Fountain Service and Professional Fountain Service for fountain maintenance services and received clarification from Aqua Scape. They provide the same services, but did not provide a labor charge, which she requested a few times. The cost per month was \$400 and they came out twice a month versus the \$500 that Professional Fountain Services charged to come out once a month. For a one-time deep clean, Aqua Scape charged \$1,750 versus the \$1,600 that Professional Fountain Services charged to come out twice a year. She did not feel that they needed twice per month maintenance. Since they locked the spigots upfront, the water spikes stopped. Ms. Gertsman would monitor for one more month and appraise the Board. Mr. Roumy requested references. Mr. Szewczyk requested tabling this matter to obtain and review references. Ms. Gertsman would obtain proposals for one-time visits per month.

3. Proposal from Welch Tennis for Pickleball Court Resurfacing

Ms. Gertsman presented proposals from Welch Tennis Courts (Welsh) and AAA Court Surfaces (AAA) for the pickleball court resurfacing and recommended the Welsh proposal, which was slightly higher. She was not familiar with AAA and believed that they were on the east coast. Bradley Ray Concrete did not resurface courts. Patching was doable but was not professional. The lines were not smooth. Therefore, she preferred using a professional.

Mr. Roumy noted that Welch charged \$200 for a five-gallon pail for patching and asked what AAA charged. Ms. Gertsman stated it was not on their quote. Mr. Roumy questioned how many gallons they needed. Ms. Gertsman would find that out. Mr. Roumy stated it did not make sense to pay \$200 more to Welch if they were not going to guarantee the courts. Ms. Gertsman pointed out that nobody was going to guarantee the courts. Mr. Szewczyk did not think that

Welch was going to do that and preferred using Welch as they service the tennis courts, the courts were being used every morning and this matter being tabled long enough.

Mr. Szewczyk MOVED to approve the proposal with Welch Tennis for pickleball court resurfacing in the amount of \$8,850 and Ms. Chichelli seconded the motion.

Mr. Roumy questioned when the work would start. Ms. Lansford would have the attorney draft a contract, get it approved, get a scheduled and notify the Board when it was scheduled. Mr. Sabol wanted to use Welch as they did not know what the alternative was. Mr. Szewczyk stated that the best thing to do was to rip out the concrete and lay asphalt.

On VOICE VOTE with all in favor the proposal with Welch Tennis for pickleball court resurfacing in the amount of \$8,850 was approved.

Ms. Gertsman informed Welch that they wanted the work to start immediately. The camera for the Billiard's Room was an additional \$420. Mr. Szewczyk felt that having a camera in this room was necessary.

4. Proposal from Florida State Fence for an Additional 26 Feet of Fence to Tennis Court

Ms. Gertsman presented a proposal from Florida State Fence for an additional 26 Feet of fence for the tennis court in the amount of \$897. It needed to be fenced in because the gate could not be locked and the lights had to be manually turned on and off. Mr. Roumy preferred to put the lights on a timer. Ms. Gertsman noted the only reason that they were not on a timer was because the lights would always be on from 4:00 p.m. until 10:00 p.m., even if no one was playing. Mr. Szewczyk wanted the lights to be turned off at 9:00 p.m.

After further discussion, there was Board consensus to not have the fence and have the lights set on a timer.

5. Consideration of Change Order Request from ADT Commercial to Install an Additional Dome Camera

Ms. Lansford presented a Change Order request from ADT Commercial to install an additional dome camera in the amount of \$420.

• Supervisor’s Requests (Item 9)

Mr. Roumy voiced concern about non-members using their amenities and requested a “Members Only” sign on all fences. Ms. Gertsman recommended placing signs on the gates at the breezeways. ADT was looking for some signs. Mr. Szewczyk felt that the signs would solve 90% of the after-hour non-resident entry. Mr. Roumy questioned who was going to control the scanners. Mr. Gertsman was responsible for checking fobs. Mr. Roumy asked if they could have a neighborhood watch. Mr. Szewczyk was not in favor of the CDD sponsoring a neighborhood watch from a liability standpoint, but residents could start one. Ms. Sandy advised from a liability standpoint the District not sponsor a neighborhood watch.

• Consideration of Change Order Request from ADT Commercial to Install an Additional Dome Camera (Item 7C5)

Ms. Lansford requested that the Board approve the Change Order request from ADT Commercial to install an additional dome camera in the amount of \$420, which did not require a Shade Session.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Change Order Request from ADT Commercial to install an additional dome camera in the amount of \$420 was approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Szewczyk questioned the qualifying period to register at the Supervisor of Elections for their seats to be on the General Election ballot. Ms. Lansford confirmed that June 13th was the deadline to qualify and would provide a copy of the resolution approved at the last meeting to each Supervisor, which listed the specific seat numbers.

Mr. Roumy asked when Bloomings was going to repair the sod next to the sidewalk at the tennis courts, which was approved at the last meeting. Ms. Chichelli spoke with Bloomings

and they did not know anything about it. Ms. Gertsman did not know that she was coordinating this and would follow up.

TENTH ORDER OF BUSINESS

Next Scheduled Board Meeting is June 15, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse

The next meeting was scheduled for June 15, 2022 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

May 1, 2022 to May 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	5/16/22	2756-2763	\$ 35,289.84
	5/27/22	2764-2777	\$ 15,108.28
			\$ 50,398.12
Capital Reserve Fund	5/16/22	128	\$ 3,577.00
	5/27/22	129	\$ 2,544.70
			\$ 6,121.70
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,026.32
		2200 Plantation Blvd - Fountain	\$ 649.65
		2200 Plantation Blvd - Pool	\$ 1,852.23
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 388.22
		2200 Plantation Blvd - Fountain	\$ 104.03
		2200 Plantation Blvd - Pool	\$ 877.15
		2201 Plantation Blvd - Garbage Collection	\$ 343.62
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 321.87
			\$ 5,579.16
			\$ 55,977.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/22	00014	4/30/22	04302022	202204	330	53800	48101			*	169.42		
			WATER										
									CULLIGAN WATER			169.42	002756
5/16/22	00001	5/01/22	137	202205	310	51300	34000			*	3,282.75		
			MANAGEMENT FEES MAY22										
		5/01/22	137	202205	310	51300	35200			*	66.67		
			WEBSITE ADMIN MAY22										
		5/01/22	137	202205	310	51300	35100			*	104.17		
			INFORMATION TECH MAY22										
		5/01/22	137	202205	310	51300	31300			*	83.33		
			DISSEMINATION SVC MAY22										
		5/01/22	137	202205	310	51300	51000			*	.63		
			OFFICE SUPPLIES										
		5/01/22	137	202205	310	51300	42000			*	28.11		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,565.66	002757
5/16/22	00193	3/30/22	2 A	202203	310	51300	31100			*	3,497.50		
			ENGINEERING FEES										
		4/27/22	3 A	202204	310	51300	31100			*	1,981.20		
			ENGINEERING FEES										
		4/27/22	77	202204	310	51300	31100			*	630.00		
			ENGINEERING FEES										
									JOHNSON ENGINEERING, INC.			6,108.70	002758
5/16/22	00381	5/02/22	05022022	202205	300	15500	10000			*	50.00		
			DEPOSIT-DANCE										
		5/02/22	05022022	202205	300	15500	10000			V	50.00-		
			DEPOSIT-DANCE										
									LATE NIGHT ENTERTAINMENT LLC			.00	002759
5/16/22	00381	5/04/22	05042022	202205	300	15500	10000			*	200.00		
			FINAL PAYMENT DANCE										
		5/04/22	05042022	202205	300	15500	10000			V	200.00-		
			FINAL PAYMENT DANCE										
									LATE NIGHT ENTERTAINMENT LLC			.00	002760
5/16/22	00041	5/01/22	253746	202204	330	53800	48400			*	147.00		
			SECURITY										
									SECURITY ALARM CORP.			147.00	002761
5/16/22	00298	2/04/22	25413	202202	320	53800	46200			*	368.00		
			REPAIRS & MAINT										
		3/09/22	26078	202203	320	53800	46200			*	369.00		
			INSTALL B25 OUTLET										
									SERGEANT'S ELECTRIC			737.00	002762
									LKSD LAKESIDE PLANT HSMITH				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
5/16/22	00369	5/01/22	12335053	202205	330	53800	12000		MONTHLY MANAGEMENT	*	22,595.92				
		5/12/22	12338052	202205	330	53800	12000		MAR22 CONTRACT PROGRAM	*	1,147.74				
		5/12/22	12338053	202205	330	53800	12000		APR22 CONTRACT PROGRAM	*	818.40				
-----												WTS INTERNATIONAL, LLC		24,562.06	002763
5/27/22	00353	5/18/22	BB051820	202205	310	51300	11000		BOS MEETING 5/18/22	*	200.00				
-----												BONNIE J BENJAMIN		200.00	002764
5/27/22	00200	5/18/22	AS051820	202205	310	51300	11000		BOS MEETING 5/18/22	*	200.00				
-----												ALAN SABOL		200.00	002765
5/27/22	00010	5/01/22	2022-020	202205	320	53800	46400		LANDSCAPE MAINT MAY22	*	7,655.00				
-----												BLOOMINGS LANDSCAPE & TURF MGMT, INC		7,655.00	002766
5/27/22	00014	5/13/22	884207	202205	330	53800	48101		WATER	*	65.49				
-----												CULLIGAN WATER		65.49	002767
5/27/22	00260	4/01/22	90142	202204	330	53800	51100		POOL MAINT APR22	*	850.00				
		5/01/22	90152	202205	330	53800	51100		POOL MAINT MAY22	*	850.00				
		5/17/22	WO-00099	202205	330	53800	51000		REPLACE POOL FLOAT	*	127.19				
		5/20/22	90168	202205	330	53800	51000		200 PLM CARTRIDGE ELEMENT	*	285.00				
-----												DART POOL SOLUTIONS, INC		2,112.19	002768
5/27/22	00104	5/17/22	107169	202205	330	53800	48700		QUATERLY MAINTENANCE	*	145.00				
-----												FITNESS LOGIC		145.00	002769
5/27/22	00056	5/18/22	JS051820	202205	310	51300	11000		BOS MEETING 5/18/22	*	200.00				
-----												JOE SZEWCZYK		200.00	002770
5/27/22	00193	5/26/22	78	202205	310	51300	31100		ENGINEERING FEES	*	350.00				
-----												JOHNSON ENGINEERING, INC.		350.00	002771

LKSD LAKESIDE PLANT HSMITH															

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/22	00371	5/25/22	3053260	202204	310	51300	31500		ATTORNEY FEES KUTAK ROCK LLP	*	3,287.50	3,287.50	002772
5/27/22	00381	5/02/22	05022022	202205	300	15500	10000		DEPOSIT LATE NIGHT ENTERTAINMENT LLC	*	50.00	50.00	002773
5/27/22	00381	5/02/22	05042022	202205	300	15500	10000		DJ SERVICES LATE NIGHT ENTERTAINMENT LLC	*	200.00	200.00	002774
5/27/22	00351	5/18/22	NR051820	202205	310	51300	11000		BOS MEETING 5/18/22 NABIL ROUMY	*	200.00	200.00	002775
5/27/22	00282	5/18/22	PC051820	202205	310	51300	11000		BOS MEETING 5/18/22 MARIA J CHICHELLI	*	200.00	200.00	002776
5/27/22	00106	5/10/22	3846856	202205	310	51300	48000		NOTICE OF RULE MAKING	*	78.65		
		5/10/22	38486886	202205	310	51300	48000		NOTICE OF RULE MAKING SUN NEWSPAPERS	*	164.45	243.10	002777
TOTAL FOR BANK A											50,398.12		
TOTAL FOR REGISTER											50,398.12		

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 137
Invoice Date: 5/1/22
Due Date: 5/1/22
Case:
P.O. Number:

Bill To:

Lakeside Plantation CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022 310 513 34		3,282.75	3,282.75
Website Administration - May 2022 310 513 352		66.67	66.67
Information Technology - May 2022 310 513 351		104.17	104.17
Dissemination Agent Services - May 2022 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.63	0.63
Postage 310 513 42		28.11	28.11

Total \$3,565.66

Payments/Credits \$0.00

Balance Due \$3,565.66



better water. pure and simple.®

1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

Approved CS 330 53800-418101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT		
CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
04/30/2022	169.42	1017805
Pay By Date: May 15		AMOUNT PAID \$

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

REMIT PAYMENT TO:
CULLIGAN WATER CONDITIONING
1099 ENTERPRISE COURT
NOKOMIS, FL 34275

Balance Forward Statement
RETURN THIS TOP PORTION WITH YOUR PAYMENT
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 03/31/2022					82.93
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
04/04/2022	865965	1017805	PO#		42.50
2413	5 GALLON DRINKING WATER		5.000 @	7.00	35.00 0.00
2704	BOTTLE DEPOSIT		-4.000 @	0.00	0.00 0.00
4202	OFF ROUTE DELIVERY CHARGE		1.000 @	7.50	7.50 0.00
04/13/2022	872608	1017805	PO#		0.00
6	CLOSED LOCKED OUT		1.000 @	0.00	0.00 0.00
04/14/2022	791269	1017805	PO#		30.49
2413	5 GALLON DRINKING WATER		4.000 @	7.00	28.00 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
04/18/2022	PAYMENT	1017805	PO#		-58.49
			@		
04/27/2022	791358	1017805	PO#		70.00
2413	5 GALLON DRINKING WATER		10.000 @	7.00	70.00 0.00
2704	BOTTLE DEPOSIT		5.000 @	0.00	0.00 0.00
04/29/2022	PAYMENT	1017805	PO#		0.00
			@		
04/29/2022	878622	1017805	PO#		1.99

InvDate	InvNum	Location		Billed	Tax	Balance
3005	6 BOTTLE RACK		1.000 @	1.99	1.99	0.00

Total Due by the 15th: 169.42

THIRTY DAYS OVERDUE

Current	144.98	30day	24.44	60day	0.00	90day	0.00	Balance	169.42
---------	--------	-------	-------	-------	------	-------	------	---------	--------

Pay your bill online using our secure payment page at www.culligansarasota.com

Culligan Water Conditioning, 1099 Enterprise Court, Nokomis, FL 34275 941-485-7526

SERGEANT'S



ELECTRIC

26078

LIC # EC1308841
1075 Innovation Ave. Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

CUSTOMER INVOICE

HOME OWNER INFORMATION

Date 3/9/22 Technician Alex/Brian

Name Lakeside Plantation Phone 941-423-5700 Email _____

Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer, 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	LEVEL 3 DEVICE = 1000 watt dimmer, fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	WAS THE WORK DONE?	
				YES	NO
\$49.00 x Qty _____ = \$ _____	\$99.00 x Qty _____ = \$ _____	\$158.00 x Qty _____ = \$ _____	\$218.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

320 538 462

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Bracs Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$218.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$318.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$678.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

<u>Install 625 6fl outlet up high in gazebo</u>	\$ _____ x Qty <u>1</u> = \$ <u>369</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Install 2 pole 20a breaker replacement</u>	\$ _____ x Qty <u>1</u> = \$ <u>158</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____
CREDIT CARD # _____

EXP / AUTH # _____
AMOUNT \$ _____

TOTAL INVESTMENT \$ 369

TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ _____

NOTES Today we installed a 6fl outlet up high in gazebo.

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ 369

I hereby authorize you to proceed with the above work at the quoted price of \$ ~~527~~ 369

Authorization [Signature]

All work has been performed to my satisfaction _____

All permits are non-refundable.
3 year warranty all parts and labor.

SERGEANT'S



ELECTRIC

25413

LIC # EC1300043
1075 Innovation Ave. Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

CUSTOMER INVOICE

HOME OWNER INFORMATION

Date 2/4/2022 Technician Chris
Name Lake Side Plantation Phone 570-994-2778 Email (Margie)
Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

LEVEL	DESCRIPTION	PRICE	WAS THE WORK DONE?	
			YES	NO
LEVEL 1	LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$48.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2	LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs i-stal. usb combo outlet, range/d'yr outlet, photo eye	\$99.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3	LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 800w tv dimmer, 110v carbon smoke detector/specially smoke detector photo eye diff 2	\$158.00 x Qty <u>1</u> = \$ <u>158</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEVEL 4	LEVEL 4 DEVICE = 5amp disconnect, 240v pressure switch, 240v contactor	\$216.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty <u>1</u> = \$ <u>210.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$310.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>

320538 462

WIRING/BOXES

LEVEL 1	LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section	\$99.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2	LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3	LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4	LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	\$288.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5	LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6	LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7	LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8	LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____
CREDIT CARD # _____

EXP / AUTH # _____
AMOUNT \$ _____

TOTAL INVESTMENT \$ 368.00

TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ _____

NOTES Today I did diagnosis and found a bad photo eye. Replaced photo eye and all is working well.

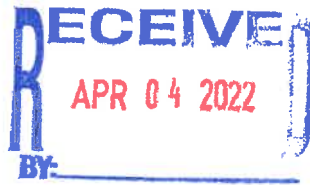
DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ 368

I hereby authorize you to proceed with the above work at the quoted price of \$ 368

Authorization [Signature]
All work has been performed to my satisfaction [Signature]

All permits are non-refundable.
3 year warranty all parts and labor.

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046



Invoice

March 30, 2022
 Project No: 20150050-001
 Invoice No: 2

Project Manager Andrew Tilton

FEID #59-1173834

Tricia L. Adams
 Lakeside Plantation CDD
 c/o Governmental Management Services
 219 E. Livingston Street
 Orlando, FL 32801

Project 20150050-001 Lakeside Plantation CDD Stormwater Management Needs Analysis
 20150050-001
 Stormwater Mgmt Needs Analysis
Professional Services through March 13, 2022 310 513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Stormwater Mgmt Needs Analysis	15,240.00	NTE	25 %	3,810.00	312.50	3,497.50	11,430.00
REIM	Reimbursable Expenses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
Totals		15,290.00			3,810.00	312.50	3,497.50	11,480.00

SUB-TOTAL PROFESSIONAL SERVICES: 3,497.50

INVOICE TOTAL: 3,497.50

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

April 27, 2022

Project No: 20150050-000

Invoice No: 77

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through April 17, 2022

310513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	73,689.26	T&M	100 %	73,689.26	73,059.26	630.00	0.00
Totals		73,689.26			73,689.26	73,059.26	630.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

630.00

INVOICE TOTAL:

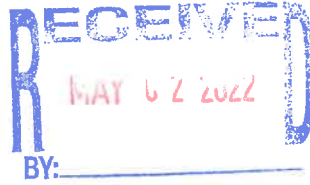
630.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	3/16/2022	1.50 Hrs @ 140.00	210.00
Prepare for and attend via phone the Lakeside Plantation CDD Board of Supervisors meeting.			
Burford, Brent	3/25/2022	2.00 Hrs @ 140.00	280.00

Project	20150050-000	Lakeside Plantation CDD		Invoice	77
	Site visit with contractor for pricing on pool equipment drainage, court 4 drainage, and sidewalk hazard adjacent to court 1.				
	Burford, Brent	4/14/2022	1.00	Hrs @ 140.00	140.00
	Reviewing proposals for tennis court and pool equipment drainage and grading at sidewalk.				
1. - General Engineering Total			4.50		630.00

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046



Invoice

April 27, 2022
 Project No: 20150050-001
 Invoice No: 3

Project Manager Andrew Tilton

FEID #59-1173834

Tricia L. Adams
 Lakeside Plantation CDD
 c/o Governmental Management Services
 219 E. Livingston Street
 Orlando, FL 32801

Project 20150050-001 Lakeside Plantation CDD Stormwater Management Needs Analysis
 20150050-001
 Stormwater Mgmt Needs Analysis
 Professional Services through April 17, 2022

310 513 311

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Stormwater Mgmt Needs Analysis	15,240.00	NTE	38 %	5,791.20	3,810.00	1,981.20	9,448.80
REIM	Reimbursable Expenses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
Totals		15,290.00			5,791.20	3,810.00	1,981.20	9,498.80

SUB-TOTAL PROFESSIONAL SERVICES: 1,981.20

INVOICE TOTAL: 1,981.20

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
2	3/30/2022	3,497.50	0.00	0.00	0.00	0.00	3,497.50
Total		3,497.50	0.00	0.00	0.00	0.00	3,497.50

Bill To
 Tricia Adams
 Lakeside Plantation CDD
 219 E. Livingston Street
 Orlando FL 32801
 United States

Invoice Number: 12338052
 Date: 05/12/2022
 Terms Code: NET10
 Due Date: 05/22/2022
 PO:

Invoice Description:
 MAR 2022 - INCENTIVES

001 330 538 12000

Item	Description	Amount
Contract Incentives - Programming	MAR 2022 - see attached	\$1,147.74

Subtotal	\$1,147.74
Tax (0%)	\$0.00
Invoice Total	\$1,147.74
Total Paid	\$0.00
Balance Due	\$1,147.74

Remit payment to: WTS International, LLC
 3200 Tower Oaks Blvd
 Suite 400
 Rockville, MD 20852

LAKESIDE PLANTATION CDD

Month:

March 2022

Pro Tennis Revenue		\$ 1,157.00
Pro Tennis Pay	80%	\$ 925.60
Payroll Taxes	15%	\$ 138.84
Total Payroll		<u>\$1,064.44</u>
Net Revenue		\$ 92.56
Revenue Share to CDD	10%	\$ 9.26
AAG Invoice- Due from CDD		<u><u>\$ 1,147.74</u></u>

Bill To
Tricia Adams
Lakeside Plantation CDD
219 E. Livingston Street
Orlando FL 32801
United States

Invoice Number: 12338053
Date: 05/12/2022
Terms Code: NET10
Due Date: 05/22/2022
PO:

Invoice Description: APR 2022 - INCENTIVES

001330 53812000

Item	Description	Amount
Contract Incentives - Programming	APR 2022 - see attached	\$818.40

Subtotal	\$818.40
Tax (0%)	\$0.00
Invoice Total	\$818.40
Total Paid	\$0.00
Balance Due	\$818.40

Remit payment to: WTS International, LLC
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852

LAKESIDE PLANTATION CDD

Month:

April 2022

Pro Tennis Revenue		\$ 825.00
Pro Tennis Pay	80%	\$ 660.00
Payroll Taxes	15%	\$ 99.00
Total Payroll		<u>\$759.00</u>
Net Revenue		\$ 66.00
Revenue Share to CDD	10%	\$ 6.60
AAG Invoice- Due from CDD		<u><u>\$ 818.40</u></u>

Bill To
Tricia Adams
Lakeside Plantation CDD
219 E. Livingston Street
Orlando FL 32801
United States

Invoice Number: 12335053
Date: 05/01/2022
Terms Code: Due on receipt
Due Date: 05/01/2022
PO:

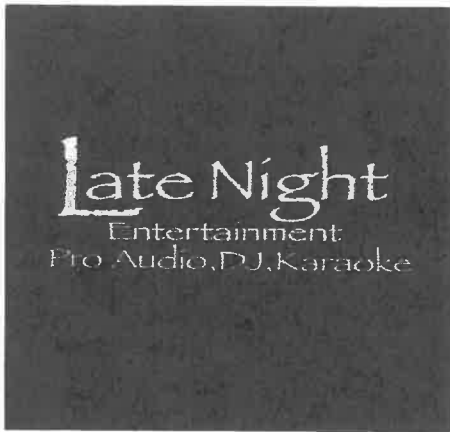
Invoice Description: MAY 2022

330 53812000

Item	Description	Amount
All-in Monthly Management Fee		\$22,595.92

Subtotal	\$22,595.92
Tax (0%)	\$0.00
Invoice Total	\$22,595.92
Total Paid	\$0.00
Balance Due	\$22,595.92

Remit payment to: WTS International, LLC
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852



Rep: Katie Lukasek
Bill To: LakeSide Plantation CDD

Invoice Date: May 2, 2022
Non Refundable Deposit: \$50.00
Payment Due on or before 6/17/2022: \$200.00

Description of Services:	Price
DJ Services - 3 Hours	\$250.00
Location:	
North Port FL, 34289	

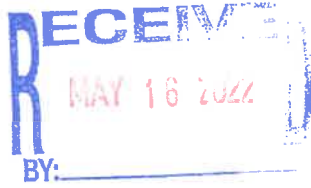
Total: \$ 250.00
Balance Due: \$ 250.00

Email: Latenightentertainment1459@gmail.com
WWW.LateNightEntertainment1459.com
Facebook: @Latenightentertainment1459
Katie -941-600-3447
Kevin -305-783-1668
Alex -941-286-5051

Payments accepted Venmo @LateNight1459 , Cash or Check, Please make payments payable to
Late Night Entertainment LLC.

Thank you for your business from the Late Night Entertainment Family!

Sun Newspapers
 Legal Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980



05/10/22

**NOTICE OF RULE
 DEVELOPMENT BY
 LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT
 DISTRICT**

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#: 297693	Date: 05/10/22
LAUREN VANDERVEER	Ad Date: 05/12/22
LAKESIDE PLANTATION CDD	Class: 3138
219 EAST LIVINGSTON ST	Ad ID: 3846856
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 209
	Lines: 55
	Agate Lines: 62
	Depth: 6.5
	Inserts: 1
	Description: Rule Development

Other Charges:	\$0.00	Gross:	\$78.65
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$78.65
Credits:	\$0.00		
Bill Depth:	6.5		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/12/22	05/12/22	1	\$78.65

Ad Note:

310 513 48000

Customer Note:

In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intent to develop amended Amenity Facilities Policies, including rates and fees and amenity facility rules ("Amended Amenity Rules").

The proposed Amended Amenity Rules will address, among other things: (1) the requirements for the use of the amenity facility; and (2) the establishment additional fees for amenity access fobs and table and chair rentals. The purpose and effect of these rules are to provide for efficient and effective operations of the District by setting policies, rates, and fees as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 120.54, 120.69, and 120.81, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on June 15, 2022, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Jordan Lansford, District Manager
 Lakeside Plantation Community Development District
 Publish: 05/12/2022
 297693 3846856

*We Appreciate Your Business!
 Thank You LAUREN VANDERVEER!*



PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/12/22

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this Subscribed and sworn to before me this 12th day of May, 2022

Laura M Robins

(Signature of Notary Public)



Personally known X OR Produced Identification

NOTICE OF RULE DEVELOPMENT BY LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

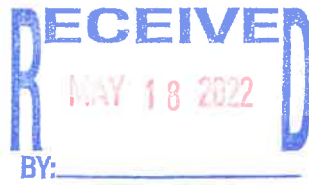
In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District (“District”) hereby gives notice of its intent to develop amended Amenity Facilities Policies, including rates and fees and amenity facility rules (“Amended Amenity Rules”).

The proposed Amended Amenity Rules will address, among other things: (1) the requirements for the use of the amenity facility; and (2) the establishment additional fees for amenity access fobs and table and chair rentals. The purpose and effect of these rules are to provide for efficient and effective operations of the District by setting policies, rates, and fees as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 120.54, 120.69, and 120.81, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on June 15, 2022, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Jordan Lansford, District Manager
Lakeside Plantation Community Development District
Publish: 05/12/2022
297693 3846856

Sun Newspapers
 Legal Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980



05/10/22

**NOTICE OF RULEMAKING
 FOR AMENDED AMENITY
 FACILITIES POLICIES BY
 THE LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT
 DISTRICT**

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#: 297693	Date: 05/10/22
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Ad Date: 05/16/22
Telephone: (407) 841-5524	Class: 3138
	Ad ID: 3846862
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 482
	Lines: 115
	Agate Lines: 129
	Depth: 13.583
	Inserts: 1
	Description: Rulemaking

Other Charges:	\$0.00	Gross:	\$164.45
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$164.45
Credits:	\$0.00		
Bill Depth:	13.583		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/16/22	05/16/22	1	\$164.45

Ad Note:

310 513 48000

Customer Note:

A public hearing will be conducted by the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") on June 15, 2022, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amended Amenity Facilities Policies ("Amended Amenity Rules"), which address (1) the requirements for the use of the District's amenity facilities; and (2) the establishment additional fees for amenity access fobs and table and chair rentals. The public hearing will provide an opportunity for the public to address proposed Amended Amenity Rules, including rules establishing rates and fees related to the use of such facilities.

The proposed Amended Amenity Rules and rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amended Amenity Rules is to provide for efficient and effective District operations by setting policies, regulations, rates and fees and to repeal and replace all related prior rules and policies all pursuant to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.011, 190.012, 190.035(2), 190.011(5) and 120.54, 120.69, Florida Statutes. Prior Notice of Rule Development was published in the Charlotte Sun on May 12, 2022.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public 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

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 Thank You LAUREN VANDERVEER!*

which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Amended Amenity Rules may be obtained by contacting the District Office.

Jordan Lansford, District
Manager
Lakeside Plantation Community
Development District
Publish: 05/16/22
297693 3846862

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 18, 2022

310 513 11000

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Joe Szewczyk setcheck	X	Yes (\$200)
4	Bonnie Benjamin	X	Yes (\$200)
5	Pina Chichelli chickelli	X	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

6:05.


District Manager Signature

5/18/22
Date

****RETURN SIGNED DOCUMENT TO Hannah Henry****



Fitness Logic 53800-48700

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Approved
CS
Invoice

Date	Invoice #
5/17/2022	107169

Bill To
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

Location/Contact/Phone
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Tamara Phone: 941-423-5500

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	107750	5/16/2022

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during 05/22 330 538 48700	1	145.00	145.00

Approved
CS

Thank you for your business.
Invoices over 30 Days will incur 1.5% Interest per month

Subtotal	\$145.00
Sales Tax (0.0%)	\$0.00
Total	\$145.00

Culligan Water Conditioning
1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

Approved
CS

Invoice #884207

330 - 53800-48101

Vendor #

05/13/2022
Driver
ROBBIE HIBBINS

14:15:41
Route
41110

Sold To:
1017805:LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GALLON DRINKING WATER			
2413	9	\$7.00	\$63.00
DELIVERY CHARGE			
4201	1	\$2.49	\$2.49
Subtotal			\$65.49
Tax			\$0.00

Invoice Total

\$65.49

Previous Balance

\$169.42

Payments: None

Net Due

\$234.91

Next Delivery: 06/14/2022

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

was this paid?

paid 5/16/22

Total Due

MG

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

May 25, 2022

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3053260
Client Matter No. 12323-1

Ms. Tricia Adams
Lakeside Plantation CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3053260
12323-1

310 513 31500

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

04/08/22	S. Sandy	0.10	28.50	Prepare agreement with ADT
04/08/22	D. Wilbourn	0.70	101.50	Prepare ADT security installation agreement
04/11/22	S. Sandy	2.90	826.50	Attend agenda call; prepare security installation and maintenance agreement and revised rules governing road verge; review draft minutes and agenda
04/11/22	D. Wilbourn	1.90	275.50	Prepare security installation agreement; prepare resolution regarding hearing on amenity rules
04/12/22	S. Sandy	0.50	142.50	Prepare resolution and revised rule governing road verge
04/12/22	D. Wilbourn	1.50	217.50	Prepare resolution setting hearing on adoption of amended amenity rules; prepare recorded notice of adoption of road verge rule
04/13/22	M. Eckert	0.10	35.00	Confer with Ferguson
04/15/22	D. Wilbourn	0.60	87.00	Update and revise notices regarding road verge rule; update and revise

KUTAK ROCK LLP

Lakeside Plantation CDD
May 25, 2022
Client Matter No. 12323-1
Invoice No. 3053260
Page 2

04/18/22	M. Eckert	0.60	210.00	ADT contract
04/18/22	D. Wilbourn	0.60	87.00	Prepare for board meeting
04/20/22	M. Eckert	2.00	700.00	Revise and disseminate general election documents; communications with district manager
04/20/22	S. Sandy	0.20	57.00	Prepare for and attend board meeting; follow up
04/20/22	D. Wilbourn	0.40	58.00	Review correspondence regarding catch basin; confer with Lansford regarding same
04/25/22	D. Wilbourn	1.20	174.00	Compile amenity policies
04/28/22	D. Wilbourn	1.00	145.00	Prepare license agreement for swim lessons
04/29/22	S. Sandy	0.50	142.50	Prepare pool equipment drainage agreement
				Prepare pool drainage equipment agreement; conduct meeting follow-up

TOTAL HOURS 14.80

TOTAL FOR SERVICES RENDERED \$3,287.50

TOTAL CURRENT AMOUNT DUE \$3,287.50

UNPAID INVOICES:

April 28, 2022 Invoice No. 3039751 1,542.50

TOTAL DUE \$4,830.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

May 26, 2022

Project No: 20150050-000

Invoice No: 78

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through May 15, 2022

310 513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	74,039.26	T&M	100 %	74,039.26	73,689.26	350.00	0.00
Totals		74,039.26			74,039.26	73,689.26	350.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

350.00

INVOICE TOTAL:

350.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	4/19/2022	1.00 Hrs @ 140.00	140.00
Review proposals and prepare summary.			
Burford, Brent	4/20/2022	1.50 Hrs @ 140.00	210.00

Project	20150050-000	Lakeside Plantation CDD	Invoice	78
Prepare for and attend the LPCDD Board of Supervisors meeting.				
1. - General Engineering Total		2.50		350.00



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date: 5/1/2022 Invoice #: 2022-02077

Bill To:

320-535800-416400

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Approved
CS

Terms: Net 30 Due Date: 5/31/2022

Description	Qty	Amount
Month of May Monthly Grounds Maintenance Fee		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$7,655.00
Payments/Credits	\$0.00
Balance Due	\$7,655.00

Phone #: (941) 927-9765 Fax #: (941) 929-9356 E-mail: carla@bloomingslandscape.com Web Site: www.bloomingslandscape.com

330-53800-51100

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Approved
CS

Invoice

Date	Invoice #
4/1/2022	90142

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	5/1/2022	SB	4/1/2022

Description	Qty	Rate	Amount
Pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

Handwritten signature

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324
 North Port, FL 34287
 CPC1457408

330-53800-5100

Approved
 CS

Invoice

Date	Invoice #
5/1/2022	90152

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	5/31/2022	SB	5/1/2022

Description	Qty	Rate	Amount
Pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

330-538000-51000

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324
 North Port, FL 34287
 CPC1457408

*Approved
CS*

Invoice

Date	Invoice #
5/17/2022	WO-0009904

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	6/16/2022	SB	5/17/2022

Description	Qty	Rate	Amount
replaced pool float assembly and tested ok			
Labor	0.5	120.00	60.00
float assembly	1	67.19	67.19
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	\$127.19
Payments/Credits	\$0.00
Balance Due	\$127.19

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

*ok
mes*

330-53800-51000

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

*Approved
CS*

Date	Invoice #
5/20/2022	90168

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	6/19/2022	SB	

Description	Qty	Rate	Amount
200 PLM Cartridge Element		285.00	285.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	\$285.00
Payments/Credits	\$0.00
Balance Due	\$285.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/16/22	00051	4/12/22 956092	202204 600-53800-61000	INSTALLED 14LB CARRIER	*	3,577.00	
CONDITIONED AIR							3,577.00 000128
5/27/22	00049	3/21/22 03212022	202203 600-53800-62000	BLACK CHAIN LINK FENCE	*	2,544.70	
FLORIDA STATE FENCE							2,544.70 000129
TOTAL FOR BANK C						6,121.70	
TOTAL FOR REGISTER						6,121.70	

LKSD LAKESIDE PLANT HSMITH

Conditioned Air
 The Comfort People Since 1982®
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 condit@onedair.com

Honest
 Air Conditioning
 941.496.7666
 honestairofvenice.com



**Serving All Of
 Southwest Florida!**

Invoice

Date
 04/12/22

Invoice #
 956092

Approved S
Capital
53800-61000
031 600 538
61000

Page 1 of 1

Bill to # 179822
CLUBHOUSE AT LAKESIDE PLANTATION
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289

Service Location # 50106284
CLUBHOUSE AT LAKESIDE PLANTATION
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289

Terms CASH ON DELIVERY

PO #

Call # 956092

Salesman 1559-MARK MCAVINEW

Description	Amount
-------------	--------

SERVICES PROVIDED

COMMERCIAL SERVICE

Qty: 1	FREON R22B (SUB FOR R22)	2,744.00
Qty: 7	FREON R410A ADDED WITH REPAIR	833.00

WORK DESCRIPTION

[[Tech #1669 PERRY - KEITH Service Date: 04/12/2022]]

Installed 14 lbs r22 in carrier at \$196 .00 per pound per proposal \$2744.00
 Topped off the other two systems
 7 lbs total.
 119.00 per pound =\$833.00
 Total \$3577.00

Finance charges will be computed on past due amounts, at the rate of 1 1/2% per month yielding an annual rate of 18%.
 Finance charges do not apply to service plan renewal notices.
 Limited Warranty: All materials, parts, and equipment are warranted by the manufacturers' or suppliers' written warranty only.
 All labor performed by the above named company is warranted for 90 days or as otherwise indicated in the writing.

SUB TOTAL	3,577.00
SALES TAX	0.00
TOTAL \$	3,577.00

Florida State Fence
4330 S. 66th St.
Tampa, FL 33619

*Approved by
 Board of Supervisors*

Invoice

Date	Invoice #
4/29/2022	140193

Bill To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

Ship To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

P.O. No.	Terms	Rep	Project		
	50% down and 50% Complete	PL			
Description		Quantity	U/M	Rate	Amount
6'h Black Chain Link 9 Gauge Finish 2 1/2" Terminal Post 2" Line Post 1-5/8" top rail, bottom tension wire		130	l/ft.	34.50	4,485.00
6'h x 6'w Black Chain Link Walk Gate		1	l/ft.	425.00	425.00
10% restocking fee for the 26' of chain link				89.70	89.70
Invoice For Deposit				-2,455.00	-2,455.00

Office	Fax
813-413-7844	813-333-2836

Total
Payments/Credits
Balance Due

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month.

"Fences Make Better Neighbors!"

Florida State Fence
4330 S. 66th St.
Tampa, FL 33619

*Approved by
 Board of Supervisors*

Invoice

Date	Invoice #
4/29/2022	140193

Bill To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

Ship To
Lakeside Plantation CDD Margie Gerstmann 2200 Plantation Blvd. North Port, FL 34289

P.O. No.	Terms	Rep	Project		
	50% down and 50% Complete	PL			
Description		Quantity	U/M	Rate	Amount
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty		1	ea	0.00	0.00

Office	Fax
813-413-7844	813-333-2836

Total	\$2,544.70
Payments/Credits	\$0.00
Balance Due	\$2,544.70

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month.

"Fences Make Better Neighbors"!

*Approved
 mes*



Electric Bill Statement

For: Mar 24, 2022 to Apr 25, 2022 (32 days)

Statement Date: Apr 25, 2022

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

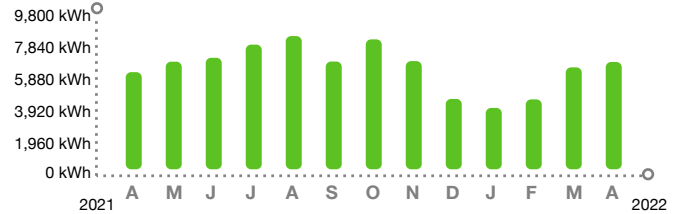
\$1,026.32

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 06, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,156.93
Payments received	-1,156.93
Balance before new charges	0.00

Total new charges	1,026.32
Total amount you owe	\$1,026.32

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,026.32

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	1,156.93
Payment received - Thank you	-1,156.93
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$188.50
Fuel: (\$0.038060 per kWh)	\$272.89
Demand: (\$11.93 per KW)	\$453.34
Electric service amount	942.90
Gross rec. tax/Regulatory fee	24.87
Franchise charge	58.55
Taxes and charges	83.42
Total new charges	\$1,026.32

Total amount you owe \$1,026.32

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading May 24, 2022.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	79580	78863	10	7170
Demand KW	3.78		10.00	38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2022	Mar 24, 2022	Apr 23, 2021
kWh Used	7170	6810	6490
Service days	32	29	30
kWh/day	224	234	216
Amount	\$1,026.32	\$1,156.93	\$933.23

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[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Mar 24, 2022 to Apr 25, 2022 (32 days)

Statement Date: Apr 25, 2022

Account Number: 04126-05586

Service Address:

2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

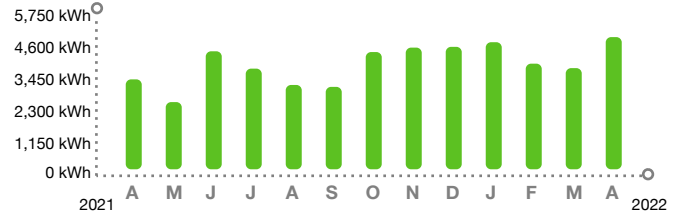
\$649.65

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 06, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	500.25
Payments received	-500.25
Balance before new charges	0.00

Total new charges	649.65
Total amount you owe	\$649.65

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

04126-05586

ACCOUNT NUMBER

\$649.65

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	500.25
Payment received - Thank you	-500.25
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$387.71
Fuel: (\$0.038060 per kWh)	\$197.23
Electric service amount	596.85
Gross rec. tax/Regulatory fee	15.74
Franchise charge	37.06
Taxes and charges	52.80
Total new charges	\$649.65
Total amount you owe	\$649.65

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading May 24, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	11035		05853		5182

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2022	Mar 24, 2022	Apr 23, 2021
kWh Used	5182	3966	3525
Service days	32	29	30
kWh/day	161	136	117
Amount	\$649.65	\$500.25	\$356.85

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[Learn more](#) ›

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Electric Bill Statement

For: Mar 24, 2022 to Apr 25, 2022 (32 days)

Statement Date: Apr 25, 2022

Account Number: 84595-15071

Service Address:

2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

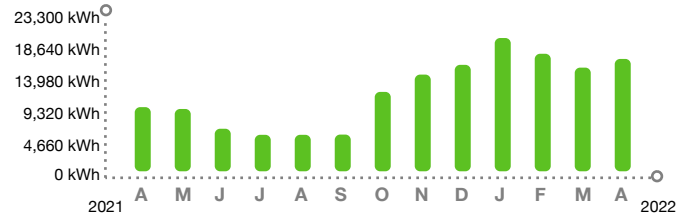
\$1,852.23

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 14, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 06, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,742.44
Payments received	-1,742.44
Balance before new charges	0.00

Total new charges	1,852.23
Total amount you owe	\$1,852.23

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,852.23

TOTAL AMOUNT YOU OWE

May 16, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

BILL DETAILS

Amount of your last bill	1,742.44
Payment received - Thank you	-1,742.44
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$469.25
Fuel: (\$0.038060 per kWh)	\$679.33
Demand: (\$11.93 per KW)	\$524.92
Electric service amount	1,701.67
Gross rec. tax/Regulatory fee	44.89
Franchise charge	105.67
Taxes and charges	150.56
Total new charges	\$1,852.23

Total amount you owe \$1,852.23

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading May 24, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	06400		88551		17849
Demand KW	43.68				44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2022	Mar 24, 2022	Apr 23, 2021
kWh Used	17849	16467	10190
Service days	32	29	30
kWh/day	557	567	339
Amount	\$1,852.23	\$1,742.44	\$892.99

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North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	4/27/2022	5/18/2022

Total Current Charges	388.22
Balance Forward	0.00
Total Amount Due	388.22

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000388221

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	4/27/2022	5/18/2022

Last Bill Amount	170.68
Payments	-170.68
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 170.68 4/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/18/22 4/19/22	32	54830746	1.000	TGAL	102	81	21
USAGE FOR							4

Service	Consumption	Charge	Total
WA Base facility chg		49.18	0.00
WA Usage block 1	10.00	45.00	0.00
WA Usage block 2	10.00	67.50	0.00
WA Usage block 3	1.00	9.48	0.00
TOTAL WATER			171.16
SE Base facility chg		76.78	0.00
SE Consumption	21.00	140.28	0.00
TOTAL SEWER			217.06

Total Current Charges	388.22
Balance Forward	0.00
Total Amount Due	388.22

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	4/27/2022	5/18/2022

Total Current Charges	104.03
Balance Forward	0.00
Total Amount Due	104.03

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000000104033

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	4/27/2022	5/18/2022

Last Bill Amount	85.07
Payments	-85.07
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 85.07 4/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/18/22 4/19/22	32	36607560	1.000	TGAL	1259	1247	12
USAGE FOR							2

Service	Consumption	Charge	Total
WA Base facility chg		21.11	0.00
WA Usage block 1	4.00	18.00	0.00
WA Usage block 2	4.00	27.00	0.00
WA Usage block 3	4.00	37.92	0.00
TOTAL WATER			104.03

Total Current Charges	104.03
Balance Forward	0.00
Total Amount Due	104.03

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/27/2022	5/18/2022

Total Current Charges	877.15
Balance Forward	0.00
Total Amount Due	877.15

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465600000877158

1 LAKE Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/27/2022	5/18/2022

Last Bill Amount	893.38
Payments	-893.38
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 893.38 4/19/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/18/22 4/19/22	32	80005382	1.000	TGAL	4896	4809	87
USAGE FOR							58

Service	Consumption	Charge	Total
WA Base facility chg		95.94	0.00
WA Usage block 1	20.00	90.00	0.00
WA Usage block 2	20.00	135.00	0.00
WA Usage block 3	20.00	189.60	0.00
WA Usage block 4	20.00	253.00	0.00
WA Usage block 5	7.00	113.61	0.00
TOTAL WATER			877.15

Total Current Charges	877.15
Balance Forward	0.00
Total Amount Due	877.15

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	5/03/2022	6/01/2022

Total Current Charges	168.47
Balance Forward	168.47
Total Amount Due	336.94

LAKESIDE PLANTATION CDD
C/O GOVERNMENTAL MGT SVCS-CF
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

000054883000159826000000336948

1 ----- Please return this portion with payment. *Thank You.* -----

SERVICE ADDRESS 2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	5/03/2022	6/01/2022

Last Bill Amount	168.47
Payments	0.00
Adjustments	0.00
Balance Forward	168.47

Rate Class: COMMERCIAL WASTE

Last payment amount/date: 168.47 3/08/2022

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
----------------	------	--------------	------	-------	---------	----------	-------

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	3/31/22 4/30/22	156.80	0.00
GB 95 GAL RECY 1PU 1MON	3/31/22 4/30/22	7.00	0.00
GB EXTRA RECY 1XMONTH	3/31/22 4/30/22	4.67	0.00
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges	168.47
Balance Forward	168.47
Total Amount Due	336.94

Deposit Amount : 505.41

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

*****IMPORTANT MESSAGE*****

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$322.08
EFT Payment - thank you	Apr 13	-\$322.08
Balance forward		\$0.00
Regular monthly charges	Page 3	\$293.15
Taxes, fees and other charges	Page 3	\$28.72
New charges		\$321.87
Amount due		\$321.87

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment

Your automatic payment on May 12, 2022, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

LAKESIDE PLANTATION
ATTN LAKESIDE PLANTATION
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

Account number **8535 10 055 0624394**

Automatic payment **May 12, 2022**

Please pay \$321.87

Electronic payment will be applied May 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400321877

Regular monthly charges \$293.15

Comcast Business	\$214.95
Packaged services	\$364.90
Mobility Voice Line Business Voice. Qty 2 @ \$25.00 each	\$50.00
📶 Data, Securityedge, Voice Package, Includes: Business Internet 200 1 Mobility Voice Line, and Securityedge.	\$314.90
Discounts	-\$194.90
Promotional Discount	-\$194.90
Comcast Business services	\$44.95
TV Select Business Video.	\$39.95
Voice Mail Service	\$5.00

Equipment & services \$49.80

Equipment Fee Voice.	\$19.95
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90

Service fees \$28.40

Directory Listing Management Fee	\$3.00
Voice Network Investment	\$3.00
Broadcast TV Fee	\$22.40

Taxes, fees and other charges \$28.72

Other charges \$3.44

Federal Universal Service Fund	\$1.83
Regulatory Cost Recovery	\$1.61

Taxes & government fees \$25.28

Sales Tax	\$2.48
State Communications Services Tax	\$11.68
Local Communications Services Tax	\$9.92
911 Fees	\$1.20

What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained

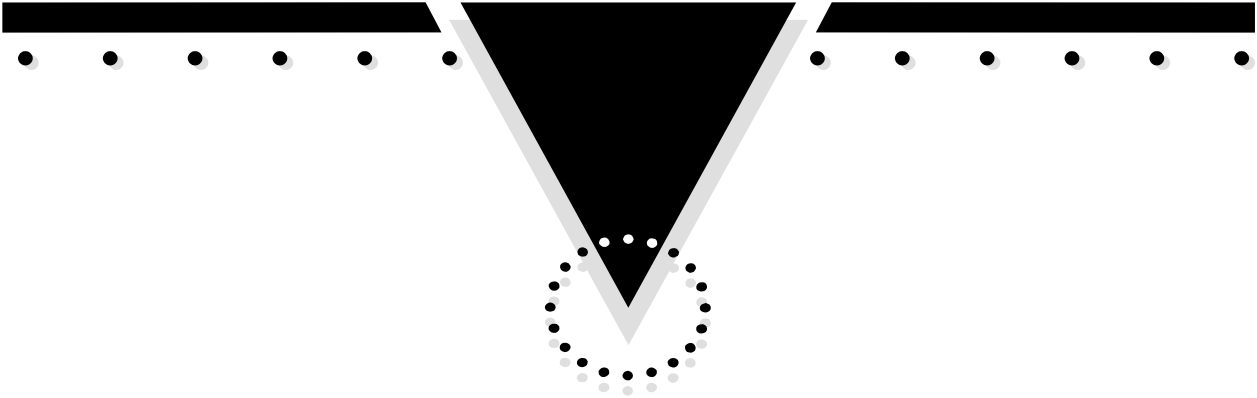


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SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
May 31, 2022



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Lakeside Plantation
Community Development District

Combined Balance Sheet

May 31, 2022

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
Cash:				
Operating Account	\$166,550	\$130,061	---	\$296,611
Debit Card Account	\$1,314	---	---	\$1,314
Money Market Account	\$120,924	---	---	\$120,924
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$76,563	\$76,563
Revenue	---	---	\$16,514	\$16,514
Prepayment	---	---	\$0	\$0
SBA	\$508	\$360,029	---	\$360,537
Due from General Fund	---	---	\$8,695	\$8,695
Due from Capital Reserve	\$2,626	---	---	\$2,626
Due from Other	\$267	---	---	\$267
Deposits	\$517	---	---	\$517
Prepaid Expenses	\$250	---	---	\$250
Total Assets	\$292,959	\$490,091	\$101,771	\$884,821
<i>Liabilities</i>				
Accounts Payable	\$2,506	---	---	\$2,506
Due to Debt Service	\$8,695	---	---	\$8,695
Due to General Fund	---	\$2,626	---	\$2,626
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
Fund Balances				
Unassigned	\$280,991	---	---	\$280,991
Assigned for Capital Reserve Fund	---	\$487,464	---	\$487,464
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$101,771	\$101,771
Total Liabilities, Fund Equity, Other	\$292,959	\$490,091	\$101,771	\$884,821

Lakeside Plantation
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending May 31, 2022

	Adopted Budget	Prorated Budget 5/31/22	Actual 5/31/22	Variance
--	-------------------	----------------------------	-------------------	----------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$751,261	\$682,394	\$682,394	\$0
Tennis Club	\$20,000	\$13,333	\$16,493	\$3,160
Activities	\$10,000	\$6,667	\$4,768	(\$1,899)
Clubhouse Rentals	\$5,000	\$3,333	\$1,040	(\$2,293)
Miscellaneous	\$1,500	\$1,000	\$391	(\$609)
Interest Earnings	\$50	\$33	\$15	(\$19)
Total Revenues	\$787,811	\$706,760	\$705,100	(\$1,660)

Administrative Expenditures

Supervisor Fees	\$11,000	\$7,333	\$7,800	(\$467)
District Manager	\$39,393	\$26,262	\$26,262	\$0
District Counsel	\$25,750	\$17,167	\$17,450	(\$283)
District Engineer	\$14,000	\$9,333	\$9,492	(\$159)
Disclosure Report	\$1,000	\$667	\$667	\$0
Trustee Fees	\$4,771	\$3,180	\$3,180	\$0
Audit Fees	\$3,350	\$2,233	\$0	\$2,233
Postage, Phone, Faxes, Copies	\$1,500	\$1,000	\$595	\$405
General Liability Insurance	\$6,689	\$6,689	\$6,294	\$395
Legal Advertising	\$2,000	\$1,333	\$1,126	\$208
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$1,900	\$1,267	\$1,762	(\$496)
Property Insurance	\$10,849	\$10,849	\$10,207	\$642
Information Technology	\$1,250	\$833	\$833	(\$0)
Website Administration	\$800	\$533	\$533	(\$0)
Total Administrative	\$124,427	\$88,855	\$86,377	\$2,478

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$2,500	\$2,500	\$13,800	(\$11,300)
Common Area Renewal & Maintenance	\$5,000	\$3,333	\$4,205	(\$872)
Street Light/Decorative Light	\$5,000	\$3,333	\$0	\$3,333
Landscape Maintenance - Contract	\$114,500	\$76,333	\$61,240	\$15,093
Landscape Maintenance - Other	\$5,000	\$3,333	\$1,400	\$1,934
Mulch	\$10,740	\$10,740	\$9,200	\$1,540
Irrigation Maintenance	\$4,500	\$3,000	\$4,800	(\$1,800)
Lake Maintenance	\$15,000	\$10,000	\$7,728	\$2,272
Electric Utility Services - Entrance Feature	\$9,000	\$6,000	\$4,120	\$1,880
Water Utility Services - Entrance Feature	\$1,600	\$1,067	\$5,105	(\$4,039)
Repairs & Maintenance - Entrance Feature	\$3,000	\$2,000	\$1,786	\$214
Miscellaneous Tools & Equipment	\$1,000	\$667	\$0	\$667
Total Field	\$176,840	\$122,307	\$113,384	\$8,923

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2022

	Adopted Budget	Prorated Budget 5/31/22	Actual 5/31/22	Variance
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$196,544	\$131,029	\$168,231	(\$37,201)
Activities	\$20,000	\$13,333	\$13,932	(\$599)
License/Fees	\$1,200	\$800	\$643	\$157
General Supplies	\$10,000	\$6,667	\$4,528	\$2,138
Maintenance	\$14,000	\$9,333	\$3,852	\$5,481
Office Supplies	\$3,500	\$2,333	\$2,378	(\$45)
Public Communication	\$1,500	\$1,000	\$0	\$1,000
Pest Control	\$600	\$400	\$0	\$400
Security	\$1,500	\$1,000	\$1,216	(\$216)
Security Patrol	\$25,000	\$16,667	\$15,601	\$1,065
AED	\$500	\$333	\$208	\$125
Telephone & Internet Services	\$5,500	\$3,667	\$2,555	\$1,112
Janitorial Supplies	\$3,250	\$2,167	\$622	\$1,545
Electric Utility Services - Clubhouse	\$14,000	\$9,333	\$8,214	\$1,119
Gas Utility	\$250	\$167	\$129	\$38
Garbage Collection	\$2,100	\$1,400	\$1,353	\$47
Water Utility Services - Clubhouse	\$4,400	\$2,933	\$2,348	\$585
Electric Utility Services - Pool	\$16,000	\$10,667	\$12,272	(\$1,605)
Pool Cleaning	\$10,200	\$6,800	\$6,907	(\$107)
Pool Maintenance - Other	\$10,000	\$6,667	\$946	\$5,720
Tennis Courts - Maintenance	\$5,000	\$3,333	\$604	\$2,730
Water Utility Services - Pool	\$6,000	\$4,000	\$5,346	(\$1,346)
Total Clubhouse	\$351,044	\$234,029	\$251,883	(\$17,854)
Total Revenues	\$787,811	\$706,760	\$705,100	(\$1,660)
Total Expenditures	\$652,311	\$445,191	\$451,644	(\$6,453)
Operating Income (Loss)	\$135,500	\$261,569	\$253,456	(\$8,113)
Other Sources/(Uses)				
Interfund Transfer Out- Capital Reserve	(\$135,500)	(\$135,500)	(\$135,500)	\$0
Total Other Sources/(Uses)	(\$135,500)	(\$135,500)	(\$135,500)	\$0
Excess Revenue/(Expenditures)	(\$0)		\$117,956	
Beginning Fund Balance	\$0		\$163,803	
Ending Fund Balance	(\$0)		\$281,759	

Lakeside Plantation
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending May 31, 2022

	Adopted Budget	Prorated Budget 5/31/22	Actual 5/31/22	Variance
<u>Revenues</u>				
Transfer In - General Fund	\$135,500	\$135,500	\$135,500	\$0
Interest Income	\$0	\$0	\$667	\$667
Total Revenues	\$135,500	\$135,500	\$136,167	\$667
<u>Expenditures</u>				
Property Site Elements	\$3,878	\$3,878	\$19,382	(\$15,504)
Total Expenditures	\$3,878	\$3,878	\$19,382	(\$15,504)
Excess Revenues/(Expenditures)	\$131,622		\$116,785	
Beginning Fund Balance	\$0		\$370,679	
Ending Fund Balance	\$131,622		\$487,464	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending May 31, 2022

	Adopted Budget	Prorated Budget 5/31/22	Actual 5/31/22	Variance
Revenues				
Special Assessments- Tax Roll	\$175,905	\$158,249	\$158,249	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$7	\$7
Total Revenues	\$184,748	\$167,091	\$167,097	\$7
Expenditures				
<i>Series 1999</i>				
Interest-11/1	\$45,175	\$45,175	\$45,175	\$0
Principal-5/1	\$95,000	\$95,000	\$95,000	\$0
Interest-5/1	\$45,175	\$45,175	\$45,175	\$0
Total Expenditures	\$185,350	\$185,350	\$185,350	\$0
Excess Revenues/(Expenditures)	(\$602)		(\$18,253)	
Beginning Fund Balance	\$49,212		\$120,024	
Ending Fund Balance	\$48,609		\$101,771	

Due from General Fund	\$	8,695
Reserve	\$	76,563
Revenue	\$	16,514
Prepayment	\$	0
Total	\$	101,771

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$237,688	\$365,041	\$19,358	\$22,814	\$5,559	\$31,934	\$0	\$0	\$0	\$0	\$0	\$682,394
Tennis Club	\$4,890	\$3,540	\$1,130	\$1,572	\$645	\$1,075	\$1,690	\$1,952	\$0	\$0	\$0	\$0	\$16,493
Activities	\$541	\$1,427	\$697	\$100	\$1,079	\$569	\$101	\$254	\$0	\$0	\$0	\$0	\$4,768
Clubhouse Rentals	\$0	\$0	\$0	\$0	\$0	\$600	\$200	\$240	\$0	\$0	\$0	\$0	\$1,040
Miscellaneous	\$210	\$0	\$49	\$0	\$15	\$5	\$21	\$91	\$0	\$0	\$0	\$0	\$391
Interest Earnings	\$1	\$0	\$3	\$2	\$2	\$3	\$2	\$1	\$0	\$0	\$0	\$0	\$15
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$33,947	\$2,538	\$0	\$0	\$0	\$0	\$705,100
<i>Administrative Expenditures</i>													
Supervisor Fees	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$7,800
District Manager	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$26,262
District Counsel	\$4,065	\$980	\$611	\$4,749	\$3,758	\$0	\$3,288	\$0	\$0	\$0	\$0	\$0	\$17,450
District Engineer	\$0	\$446	\$910	\$70	\$1,293	\$3,813	\$2,611	\$350	\$0	\$0	\$0	\$0	\$9,492
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$3,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180
Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage, Phone, Faxes, Copies	\$89	\$73	\$140	\$99	\$8	\$104	\$53	\$28	\$0	\$0	\$0	\$0	\$595
General Liability Insurance	\$6,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,294
Legal Advertising	\$37	\$37	\$37	\$163	\$44	\$444	\$57	\$306	\$0	\$0	\$0	\$0	\$1,126
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$51	\$44	\$475	\$443	\$134	\$127	\$157	\$332	\$0	\$0	\$0	\$0	\$1,762
Property Insurance	\$10,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,207
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$833
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$533
Total Administrative	\$28,635	\$7,117	\$5,710	\$10,061	\$9,773	\$8,825	\$10,703	\$5,554	\$0	\$0	\$0	\$0	\$86,377
<i>Field Expenditures</i>													
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$13,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,800
Common Area Renewal & Maintenance	\$98	\$0	\$535	\$0	\$2,854	\$339	\$368	\$11	\$0	\$0	\$0	\$0	\$4,205
Street Light/Decorative Light	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance - Contract	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$7,655	\$0	\$0	\$0	\$0	\$61,240
Landscape Maintenance - Other	\$0	\$0	\$0	\$0	\$932	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Mulch	\$0	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,200
Irrigation Maintenance	\$1,806	\$0	\$99	\$1,061	\$0	\$1,834	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$7,728
Electric Utility Services - Entrance Feature	\$342	\$481	\$499	\$502	\$625	\$522	\$500	\$650	\$0	\$0	\$0	\$0	\$4,120
Water Utility Services - Entrance Feature	\$0	\$0	\$445	\$1,641	\$1,934	\$896	\$85	\$104	\$0	\$0	\$0	\$0	\$5,105
Repairs & Maintenance - Entrance Feature	\$0	\$0	\$0	\$0	\$518	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$1,786
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$10,866	\$18,302	\$10,199	\$25,625	\$15,484	\$13,947	\$9,574	\$9,386	\$0	\$0	\$0	\$0	\$113,384

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
Personnel Services (Management Contract)	\$12,394	\$18,294	\$22,596	\$22,596	\$22,596	\$22,596	\$22,596	\$24,562	\$0	\$0	\$0	\$0	\$168,231
Activities	\$1,763	\$1,405	\$2,621	\$3,246	\$1,613	\$2,169	\$339	\$776	\$0	\$0	\$0	\$0	\$13,932
License/Fees	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
General Supplies	\$705	\$450	\$1,100	\$182	\$526	\$337	\$561	\$668	\$0	\$0	\$0	\$0	\$4,528
Maintenance	\$274	\$0	\$441	\$1,294	\$1,277	\$208	\$0	\$358	\$0	\$0	\$0	\$0	\$3,852
Office Supplies	\$170	\$0	\$922	\$274	\$683	\$103	\$115	\$110	\$0	\$0	\$0	\$0	\$2,378
Public Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$578	\$344	\$0	\$147	\$0	\$147	\$0	\$0	\$0	\$0	\$0	\$1,216
Security Patrol	\$1,960	\$1,960	\$1,680	\$2,135	\$4,366	\$1,960	\$1,540	\$0	\$0	\$0	\$0	\$0	\$15,601
AED	\$0	\$0	\$0	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Telephone & Internet Services	\$316	\$316	\$316	\$321	\$321	\$322	\$322	\$322	\$0	\$0	\$0	\$0	\$2,555
Janitorial Supplies	\$220	\$94	\$98	\$180	\$0	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$622
Electric Utility Services - Clubhouse	\$1,013	\$1,146	\$1,039	\$872	\$954	\$1,007	\$1,157	\$1,026	\$0	\$0	\$0	\$0	\$8,214
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$129
Garbage Collection	\$175	\$168	\$168	\$160	\$168	\$168	\$175	\$168	\$0	\$0	\$0	\$0	\$1,353
Water Utility Services - Clubhouse	\$177	\$675	\$171	\$260	\$148	\$359	\$171	\$388	\$0	\$0	\$0	\$0	\$2,348
Electric Utility Services - Pool	\$604	\$1,245	\$1,437	\$1,475	\$2,020	\$1,897	\$1,742	\$1,852	\$0	\$0	\$0	\$0	\$12,272
Pool Cleaning	\$957	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$6,907
Pool Maintenance - Other	\$62	\$0	\$0	\$0	\$0	\$314	\$18	\$552	\$0	\$0	\$0	\$0	\$946
Tennis Courts - Maintenance	\$0	\$0	\$0	\$0	\$0	\$42	\$562	\$0	\$0	\$0	\$0	\$0	\$604
Water Utility Services -Pool	\$391	\$473	\$511	\$650	\$463	\$1,088	\$894	\$877	\$0	\$0	\$0	\$0	\$5,346
Total Clubhouse	\$21,839	\$27,670	\$34,309	\$34,719	\$36,149	\$33,436	\$31,235	\$32,527	\$0	\$0	\$0	\$0	\$251,883
Total Revenues	\$5,642	\$242,656	\$366,919	\$21,032	\$24,555	\$7,811	\$33,947	\$2,538	\$0	\$0	\$0	\$0	\$705,100
Total Expenditures	\$61,341	\$53,089	\$50,218	\$70,404	\$61,407	\$56,208	\$51,512	\$47,466	\$0	\$0	\$0	\$0	\$451,644
Operating Income/(Loss)	(\$55,699)	\$189,567	\$316,701	(\$49,373)	(\$36,852)	(\$48,397)	(\$17,564)	(\$44,928)	\$0	\$0	\$0	\$0	\$253,456
Other Sources/(Uses)													
Interfund Transfer Out- Capital Reserve	\$0	\$0	(\$135,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$135,500)
Total Other Sources/(Uses)	\$0	\$0	(\$135,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$135,500)
Excess Revenue/(Expenditures)	(\$55,699)	\$189,567	\$181,201	(\$49,373)	(\$36,852)	(\$48,397)	(\$17,564)	(\$44,928)	\$0	\$0	\$0	\$0	\$117,956

**Lakeside Plantation
Community Development District
Long Term Debt Report**

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 76,563
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$ (80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$ (85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$ (95,000.00)
Current Bonds Outstanding	\$ 1,205,000

SECTION D

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2022

Gross Assessment \$ 799,140.65 \$ 185,322.67 \$ 984,463.32
Net Assessment \$ 751,192.21 \$ 174,203.31 \$ 925,395.52

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

81.18% 18.82% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total
11/23/21	P/E 11/09/21	\$87,519.29	\$1,312.79	\$0.00	\$0.00	\$86,206.50	\$69,978.35	\$16,228.15	\$86,206.50
11/30/21	P/E 11/18/21	\$209,748.53	\$3,146.23	\$0.00	\$0.00	\$206,602.30	\$167,709.95	\$38,892.35	\$206,602.30
12/22/21	P/E 11/30/21	\$433,577.11	\$6,503.66	\$0.00	\$0.00	\$427,073.45	\$346,677.98	\$80,395.47	\$427,073.45
12/30/21	P/E 12/03/21	\$22,965.64	\$344.48	\$0.00	\$0.00	\$22,621.16	\$18,362.79	\$4,258.37	\$22,621.16
01/31/22	P/E 12/31/21	\$24,209.84	\$363.15	\$0.00	\$0.00	\$23,846.69	\$19,357.61	\$4,489.08	\$23,846.69
02/28/22	P/E 1/31/22	\$28,532.63	\$427.99	\$0.00	\$0.00	\$28,104.64	\$22,814.01	\$5,290.63	\$28,104.64
03/31/22	P/E 2/28/22	\$6,952.91	\$104.29	\$0.00	\$0.00	\$6,848.62	\$5,559.39	\$1,289.23	\$6,848.62
04/29/22	P/E 3/31/22	\$39,938.17	\$599.07	\$0.00	\$0.00	\$39,339.10	\$31,933.62	\$7,405.48	\$39,339.10
TOTAL		\$853,444.12	\$12,801.66	\$0.00	\$0.00	\$840,642.46	\$682,393.69	\$158,248.77	\$840,642.46

91%	Net Percent Collected
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IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					\$8,842.03
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/21/21	11/1/21	5809	\$4,421.02	\$4,421.02	\$4,421.02
10/21/21	2/1/22	5809	\$2,210.51	\$2,210.51	\$2,210.51
10/21/21	5/1/22	5809	\$2,210.50	\$2,210.50	\$2,210.50
Total			\$8,842.03	\$8,842.03	\$8,842.03

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD
Action Item List
April 2022

Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
12/16/2020	Drainage Behind Tennis Courts	DE		In Process	BOS approved NTE \$3,300 for drainage work. Staff to get additional proposal from Bloomings and use vendor who offers the best price.
5/19/2021	Determine Feasibility of Fountains and/or Aerators on Certain Ponds	DE		On Hold	Project put on hold due to budget constraint.
6/16/2021	Access Control System and Security Cameras	AM		Completed	BOS approved proposal with ADT 03.16.2022. Staff will work on implementation checklist.
8/18/2021	Traffic Calming - Speed Humps, Speed Bumps, Speed Tables on Scarlett and/or enhanced traffic enforcement with North Port Police	DE/DM		Completed	Preliminary information on locations for speed humps/bumps/tables presented to BOS 11.17.2021 (note proposal needs to be updated for costs). North Port Police Department conducted a speed study and the results were presented to BOS 03.16.2022. BOS may consider enhanced traffic enforcement 04.20.2022.
	Pool Equipment Area Drainage	DE		In Process	Proposal presented for BOS consideration 03.16.2022. DE asked to bring back additional proposal (for a minimum of two proposals) to consider at 04.20.2022 BOS meeting.
1/19/2022	Nuisance Vegetation in Natural Areas	DE		On Hold	DE recommends removal of exotics and grapevines and thinning of palmettos in natural buffer areas. Budget \$20K in FY2023.
1/19/2022	Consideration of Tax Certificate Purchase	DM/DC		In Process	01.19.2022 BOS approved staff investigation into feasibility of purchase of unsold tax certificates on Lot #3 and Lot #6 - Lakeside Marketplace with the ultimate goal to acquire property through tax deed. BOS to move forward with project in tandem with FY2023 budget cycle. Assessment hearing (to use capital project monies to fund tax certificate purchase) to be scheduled 08.17.2022.
1/19/2022	Stormwater Needs Analysis Report	DE		In Process	Draft report due to be presented to BOS May 2022. Final report due to County June 2022. Report is in process and DE is gathering information from DM and other pertinent records.

SECTION C

SECTION 1



Monthly Summary Report

May 2022

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director
Alex Murphy, Regional Director

Lakeside Plantation CDD

PROGRAMMING

PROGRAM	DATE
Wine and Cheese	May 5, 2022
Bingo	May 10, 2022
Coffee and Donuts	May 16, 2022
Bingo	May 24, 2022
Adult Craft	May 27, 2022
Memorial Day BBQ	May 30, 2022
Bingo	April 26, 2022



FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
ADT Security and Access install	See updated timeline	Cameras are completed (except the Billiards room) Fob install will begin the week of June 16, 2022.
Pickle Ball Court	IN PROGRESS	Waiting on agreement to be finalized by Welch Tennis
Spa Heater Wiring	COMPLETED	Replaced (under warranty)
Pool heater bypass plumbing leak	COMPLETED	Repaired by Dart
Irrigation Timer (Plantation and Scarlett)	COMPLETED	Repaired by Blooming's
Fence Install	IN PROGRESS	Fence install will be done June 8 th and 9 th .
Exit fountain	Our filter pump is bad	Johns Pump and Motor came out, our filter pump is under warranty and a new one has been ordered. Once received, they will install.

CUSTOMER SERVICE

On June 1, 2022, Courtney and I met with approximately 12 residents for an informal meeting regarding Lifestyles. It was a positive meeting. The residents shared their thoughts and ideas, and we started a volunteer list so that they can be involved with some events.

COMMENT	ACTION TAKEN
Everyone expressed appreciation for meeting with them.	Will enhance or add certain programs/events as per recommendations.
Some of the residents in attendance were not happy with Wine and Cheese going quarterly.	We compromised and will be having Wine and Cheese every other month.
A few residents would like a new Lifestyle survey distributed.	We will send out another in the fall.
A gentleman at the meeting asked for a few men events	We have added an additional event and will continue adding more.
They would like to see more clubs/ interest groups i.e.: pool league, bunko etc.	In the process of working with the residents
More bus trips were requested.	We have been working with All around tours and have also reached out to Trendy Tours so that we can ensure the best variety.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Coffee and Donuts	June 3, 2022
Bingo	June 14, 2022
Ladies Luncheon	June 14, 2022
Pool Party with DJ	June 17, 2022
Adult Craft - Acrylic pour painting	June 24, 2022

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Revamp New resident orientation/registration form	Alex/Margie	To be completed with completion of access control system
Creation of Emergency Action Plan	Margie/Alex	Completed internally
Team review of Amenity Policy to submit comprehensive recommendations	Alex/Margie /Courtney	Management to submit to District Staff by the end of May, hearing to be scheduled for June meeting.

THANK YOU.



Lakeside Plantation CDD

SECURITY PROJECT ACTION ITEM LIST
Lakeside Plantation Clubhouse

Updated: 5/3/2022

Anticipated Completion: **July 5th, 2022**

**subject to change based on vendor installation schedules*

#	Task	Notes/Comments	Target Date
1	Camera install begins	Need to add billiards room camera	5/1/2022
2	Fob reader install begins		6/13/2022
3	Update POS system with fees and resident accounts	In progress with AAG team	5/31/2022
4	Train with ADT on camera and fob system		COMPLETE
5	Fencing install begins		6/8/2022
6	Complete and distribute facility access for to board		6/15/2022
7	Email to residents about fob access and MindBody credit card system		6/16/2022
8	Resident registration begins		6/17/2022
9	Card reader system complete once breezeway gates are installed		6/17/2022
10	Test all equipment		6/17/2022
11	2 nd Email to residents regarding the new system and process to obtain key fobs		6/30/2022
12	Fob pickup begins		7/5/2022

SECTION 2

Fountain Comparison	Living Water Fountain Service	Professional Fountain Services	
Cost per month	\$400.00	\$500	
Visits per month	2	1	
First clean out cost	\$1,750.00	\$800 (\$1600.00 total)	
Clean out description	<ul style="list-style-type: none"> • Empty fountains • Clean and pressure wash inside and outside of fountains • Clean nozzles and lights • Clean tiles with acid • Check vault including electrical, control box, motors, pumps, and plumbing • Clean filtration system • Check for leaks • Fill fountain and start back up 	<ul style="list-style-type: none"> • Empty fountains • Clean and pressure wash inside and outside of fountains • Clean nozzles and lights • Clean tiles with acid • Check vault including electrical, control box, motors, pumps, and plumbing • Clean filtration system • Check for leaks • Fill fountain and start back up 	
Preventive services included	<ul style="list-style-type: none"> • Full monthly diagnostic • Clean nozzles and lights • Check filtration system • Clean and check all electrical • Add tablets as needed • Pressure wash as needed 	<ul style="list-style-type: none"> • Full monthly diagnostic • Clean nozzles and lights • Check filtration system • Clean and check all electrical • Add tablets as needed • Pressure wash as needed 	
Labor charges outside on PM agreement		\$200 flat fee, plus parts	
Recommendations	I emailed him twice and have not heard back	Please see attached list of recommendations	

Professional Fountain Services LLC
 2227 Stratford Dr
 Sarasota, FL 34232
 (941) 320-8279
 PFS@Professionalfountainservices.com



ADDRESS

Margie Gerstmann
 Lakeside Plantation CDD
 2200 Plantation Blvd
 Plantation, Blvd 34289

Estimate 1696

DATE 04/08/2022

ACTIVITY	QTY	RATE	AMOUNT
One time cleaning ARCHITECTURAL FOUNTAIN SYSTEM: EMPTY FOUNTAIN CLEAN FOUNTAIN STRUCTURE INSIDE/OUTSIDE WITH PRESSURE WASHER CLEAN NOZZLES & LIGHTS CLEAN TILES WITH ACID CHECK VAULT INCLUDING ELECTRICAL, CONTROL BOX, MOTORS, PUMPS, PLUMBING CLEAN FILTRATION SYSTEM CHECK FOR LEAKS FILL FOUNTAIN & STARTUP	2	800.00	1,600.00
Monthly maintenance ARCHITECTURAL FOUNTAIN SYSTEM:MONTHLY FULL DIAGNOSTIC CLEAN NOZZLES & LIGHTS CHECK FILTRATION SYSTEM/CLEAN CHECK ALL ELECTRICAL ADD TABLETS AS NEEDED CLEAN STRUCTURE (PRESSURE WASH IF NEEDED ONLY)	2	250.00	500.00
Service Call SERVICE CALL OUTSIDE OF CONTRACT (PARTS FOR REPAIRS ARE NOT INCLUDED)	1	200.00	200.00

This is an estimate for Lakeside Plantation. The monthly maintenance consists of one visit per month to service two Architectural Fountain Systems. The site will be billed \$500.00 per month.

All of the above will be serviced on the fountains. Any additional services provided will be added to the invoice. Any

additional visits to the site will be billed separately.

If you have any questions or concerns please call or email us.

Thank you,

TOTAL

\$2,300.00

Accepted By

Accepted Date

Margie Gertsmann

From: Margie Gertsmann
Sent: Friday, May 27, 2022 2:59 PM
To: Margie Gertsmann
Subject: FW: Estimate 1696 from Professional Fountain Services LLC

From: Erasmo Mata <pfs@professionalfountainsservices.com>
Sent: Thursday, May 26, 2022 3:35 PM
To: Margie Gertsmann <manager@lakesideplantationcdd.com>
Subject: Re: Estimate 1696 from Professional Fountain Services LLC

Hi Margie,

Sure I'm happy to provide some references. We service quite a bit of large commercial fountains in Venice and Sarasota. Let me send over some pictures/videos as well. I hope you can open them. We service Architectural fountains for:

City of Sarasota Parks & Rec
Wes (941) 894-4833

— highly Reccomend

Court House (Main St Sarasota)
Chris (941) 954-4044

St. Pete Pier (Splash Pad)
Rebecca 727-458-3901

These are only a few references if you need more please let me know. I know you will be very happy with our services. Thank you for taking us into consideration. Pictures and videos will be sent in separate emails. I wish I had a better way to email them to you, but our photography skills are not very good.

Have a great weekend.

Priscilla Lilly
Professional Fountain Services LLC
941-320-8279
ProfessionalFountainServices.com



On Thu, May 26, 2022 at 2:26 PM Margie Gertsmann <manager@lakesideplantationcdd.com> wrote:

Aquascape Water Gardens Inc.

Leon Multi Services, LLC
2898 Arrowhead Road, Venice, FL 34293
PHONE: (941) 587-7996
leonmultiservices@gmail.com

PROPOSAL

DATE 5/5/2022

TO

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

FOR 2200 Plantation Blvd.
North Port, FL 34289

Description

Amount

One-time deep clean
Pressure wash inside and outside fountain
Pull weeds inside the ring.
Test water
Clean Filters
Check for leaks
Clean nozzles and lights
Clean tile with acid.
Fill fountain and restart

Total labor and materials

\$1,750

Make all checks payable to:

Leon Multi Services, LLC
2898 Arrowhead Road, Venice, FL 34293
PHONE: (941) 587-7996
leonmultiservices@gmail.com

If you have any questions concerning this invoice, contact Gustavo Gutierrez, (941) 587-7996

Aquascape Water Gardens Inc.

Leon Multi Services, LLC
2898 Arrowhead Road, Venice, FL 34293
PHONE: (941) 587-7996
leonmultiservices@gmail.com

PROPOSAL

DATE 5/5/2022

TO
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

FOR 2200 Plantation Blvd.
North Port, FL 34289

Description

Amount

Monthly Maintenance
2 visits / month – Full monthly diagnostic
Add tablets as needed
Clean nozzles and lights
Clean and check all electrical
Check filtration system
Check for leaks
Spray for weeds in the ring
Pressure wash as needed

Total labor and materials

\$400 / Month

Make all checks payable to:

Leon Multi Services, LLC
2898 Arrowhead Road, Venice, FL 34293
PHONE: (941) 587-7996
leonmultiservices@gmail.com

If you have any questions concerning this invoice, contact Gustavo Gutierrez, (941) 587-7996