Lakeside Plantation

Community Development District

Joe Szewczyk, Chairman

Maria Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

August 17, 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
August 17, 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

VI. New Business Items

A. Public Hearings

1. Public Hearing on Amending the Amenity Facilities Policies & Amenities Rates, Deposits & Fees, Resolution 2022-11

2. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
   a. Open the Public Hearing
   b. Presentation of FY 2022-2023 Budget
   c. Public Comments
   d. Close the Public Hearing
   e. Consideration of Resolution 2022-12 Adopting the Budget for Fiscal Year 2022-2023 Budget

3. Public Hearing on the Imposition of Special Assessments and Certifying an Assessment Roll

a. Open the Public Hearing

b. Presentation of FY 2022-2023 Assessment Analysis

c. Public Comments

d. Close the Public Hearing

e. Consideration of Resolution 2022-13 Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2022-2023

B. Consideration of Resolution 2022-14 Adopting the Annual Meeting Schedule for Fiscal Year 2023

C. Consideration of Informal Landscape Bids

1. Landscape Maintenance Professionals

2. Brightview

D. Acceptnance of Annual Audit for Fiscal Year 2021

E. Consideration of Resolution 2022-15 Designating a Registered Agent & Registered Office of the District - **ADDED**

VII. Business Administration

A. Approval of Minutes of the June 15, 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 – Retention & Fee Agreement

B. District Manager – Update on Memorial

C. Amenities Manager

1. Monthly Report

2. Incident Reports

3. Project List

4. Proposals for AC Unit

X. Other Business

XI. Supervisors Requests

XII. Next Scheduled Board Meeting is September 21, 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 IV

MEETING DATE	RESIDENT NAME	RESIDENT ADDRESS	COMMENT(S)	FOLLOW-UP REQUIRED
6/15/22	Theresa Mahoney	1520 Scarlett Avenue	Parking	
6/15/22	Donna Keller	2395 Savannah Drive	Tax Certificate	
6/15/22	Monica Lewis	1560 Scarlett Avenue	Resolution 2022-10	

SECTION VI

SECTION A

SECTION 1

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES AND AMENITIES RATES, DEPOSITS, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the District previously adopted its Amenity Facilities Policies, as amended, from time to time (**"Rules"**) and desires to adopt amended Rules and Rates for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Rules and Rates to address certain revisions to the policies and rates of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the (i) Rules, as amended (**"Amended Rules"**), which are attached hereto as **Exhibit A** and incorporated herein by this reference, and (ii) Rates, as amended (**"Amended Rates"**), which are attached hereto as **Exhibit B** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. The attached Amended Rates are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rates shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rates. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2022.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chairman, Board of Supervisors

Exhibit A: Amended Rules
Exhibit B: Amended Rates

LAKESIDE PLANTATION COMMUNITY

DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

(Revised Adopted [August 17], 2022)

Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289

TABLE OF CONTENTS

Page

IDENTIFICATION FOBS 4
NON-RESIDENT ANNUAL USER FEE 4
HOMEOWNERS ASSOCIATION USE OF FACILITIES 6
COMMUNITY CLUB USE OF FACILITIES 6
GUEST POLICIES 6
RENTER'S PRIVILEGES 7
GENERAL FACILITY PROVISIONS 7
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY 10
GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY 11
GENERAL SWIMMING POOL RULES 11
SPA RULES 13
SWIMMING POOL: THUNDERSTORM POLICY 13
FITNESS CENTER POLICIES 13
GENERAL FACILITY RESERVATION POLICY 14
TENNIS FACILITY POLICIES 15
BASKETBALL FACILITY POLICIES 16
PICKLEBALL FACILITY POLICIES 16
BOCCE POLICIES 17
CARD ROOM AND BILLIARDS ROOM POLICIES 18
FISHING POLICY 19
SUSPENSION AND TERMINATION OF PRIVILEGES 19

DEFINITIONS

"Amenity Facilities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

"Amenity Facilities Policies" or **"Policies"** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

"Board of Supervisors" or **"Board"** – shall mean the Lakeside Plantation Community Development District's Board of Supervisors.

"Community Club" – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District's Board.

"District" – shall mean the Lakeside Plantation Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Facility Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

"Guest" – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member, Tennis Member, or Renter pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

"Homeowners Association" – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

"Non-Resident" – shall mean any person or persons that do not own property within the District.

"Non-Resident Annual User Fee" – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Non-Resident Member" – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities

"Patron" or **"Patrons"** – shall mean Residents, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

"**Tennis Guest**" – shall mean a Guest as referred to in sections 3.b. and 3.c. of the Tennis Facility Policies – General Policies herein.

"**Tennis Member**" – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District's Tennis Facilities.

"**Tennis Member Annual User Fee**" - shall mean the fee established by the District for any person that is not a Resident or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle the individual to use the Tennis Facilities only. Use of the pool, clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION FOBS

1. Fobs (or similar access devices) may be issued to all members of each Resident's or Renter's household and/or Non-Resident Members. There is a charge to replace lost or stolen Fobs and/or for additional fobs above two (2) fobs. Residents or Renters can request temporary guest fobs in the office.

2. All Patrons will be required to sign a waiver of liability before using the District amenities.

3. Patrons may be required to use their assigned fobs or guest fobs at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid

in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.

2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).

2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.

3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. Except as otherwise provided in these Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.

2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.

3. All Guests using the Amenity Facilities and entering District property are responsible for compliance with, and shall comply with these Amenity Facility Policies in the same manner as Patrons hereunder. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.

2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain a fob. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.

5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

2. Amenity facilities are for Patrons and their Guests only. All Patrons and Guests may be required to use their assigned fobs or guest fobs in order to gain access to the Amenity Facilities. Patrons and Guests must also present their fobs upon request by staff while at any Amenity Facility.

3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.

4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.

7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.

8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these polices at any time he or she sees fit.

9. All lost or stolen fobs should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement fobs as set forth herein.

10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.

11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.

12. Pool and spa rules that are posted in the appropriate area must be observed.

13. Patrons and their Guests shall treat all staff members with courtesy and respect.

14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.

16. Skateboarding is not allowed on the Amenity Facilities property at any.

17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.

18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.

19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.

20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

21. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.

22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.

24. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24-hour parking pass for the Amenity Center Parking Lot Only.

25. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

26. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).

3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500) and to the office of the District Manager (phone number 813-344-4844). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must use their assigned fob, guest fob or verification of registration while in the swimming pool area. All Patrons must also provide verification of registration when requested by staff.
2. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
3. Diving is prohibited.
4. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.

5. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
6. Showers are required before entering the pool.
7. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
12. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
13. Any person swimming during non-posted swimming hours may be suspended from using the facility.
14. Proper swim attire (no cutoffs) must be worn in the pool.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
17. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. Radio controlled watercraft are not allowed in the pool area.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. Loud, profane, or abusive language is prohibited.
23. No physical or verbal abuse will be tolerated.
24. Tobacco products are not allowed in the pool/spa area.
25. Illegal drugs are not permitted.
26. Smoking or vaping on pool deck is prohibited.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. All Children under the age of fifteen (15) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. All personal trainers must be certified and employed by the Amenity Management Company.

4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:

    A. Lakeside Plantation Residents (includes both events held by the Resident and events sponsored by the Resident).
    B. Lakeside Plantation Renters.
    C. Lakeside Plantation Homeowners Associations.
    D. Lakeside Plantation Community Clubs.

2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
3. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy.
4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
5. There are no personal “standing” reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these policies. Tennis a lifetime sport, proper etiquette and fair play.

GENERAL POLICIES

1. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and clothing attire are always required while at the tennis facility.
3. Following the rules of use of the courts, players are reminded to discard any used/unwanted balls, trash, paper cups, plastic bottles, etc. into receptacles provided on the courts. Remember to take any/all personal belongings (i.e., iPhone, tennis equipment, clothing, etc.)
4. Court hazards or damages, such as popped line nails, need to be reported to the Clubhouse office staff as soon as possible.
5. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the tennis facility.
6. Beverages are permitted at the tennis facility if they are contained in non-breakable containers and remain off tennis courts
7. Only chairs provided by the District can be used at the tennis courts and are to be used in the gathering area, and near the exit/entry gates of courts one and four.
8. Children under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by an adult eighteen (18) years of age or older.
9. The tennis courts may be reserved by the District for District-sponsored events or functions.
10. If nearing the end of your court time and other players are expected to start playing on your court at a designated time, your court must be brushed, re-lined and be available for others by the beginning of their starting time.

GUEST POLICY

1. Patrons may invite Guests to play tennis. All Guests must be registered in the office and always accompanied by the Patron.
    a. Residents, Non-Resident Members, and Renters: May invite up to 3 Guests per day to a single court. For Guests who frequently play, those Guests may either become a Tennis Member or purchase a Daily Guest Pass.
    b. Tennis Members: Tennis Members may invite one (1) Guest per day, and the Guest must purchase a Daily Guest Pass.
2. A fee of $10.00 per Tennis Guest will be collected from the Patron or Tennis Guest at the time of registration. Patrons must always accompany their Tennis Guest.
3. Tennis Guests are encouraged to become Tennis Members if they play more than twice a week.

4. This Pay to Play policy and the limitation on Tennis Guests does not apply to registered Guests staying in a Resident or Renter's home located within the District for a period of time.
5. Smoking and vaping is prohibited anywhere in the tennis facility.
6. The facility manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be always adhered to. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Children under fifteen (15) years of age must be supervised by an adult.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no

one is waiting, play may continue. As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron or a Patron's family member or Guest:

    - Submits false information on the application for a fob.
    - Permits unauthorized use of a fob.
    - Exhibits unsatisfactory behavior, deportment or appearance.
    - Fails to abide by the District's rules or policies established for the use of District's facilities, including the Amenity Facilities Policies.
    - Treats the District's personnel or employees in an unreasonable or abusive manner.
    - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.

2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron's family member or Guest:

    a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.

    b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.

    c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of suspension of the Patron's privileges for one (1) calendar year. The length of the suspension or termination is in the discretion of the Board and may be for less than one year.

3. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.

4. Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates these Policies in a manner that, in the discretion of the District Manager and/or Facility Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.

5. Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

Lakeside Plantation CDD

Amenities Rates, Deposits & Fees

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2021)
Effective Date: September 15, 2021

In accordance with Chapter 190 of the Florida Statutes, and on June 15, 2022, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

---

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. Annual User Fee. Any non-resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non- Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. General Rates. The following rates apply to usage of the Amenity Facilities:

Access Key Fobs	**Adopted Fee**
First Two Fobs	Complimentary
Each Additional or Replacement Fob	$25.00
Guest Fob	$50.00 (refundable deposit only)
Tennis Guest Fee	$10.00 per Tennis Guest per day

Rental Rates	Adopted Fee	Deposit
Standard Rental of Great Room (maximum of 6 hours)	$300.00	$300.00
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	$30.00/hour	$50.00
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)	$50/half hour	N/A
Fee for Access to Set-Up Rented Room before start of rental time	$30.00/hour	N/A
Rental of Tables/Chairs without room rental	$10.00/day for 1 table and 6 chair	$50.00

Tennis Membership Rates						
	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	Fee Maximum
Singles						
1 Month	$75	$77	$80	$82	$84	$111
3 Month	$165	$170	$175	$180	$186	$334
6 Month	$320	$330	$339	$350	$360	$790
12 Month	$640	$659	$679	$699	$720	$989
Daily Guest Pass	$10	$10	$10	$10	$10	$10
Family						
1 Month	$150	$155	$159	$164	$169	$1,004
3 Month	$315	$324	$334	$344	$355	$1,004
6 Month	$630	$649	$668	$688	$709	$1,101
12 Month	$1,200	$1,236	$1,273	$1,311	$1,351	$2,000

*Allots for an annual 3% increase effective October 1 each year shown; Board may revise rates in its discretion up to the Fee Maximum; Fee Maximum reflects maximum rate adopted by the Board on 9/15/2021

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests

are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non- Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

7. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.

8. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

9. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

LSPCDD Tennis Fee Budget Worksheet					
	Single FY2022	Year #2	Year #3	Year #4	Year #5
1 month	**$ 75.00**	$ 77	$ 80	$ 82	$ 84
3 month	**$ 165.00**	$ 170	$ 175	$ 180	$ 186
6 month	**$ 320.00**	$ 330	$ 339	$ 350	$ 360
12 month	**$ 640.00**	$ 659	$ 679	$ 699	$ 720
Daily	**$ 10.00**	$ 10	$ 11	$ 11	$ 11
	Family FY2022	Year #2	Year #3	Year #4	Year #5
1 month	**$ 150.00**	$ 155	$ 159	$ 164	$ 169
3 month	**$ 315.00**	$ 324	$ 334	$ 344	$ 355
6 month	**$ 630.00**	$ 649	$ 668	$ 688	$ 709
12 month	**$ 1,200.00**	$ 1,236	$ 1,273	$ 1,311	$ 1,351
allows 3% annual increase effective October 1 each year					

SECTION 2

SECTION b

Lakeside Plantation

Community Development District

Approved Budget
Fiscal Year 2023

Lakeside Plantation
Community Development District

Table of Contents

General Fund - Income Statement	Pages 1-2
General Fund - Narrative	Pages 3-8
Capital Reserve Fund - Income Statement	Page 9
Debt Service Fund - Income Statement	Page 10
Series 1999 Bond Amortization	Page 11

Lakeside Plantation
Community Development District
Approved Budget - Fiscal Year 2023
General Fund

Description	Adopted Budget FY2021	Actuals as of 09/30/21	Adopted Budget FY2022	Actuals as of 07/31/22	Projected Next 2 Months	Total Projected 9/30/22		Approved Budget FY2023
Revenues:								
Tennis Club	$ 20,000	$ 13,885	$ 20,000	$ 18,209	$ 3,642	$ 21,851		$ 20,000
Activities	$ 10,000	$ 715	$ 10,000	$ 5,384	$ 1,077	$ 6,460		$ 10,000
Clubhouse Rentals	$ 5,000	$ 200	$ 5,000	$ 1,398	$ 280	$ 1,678		$ 5,000
Miscellaneous	$ 1,500	$ 106	$ 1,500	$ 661	$ 132	$ 793		$ 1,500
Interest Earnings	$ 50	$ 27	$ 50	$ 17	$ 3	$ 20		$ 50
Operation & Maintenance Assessments	$ 686,794	$ 665,740	$ 751,261	$ 764,544	$ -	$ 764,544		$ 899,836
Beginning Fund Balance	$ 28,257	$ -	$ -	$ 163,823	$ -	$ 163,823	*	$ -
Total Revenues	**$ 751,602**	**$ 680,673**	**$ 787,811**	**$ 954,036**	**$ 5,134**	**$ 959,169**		**$ 936,386**
Administrative:								
Supervisor Fees	$ 11,000	$ 9,800	$ 11,000	$ 8,800	$ 2,000	$ 10,800		$ 11,000
District Manager	$ 38,246	$ 38,247	$ 39,393	$ 32,828	$ 6,566	$ 39,393		$ 42,500
District Counsel	$ 25,750	$ 21,074	$ 25,750	$ 23,355	$ 4,671	$ 28,026		$ 25,750
District Engineer	$ 14,000	$ 12,257	$ 14,000	$ 12,951	$ 1,500	$ 14,451		$ 14,000
Disclosure Report	$ 1,000	$ 1,100	$ 1,000	$ 833	$ 167	$ 1,000		$ 1,000
Trustee Fees	$ 4,771	$ 4,770	$ 4,771	$ 3,180	$ -	$ 3,180		$ 4,771
Audit Fees	$ 3,185	$ 3,185	$ 3,350	$ -	$ 3,350	$ 3,350		$ 3,350
Postage, Phone, Faxes, Copies	$ 1,500	$ 1,278	$ 1,500	$ 718	$ 144	$ 862		$ 1,500
General Liability Insurance	$ 6,371	$ 6,081	$ 6,689	$ 6,294	$ -	$ 6,294		$ 7,553
Legal Advertising	$ 1,700	$ 3,394	$ 2,000	$ 2,142	$ 428	$ 2,571		$ 2,000
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ 175	$ -	$ 175		$ 175
Other Current Charges	$ 1,900	$ 2,833	$ 1,900	$ 2,022	$ 404	$ 2,427		$ 2,500
Property Insurance	$ 9,865	$ 9,863	$ 10,849	$ 10,207	$ -	$ 10,207		$ 12,248
Information Technology	$ 1,300	$ 1,000	$ 1,250	$ 1,042	$ 208	$ 1,250		$ 1,250
Website Administration	$ -	$ -	$ 800	$ 667	$ 133	$ 800		$ 800
Total Administrative	**$ 120,763**	**$ 115,056**	**$ 124,427**	**$ 105,215**	**$ 19,571**	**$ 123,986**		**$ 130,397**
Operations:								
Road & Sidewalk Repairs & Maintenance	$ 2,500	$ 2,027	$ 2,500	$ 13,800	$ -	$ 13,800		$ 2,500
Common Area Renewal & Maintenance	$ 5,000	$ -	$ 5,000	$ 7,644	$ 1,529	$ 9,173		$ 10,000
Street Light/Decorative Light	$ 5,000	$ 745	$ 5,000	$ -	$ -	$ -		$ 1,000
Landscape Maintenance - Contract	$ 91,860	$ 91,860	$ 114,500	$ 76,550	$ 15,310	$ 91,860		$ 170,000
Landscape Maintenance - Other	$ 5,000	$ 3,765	$ 5,000	$ 3,304	$ -	$ 3,304		$ 5,000
Mulch	$ 10,740	$ 9,400	$ 10,740	$ 9,200	$ -	$ 9,200		$ 10,740
Irrigation Maintenance	$ 4,500	$ 308	$ 4,500	$ 5,378	$ 1,076	$ 6,453		$ 4,500
Lake Maintenance	$ 14,000	$ 13,524	$ 15,000	$ 9,660	$ 1,932	$ 11,592		$ 13,000
Electric Utility Services - Entrance Feature	$ 9,000	$ 5,343	$ 9,000	$ 4,866	$ 973	$ 5,839		$ 9,000
Water Utility Services - Entrance Feature	$ 4,000	$ 3,098	$ 1,600	$ 5,259	$ 1,052	$ 6,311		$ 3,000
Repairs & Maintenance - Entrance Feature	$ 3,000	$ 3,911	$ 3,000	$ 3,536	$ -	$ 3,536		$ 3,000
Miscellaneous Tools & Equipment	$ 1,000	$ -	$ 1,000	$ -	$ -	$ -		$ 1,000
Traffic Enforcement	$ 2,500	$ -	$ -	$ -	$ -	$ -		$ -
Total Operations	**$ 158,100**	**$ 133,979**	**$ 176,840**	**$ 139,197**	**$ 21,871**	**$ 161,069**		**$ 232,740**

Lakeside Plantation
Community Development District
Approved Budget - Fiscal Year 2023
General Fund

Description	Adopted Budget FY2021	Actuals as of 09/30/21	Adopted Budget FY2022	Actuals as of 07/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY2023
Clubhouse:							
Personnel Services (Management Contract)	$ 179,945	$ 174,076	$ 196,544	$ 214,107	$ 42,821	$ 256,928	$ 282,449
Activities	$ 20,000	$ 6,864	$ 20,000	$ 15,151	$ 3,030	$ 18,181	$ 20,000
License/Fees	$ 1,200	$ 1,848	$ 1,200	$ 2,254	$ -	$ 2,254	$ 2,000
General Supplies	$ 10,000	$ 2,780	$ 10,000	$ 6,469	$ 1,294	$ 7,763	$ 7,500
Maintenance	$ 14,000	$ 28,666	$ 14,000	$ 4,704	$ 941	$ 5,645	$ 14,000
Office Supplies	$ 3,500	$ 906	$ 3,500	$ 3,315	$ 663	$ 3,978	$ 3,500
Public Communication	$ 1,500	$ 497	$ 1,500	$ -	$ -	$ -	$ -
Pest Control	$ 600	$ 150	$ 600	$ -	$ -	$ -	$ 600
Security	$ 1,500	$ 1,305	$ 1,500	$ 1,366	$ 273	$ 1,639	$ 1,500
Security Patrol	$ 30,274	$ 22,398	$ 25,000	$ 15,867	$ 3,173	$ 19,040	$ 25,000
AED	$ 500	$ -	$ 500	$ 249	$ -	$ 249	$ 500
Telephone & Internet Services	$ 5,500	$ 5,811	$ 5,500	$ 3,416	$ 683	$ 4,100	$ 5,500
Janitorial Supplies	$ 3,250	$ 1,097	$ 3,250	$ 962	$ 192	$ 1,155	$ 3,250
Electric Utility Services - Clubhouse	$ 14,000	$ 12,491	$ 14,000	$ 10,506	$ 2,101	$ 12,607	$ 14,000
Gas Utility	$ 250	$ 346	$ 250	$ 161	$ 32	$ 193	$ 250
Garbage Collection	$ 2,100	$ 1,852	$ 2,100	$ 1,690	$ 338	$ 2,028	$ 2,100
Water Utility Services - Clubhouse	$ 4,400	$ 2,542	$ 4,400	$ 2,723	$ 545	$ 3,268	$ 4,400
Electric Utility Services - Tennis Courts/Pool	$ 16,000	$ 10,348	$ 16,000	$ 15,441	$ 3,088	$ 18,529	$ 20,000
Pool Cleaning	$ 9,720	$ 7,900	$ 10,200	$ 8,957	$ 1,700	$ 10,657	$ 10,200
Pool Maintenance - Other	$ 10,000	$ 10,197	$ 10,000	$ 1,817	$ 363	$ 2,181	$ 10,000
Tennis Courts - Maintenance	$ 5,000	$ 9,286	$ 5,000	$ 3,255	$ -	$ 3,255	$ 5,000
Tennis Courts - Programs	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -
Water Utility Services - Tennis Courts/Pool	$ 6,000	$ 4,957	$ 6,000	$ 6,563	$ 1,313	$ 7,876	$ 7,500
Total Clubhouse	**$ 342,739**	**$ 306,315**	**$ 351,044**	**$ 318,973**	**$ 62,552**	**$ 381,525**	**$ 439,249**
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	$ 130,000	$ 130,000	$ 135,500	$ 135,500	$ -	$ 135,500	$ 134,000
Total Other Expenditures	**$ 130,000**	**$ 130,000**	**$ 135,500**	**$ 135,500**	**$ -**	**$ 135,500**	**$ 134,000**
Total Expenditures	**$ 751,601**	**$ 685,351**	**$ 787,811**	**$ 698,885**	**$ 103,995**	**$ 802,080**	**$ 936,386**
Excess Revenue (Expenditures)	**$ 0**	**$ (4,678)**	**$ 0**	**$ 255,151**	**$ (98,861)**	**$ 157,090**	**$ 0**

* Reflects beginning fund balance less FY21 operating reserves of $130,000.

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	$ 1,494	$ 363,060
Multi Family	236	0.68	$ 1,009	$ 238,006
Villas	192	0.80	$ 1,195	$ 229,490
Commercial	10	8.09	$ 12,081	$ 126,715
Subtotal: Gross Assessments				$ 957,272
Less Discounts (6%)				$ (57,436)
Net Annual Assessment	681			$ 899,836

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2023

REVENUES:

Tennis Club
Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities
Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals
The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous
Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings
The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments
The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees
The Florida Statues allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager
The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

District Counsel
Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

District Engineer
Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report
As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees
The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies
Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expense under this category for the District.

Other Current Charges
Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Property Insurance
The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology
Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration
Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Personnel Services (Management Contract)
The District currently has an agreement with WTS International, LLC to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance
Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance
Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light
This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract
The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other
The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch
Represents the replacement of mulch in the landscape beds and the playground.

Irrigation Maintenance
Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Lake Maintenance
The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	$ 966	$ 11,592
Contingency			$ 1,408
Total			$ 13,000

Electric Utility Services - Entrance Feature
The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	$ 550	$ 6,600
Contingency			$ 2,400
Total			$ 9,000

Water Utility Services - Entrance Feature
The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	$ 150	$ 1,800
Contingency			$ 1,200
Total			$ 3,000

Repairs & Maintenance - Entrance Feature
Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment
The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Clubhouse:

Activities
The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

License/Fees
Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies
Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance
This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies
Represents the cost of daily supplies required by the District to facilitate operations.

Pest Control
The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Platation Blvd	$ 150	$ 600
Total		$ 600

Security
This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	$ 147	$ 588
Contingency			$ 912
Total			$ 1,500

Security Patrol
Represents the estimated cost for hiring security guards to patrol the amenity center.

AED
Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services
The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Janitorial Supplies
The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse
The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	$ 1,000	$ 12,000
Contingency			$ 2,000
Total			$ 14,000

Gas Utility
The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	$ 12	$ 144
Contingency			$ 106
Total			$ 250

Garbage Collection
The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	$ 168	$ 2,016
Contingency			$ 84
Total			$ 2,100

Water Utility Services - Clubhouse
The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	$ 200	$ 2,400
Contingency			$ 2,000
Total			$ 4,400

Electric Utility Services - Pool
The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	$ 1,500	$ 18,000
Contingency			$ 2,000
Total			$ 20,000

Pool Cleaning
The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
2200 Platation Blvd	$ 850	$ 10,200
Total		$ 10,200

Pool Maintenance - Other
Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance
Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs
Represents cost associated with operating tennis court programs.

Water Utility Services - Pool
The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	$ 600	$ 7,200
Contingency			$ 300
Total			$ 7,500

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)
In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

Lakeside Plantation
Community Development District
Approved Budget - Fiscal Year 2023
Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals as of 07/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY2023
Revenues:					
Transfer In - Capital Reserve Fund (CY)	$ 135,500	$ 135,500	$ -	$ 135,500	$ 134,000
Interest Earnings	-	1,589	318	1,906	-
Carry Forward Surplus	-	370,679	-	370,679	437,355
Total Revenues	**$ 135,500**	**$ 507,768**	**$ 318**	**$ 508,085**	**$ 571,355**
Expenditures:					
Property Site Elements	$ 3,878	$ 70,730	$ -	$ 70,730	$ 135,587
Clubhouse Renewal/Replacement	-	-	-	-	-
Tax Certificate Sale Process	-	-	-	-	$ 75,000
Total Expenditures	**$ 3,878**	**$ 70,730**	**$ -**	**$ 70,730**	**$ 210,587**
Excess Revenue (Expenditures)	**$ 131,622**	**$ 437,038**	**$ 318**	**$ 437,355**	**$ 360,768**

Reserve Study Funding Plan (Next 5 Years)

	Funding	Expenses	Planned Balance	Budgeted Balance	Variance
Fiscal Year 2023	134,000	135,587	602,919	360,768	(242,151)
Fiscal Year 2024	136,000	87,400	659,046		
Fiscla Year 2025	138,000	62,521	742,886		

Lakeside Plantation
Community Development District
Approved Budget - Fiscal Year 2023
Series 1999 Debt Service Fund

Description	Adopted Budget FY2022	Actuals as of 07/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY2023
Revenues:					
Assessments - On Roll	$ 175,905	$ 177,300	$ -	$ 177,300	$ 175,905
Assessments - Direct	$ 8,842	$ 8,842	$ -	$ 8,842	$ 8,842
Interest Income	$ -	$ 80	$ 27	$ 107	$ -
Beginning Fund Balance (1)	$ 49,212	$ 43,400	$ -	$ 43,400	$ 44,299
Total Revenues	**$ 233,959**	**$ 229,622**	**$ 27**	**$ 229,649**	**$ 229,047**
Expenditures:					
Interest- 11/1	$ 45,175	$ 45,175	$ -	$ 45,175	$ 41,874
Principal- 5/1	$ 95,000	$ 95,000	$ -	$ 95,000	$ 100,000
Interest- 5/1	$ 45,175	$ 45,175	$ -	$ 45,175	$ 41,874
Total Expenditures	**$ 185,350**	**$ 185,350**	**$ -**	**$ 185,350**	**$ 183,748**
Excess Revenue (Expenditures)	**$ 48,609**	**$ 44,272**	**$ 27**	**$ 44,299**	**$ 45,299**

(1) Beginning Fund Balance is net of reserve funds of $76,563

Interest Payment 11/1/2023 $ 38,399

Debt Service Assessments				
Product Type	**FY 2021**	**FY 2022**	**FY 2023**	**Increase / (Decrease)**
Commercial	$3,287	$3,287	$3,287	$0
Multi-Family	$0	$0	$0	$0
Single-Family	$410	$410	$410	$0
Villa	$328	$328	$328	$0

Lakeside Plantation
Community Development District
Approved Budget - Fiscal Year 2023
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,205,000		**458,005**	**1,663,005**

SECTION e

RESOLUTION 2022-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Lakeside Plantation Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakeside Plantation Community Development District for the Fiscal Year Ending September 30, 2023."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
CAPITAL RESERVE FUND	$_____
DEBT SERVICE FUND (SERIES 1999)	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2022.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

SECTION 3

SECTION b

Lakeside Plantation CDD
FY 23 Assessment Roll

ID	Units	Type	O&M	Debt	Total
1114011001	1	SF	$1,494.08	$410.00	$1,904.08
1114011002	1	SF	$1,494.08	$410.00	$1,904.08
1114011003	1	SF	$1,494.08	$410.00	$1,904.08
1114011004	1	SF	$1,494.08	$410.00	$1,904.08
1114011005	1	SF	$1,494.08	$410.00	$1,904.08
1114011006	1	SF	$1,494.08	$410.00	$1,904.08
1114011007	1	SF	$1,494.08	$410.00	$1,904.08
1114011008	1	SF	$1,494.08	$410.00	$1,904.08
1114011101	1	SF	$1,494.08	$410.00	$1,904.08
1114011102	1	SF	$1,494.08	$410.00	$1,904.08
1114011103	1	SF	$1,494.08	$410.00	$1,904.08
1114031201	1	SF	$1,494.08	$410.00	$1,904.08
1114031202	1	SF	$1,494.08	$410.00	$1,904.08
1114031203	1	SF	$1,494.08	$410.00	$1,904.08
1114031204	1	SF	$1,494.08	$410.00	$1,904.08
1114031205	1	SF	$1,494.08	$410.00	$1,904.08
1114031206	1	SF	$1,494.08	$410.00	$1,904.08
1114031207	1	SF	$1,494.08	$410.00	$1,904.08
1114031208	1	SF	$1,494.08	$410.00	$1,904.08
1114031209	1	SF	$1,494.08	$410.00	$1,904.08
1114031210	1	SF	$1,494.08	$410.00	$1,904.08
1114031301	1	SF	$1,494.08	$410.00	$1,904.08
1114031302	1	SF	$1,494.08	$410.00	$1,904.08
1114031303	1	SF	$1,494.08	$410.00	$1,904.08
1114031304	1	SF	$1,494.08	$410.00	$1,904.08
1114031305	1	SF	$1,494.08	$410.00	$1,904.08
1114031306	1	SF	$1,494.08	$0.00	$1,494.08
1114031307	1	SF	$1,494.08	$410.00	$1,904.08
1114031401	1	SF	$1,494.08	$410.00	$1,904.08
1114031402	1	SF	$1,494.08	$410.00	$1,904.08
1114031403	1	SF	$1,494.08	$410.00	$1,904.08
1114031404	1	SF	$1,494.08	$410.00	$1,904.08
1114031405	1	SF	$1,494.08	$410.00	$1,904.08
1114031406	1	SF	$1,494.08	$410.00	$1,904.08
1114031407	1	SF	$1,494.08	$410.00	$1,904.08
1114031408	1	SF	$1,494.08	$410.00	$1,904.08
1114031409	1	SF	$1,494.08	$410.00	$1,904.08
1114031410	1	SF	$1,494.08	$410.00	$1,904.08
1114031411	1	SF	$1,494.08	$410.00	$1,904.08
1114031412	1	SF	$1,494.08	$410.00	$1,904.08
1114031413	1	SF	$1,494.08	$410.00	$1,904.08
1116010101	1	Villa	$1,195.26	$328.00	$1,523.26
1116010102	1	Villa	$1,195.26	$328.00	$1,523.26
1116010103	1	Villa	$1,195.26	$328.00	$1,523.26

ID	Units	Type	O&M	Debt	Total
1116010104	1	Villa	$1,195.26	$328.00	$1,523.26
1116010105	1	Villa	$1,195.26	$328.00	$1,523.26
1116010106	1	Villa	$1,195.26	$328.00	$1,523.26
1116010107	1	Villa	$1,195.26	$328.00	$1,523.26
1116010108	1	Villa	$1,195.26	$328.00	$1,523.26
1116010109	1	Villa	$1,195.26	$328.00	$1,523.26
1116010110	1	Villa	$1,195.26	$328.00	$1,523.26
1116010111	1	Villa	$1,195.26	$328.00	$1,523.26
1116010112	1	Villa	$1,195.26	$328.00	$1,523.26
1116010113	1	Villa	$1,195.26	$328.00	$1,523.26
1116010114	1	Villa	$1,195.26	$328.00	$1,523.26
1116010115	1	Villa	$1,195.26	$328.00	$1,523.26
1116010116	1	Villa	$1,195.26	$328.00	$1,523.26
1116010201	1	Villa	$1,195.26	$328.00	$1,523.26
1116010202	1	Villa	$1,195.26	$328.00	$1,523.26
1116010203	1	Villa	$1,195.26	$328.00	$1,523.26
1116010204	1	Villa	$1,195.26	$328.00	$1,523.26
1116010205	1	Villa	$1,195.26	$328.00	$1,523.26
1116010206	1	Villa	$1,195.26	$328.00	$1,523.26
1116010207	1	Villa	$1,195.26	$328.00	$1,523.26
1116010208	1	Villa	$1,195.26	$328.00	$1,523.26
1116010209	1	Villa	$1,195.26	$328.00	$1,523.26
1116010210	1	Villa	$1,195.26	$328.00	$1,523.26
1116010211	1	Villa	$1,195.26	$328.00	$1,523.26
1116010212	1	Villa	$1,195.26	$328.00	$1,523.26
1116010213	1	Villa	$1,195.26	$328.00	$1,523.26
1116010214	1	Villa	$1,195.26	$328.00	$1,523.26
1116010215	1	Villa	$1,195.26	$328.00	$1,523.26
1116010216	1	Villa	$1,195.26	$328.00	$1,523.26
1116010217	1	Villa	$1,195.26	$328.00	$1,523.26
1116010218	1	Villa	$1,195.26	$328.00	$1,523.26
1116010219	1	Villa	$1,195.26	$328.00	$1,523.26
1116010220	1	Villa	$1,195.26	$328.00	$1,523.26
1116010221	1	Villa	$1,195.26	$328.00	$1,523.26
1116010222	1	Villa	$1,195.26	$328.00	$1,523.26
1116010223	1	Villa	$1,195.26	$328.00	$1,523.26
1116010224	1	Villa	$1,195.26	$328.00	$1,523.26
1116010225	1	Villa	$1,195.26	$328.00	$1,523.26
1116010226	1	Villa	$1,195.26	$328.00	$1,523.26
1116010227	1	Villa	$1,195.26	$328.00	$1,523.26
1116010228	1	Villa	$1,195.26	$328.00	$1,523.26
1116010301	1	Villa	$1,195.26	$328.00	$1,523.26
1116010302	1	Villa	$1,195.26	$328.00	$1,523.26
1116010303	1	Villa	$1,195.26	$328.00	$1,523.26
1116010304	1	Villa	$1,195.26	$328.00	$1,523.26
1116010305	1	Villa	$1,195.26	$328.00	$1,523.26
1116010306	1	Villa	$1,195.26	$328.00	$1,523.26
1116010307	1	Villa	$1,195.26	$328.00	$1,523.26

ID	Units	Type	O&M	Debt	Total
1116010308	1	Villa	$1,195.26	$328.00	$1,523.26
1116010309	1	Villa	$1,195.26	$328.00	$1,523.26
1116010310	1	Villa	$1,195.26	$328.00	$1,523.26
1116010311	1	Villa	$1,195.26	$328.00	$1,523.26
1116010312	1	Villa	$1,195.26	$328.00	$1,523.26
1116010313	1	Villa	$1,195.26	$328.00	$1,523.26
1116010314	1	Villa	$1,195.26	$328.00	$1,523.26
1116010315	1	Villa	$1,195.26	$328.00	$1,523.26
1116010316	1	Villa	$1,195.26	$328.00	$1,523.26
1116010317	1	Villa	$1,195.26	$328.00	$1,523.26
1116010318	1	Villa	$1,195.26	$328.00	$1,523.26
1116010401	1	Villa	$1,195.26	$328.00	$1,523.26
1116010402	1	Villa	$1,195.26	$328.00	$1,523.26
1116010403	1	Villa	$1,195.26	$328.00	$1,523.26
1116010404	1	Villa	$1,195.26	$328.00	$1,523.26
1116010405	1	Villa	$1,195.26	$328.00	$1,523.26
1116010406	1	Villa	$1,195.26	$328.00	$1,523.26
1116010407	1	Villa	$1,195.26	$328.00	$1,523.26
1116010408	1	Villa	$1,195.26	$328.00	$1,523.26
1116010409	1	Villa	$1,195.26	$328.00	$1,523.26
1116010410	1	Villa	$1,195.26	$328.00	$1,523.26
1116010411	1	Villa	$1,195.26	$328.00	$1,523.26
1116010412	1	Villa	$1,195.26	$328.00	$1,523.26
1116010413	1	Villa	$1,195.26	$328.00	$1,523.26
1116010414	1	Villa	$1,195.26	$328.00	$1,523.26
1116010415	1	Villa	$1,195.26	$328.00	$1,523.26
1116010416	1	Villa	$1,195.26	$328.00	$1,523.26
1116010417	1	Villa	$1,195.26	$328.00	$1,523.26
1116010418	1	Villa	$1,195.26	$328.00	$1,523.26
1116010419	1	Villa	$1,195.26	$328.00	$1,523.26
1116010420	1	Villa	$1,195.26	$328.00	$1,523.26
1116010421	1	Villa	$1,195.26	$328.00	$1,523.26
1116010422	1	Villa	$1,195.26	$328.00	$1,523.26
1116010423	1	Villa	$1,195.26	$328.00	$1,523.26
1116010424	1	Villa	$1,195.26	$328.00	$1,523.26
1116010425	1	Villa	$1,195.26	$328.00	$1,523.26
1116010426	1	Villa	$1,195.26	$328.00	$1,523.26
1116010427	1	Villa	$1,195.26	$328.00	$1,523.26
1116010428	1	Villa	$1,195.26	$328.00	$1,523.26
1116010429	1	Villa	$1,195.26	$328.00	$1,523.26
1116010430	1	Villa	$1,195.26	$328.00	$1,523.26
1116011422	1	SF	$1,494.08	$0.00	$1,494.08
1116011504	1	SF	$1,494.08	$410.00	$1,904.08
1116011505	1	SF	$1,494.08	$410.00	$1,904.08
1116011506	1	SF	$1,494.08	$410.00	$1,904.08
1116011507	1	SF	$1,494.08	$410.00	$1,904.08
1116011508	1	SF	$1,494.08	$410.00	$1,904.08
1116011509	1	SF	$1,494.08	$410.00	$1,904.08

ID	Units	Type	O&M	Debt	Total
1116011510	1	SF	$1,494.08	$410.00	$1,904.08
1116011511	1	SF	$1,494.08	$410.00	$1,904.08
1116011512	1	SF	$1,494.08	$410.00	$1,904.08
1116011513	1	SF	$1,494.08	$410.00	$1,904.08
1116011514	1	SF	$1,494.08	$410.00	$1,904.08
1116011515	1	SF	$1,494.08	$410.00	$1,904.08
1116011516	1	SF	$1,494.08	$410.00	$1,904.08
1116011517	1	SF	$1,494.08	$410.00	$1,904.08
1116011518	1	SF	$1,494.08	$410.00	$1,904.08
1116011519	1	SF	$1,494.08	$410.00	$1,904.08
1116011520	1	SF	$1,494.08	$410.00	$1,904.08
1116011521	1	SF	$1,494.08	$410.00	$1,904.08
1116011522	1	SF	$1,494.08	$410.00	$1,904.08
1116011523	1	SF	$1,494.08	$410.00	$1,904.08
1116011524	1	SF	$1,494.08	$410.00	$1,904.08
1116011525	1	SF	$1,494.08	$410.00	$1,904.08
1116011526	1	SF	$1,494.08	$410.00	$1,904.08
1116011527	1	SF	$1,494.08	$410.00	$1,904.08
1116011528	1	SF	$1,494.08	$410.00	$1,904.08
1116011529	1	SF	$1,494.08	$410.00	$1,904.08
1116011530	1	SF	$1,494.08	$410.00	$1,904.08
1116011531	1	SF	$1,494.08	$410.00	$1,904.08
1116011532	1	SF	$1,494.08	$410.00	$1,904.08
1116011533	1	SF	$1,494.08	$410.00	$1,904.08
1116011601	1	SF	$1,494.08	$410.00	$1,904.08
1116011602	1	SF	$1,494.08	$410.00	$1,904.08
1116011603	1	SF	$1,494.08	$410.00	$1,904.08
1116011604	1	SF	$1,494.08	$410.00	$1,904.08
1116011605	1	SF	$1,494.08	$410.00	$1,904.08
1116011606	1	SF	$1,494.08	$410.00	$1,904.08
1116011607	1	SF	$1,494.08	$410.00	$1,904.08
1116011608	1	SF	$1,494.08	$410.00	$1,904.08
1116011609	1	SF	$1,494.08	$410.00	$1,904.08
1116011610	1	SF	$1,494.08	$410.00	$1,904.08
1116011611	1	SF	$1,494.08	$410.00	$1,904.08
1116011612	1	SF	$1,494.08	$410.00	$1,904.08
1116011613	1	SF	$1,494.08	$410.00	$1,904.08
1116011614	1	SF	$1,494.08	$410.00	$1,904.08
1116011615	1	SF	$1,494.08	$410.00	$1,904.08
1116011616	1	SF	$1,494.08	$410.00	$1,904.08
1116011617	1	SF	$1,494.08	$410.00	$1,904.08
1116011618	1	SF	$1,494.08	$410.00	$1,904.08
1116011619	1	SF	$1,494.08	$410.00	$1,904.08
1116011620	1	SF	$1,494.08	$410.00	$1,904.08
1116011621	1	SF	$1,494.08	$410.00	$1,904.08
1116011622	1	SF	$1,494.08	$410.00	$1,904.08
1116011623	1	SF	$1,494.08	$410.00	$1,904.08
1116011624	1	SF	$1,494.08	$410.00	$1,904.08

ID	Units	Type	O&M	Debt	Total
1116011625	1	SF	$1,494.08	$410.00	$1,904.08
1116011626	1	SF	$1,494.08	$410.00	$1,904.08
1116011627	1	SF	$1,494.08	$410.00	$1,904.08
1116011628	1	SF	$1,494.08	$410.00	$1,904.08
1116011629	1	SF	$1,494.08	$410.00	$1,904.08
1116011630	1	SF	$1,494.08	$410.00	$1,904.08
1116011701	1	SF	$1,494.08	$410.00	$1,904.08
1116011702	1	SF	$1,494.08	$410.00	$1,904.08
1116011703	1	SF	$1,494.08	$0.00	$1,494.08
1116011704	1	SF	$1,494.08	$410.00	$1,904.08
1116011705	1	SF	$1,494.08	$410.00	$1,904.08
1116011706	1	SF	$1,494.08	$410.00	$1,904.08
1116011707	1	SF	$1,494.08	$410.00	$1,904.08
1116011708	1	SF	$1,494.08	$410.00	$1,904.08
1116011709	1	SF	$1,494.08	$410.00	$1,904.08
1116011710	1	SF	$1,494.08	$410.00	$1,904.08
1116011711	1	SF	$1,494.08	$410.00	$1,904.08
1116011712	1	SF	$1,494.08	$410.00	$1,904.08
1116011713	1	SF	$1,494.08	$410.00	$1,904.08
1116011714	1	SF	$1,494.08	$410.00	$1,904.08
1116011715	1	SF	$1,494.08	$410.00	$1,904.08
1116011716	1	SF	$1,494.08	$410.00	$1,904.08
1116011717	1	SF	$1,494.08	$410.00	$1,904.08
1116011718	1	SF	$1,494.08	$410.00	$1,904.08
1116011719	1	SF	$1,494.08	$410.00	$1,904.08
1116011720	1	SF	$1,494.08	$410.00	$1,904.08
1116011721	1	SF	$1,494.08	$410.00	$1,904.08
1116011801	1	SF	$1,494.08	$410.00	$1,904.08
1116011802	1	SF	$1,494.08	$410.00	$1,904.08
1116011803	1	SF	$1,494.08	$410.00	$1,904.08
1116011804	1	SF	$1,494.08	$410.00	$1,904.08
1116011805	1	SF	$1,494.08	$410.00	$1,904.08
1116011806	1	SF	$1,494.08	$410.00	$1,904.08
1116011807	1	SF	$1,494.08	$410.00	$1,904.08
1116011808	1	SF	$1,494.08	$410.00	$1,904.08
1116011809	1	SF	$1,494.08	$410.00	$1,904.08
1116011810	1	SF	$1,494.08	$410.00	$1,904.08
1116011811	1	SF	$1,494.08	$410.00	$1,904.08
1116011812	1	SF	$1,494.08	$410.00	$1,904.08
1116011813	1	SF	$1,494.08	$410.00	$1,904.08
1116011814	1	SF	$1,494.08	$410.00	$1,904.08
1116011815	1	SF	$1,494.08	$410.00	$1,904.08
1116011816	1	SF	$1,494.08	$410.00	$1,904.08
1116011817	1	SF	$1,494.08	$410.00	$1,904.08
1116011818	1	SF	$1,494.08	$410.00	$1,904.08
1116011819	1	SF	$1,494.08	$410.00	$1,904.08
1116011820	1	SF	$1,494.08	$410.00	$1,904.08
1116011821	1	SF	$1,494.08	$410.00	$1,904.08

ID	Units	Type	O&M	Debt	Total
1116011822	1	SF	$1,494.08	$410.00	$1,904.08
1116011823	1	SF	$1,494.08	$410.00	$1,904.08
1116011824	1	SF	$1,494.08	$410.00	$1,904.08
1116011901	1	SF	$1,494.08	$410.00	$1,904.08
1116011902	1	SF	$1,494.08	$410.00	$1,904.08
1116011903	1	SF	$1,494.08	$410.00	$1,904.08
1116011904	1	SF	$1,494.08	$410.00	$1,904.08
1116011905	1	SF	$1,494.08	$410.00	$1,904.08
1116011906	1	SF	$1,494.08	$410.00	$1,904.08
1116011907	1	SF	$1,494.08	$410.00	$1,904.08
1116011908	1	SF	$1,494.08	$410.00	$1,904.08
1116011909	1	SF	$1,494.08	$410.00	$1,904.08
1116021009	1	SF	$1,494.08	$410.00	$1,904.08
1116021010	1	SF	$1,494.08	$410.00	$1,904.08
1116021011	1	SF	$1,494.08	$410.00	$1,904.08
1116021012	1	SF	$1,494.08	$410.00	$1,904.08
1116021013	1	SF	$1,494.08	$410.00	$1,904.08
1116021014	1	SF	$1,494.08	$410.00	$1,904.08
1116021015	1	SF	$1,494.08	$410.00	$1,904.08
1116021016	1	SF	$1,494.08	$410.00	$1,904.08
1116021017	1	SF	$1,494.08	$410.00	$1,904.08
1116021018	1	SF	$1,494.08	$410.00	$1,904.08
1116021019	1	SF	$1,494.08	$410.00	$1,904.08
1116021020	1	SF	$1,494.08	$410.00	$1,904.08
1116021021	1	SF	$1,494.08	$410.00	$1,904.08
1116021022	1	SF	$1,494.08	$410.00	$1,904.08
1116021023	1	SF	$1,494.08	$410.00	$1,904.08
1116021024	1	SF	$1,494.08	$410.00	$1,904.08
1116021025	1	SF	$1,494.08	$410.00	$1,904.08
1116021026	1	SF	$1,494.08	$410.00	$1,904.08
1116021027	1	SF	$1,494.08	$410.00	$1,904.08
1116021028	1	SF	$1,494.08	$410.00	$1,904.08
1116021029	1	SF	$1,494.08	$410.00	$1,904.08
1116021030	1	SF	$1,494.08	$410.00	$1,904.08
1116021031	1	SF	$1,494.08	$410.00	$1,904.08
1116021032	1	SF	$1,494.08	$410.00	$1,904.08
1116021033	1	SF	$1,494.08	$410.00	$1,904.08
1116021034	1	SF	$1,494.08	$410.00	$1,904.08
1116021035	1	SF	$1,494.08	$410.00	$1,904.08
1116021036	1	SF	$1,494.08	$410.00	$1,904.08
1116021037	1	SF	$1,494.08	$410.00	$1,904.08
1116021038	1	SF	$1,494.08	$410.00	$1,904.08
1116021039	1	SF	$1,494.08	$410.00	$1,904.08
1116021040	1	SF	$1,494.08	$410.00	$1,904.08
1116021104	1	SF	$1,494.08	$410.00	$1,904.08
1116021105	1	SF	$1,494.08	$410.00	$1,904.08
1116021106	1	SF	$1,494.08	$410.00	$1,904.08
1116021107	1	SF	$1,494.08	$410.00	$1,904.08

ID	Units	Type	O&M	Debt	Total
1116021108	1	SF	$1,494.08	$410.00	$1,904.08
1116021109	1	SF	$1,494.08	$410.00	$1,904.08
1116021110	1	SF	$1,494.08	$410.00	$1,904.08
1116021111	1	SF	$1,494.08	$410.00	$1,904.08
1116021112	1	SF	$1,494.08	$0.00	$1,494.08
1116021113	1	SF	$1,494.08	$410.00	$1,904.08
1116021114	1	SF	$1,494.08	$410.00	$1,904.08
1116021115	1	SF	$1,494.08	$410.00	$1,904.08
1116021116	1	SF	$1,494.08	$410.00	$1,904.08
1116021117	1	SF	$1,494.08	$410.00	$1,904.08
1116021118	1	SF	$1,494.08	$410.00	$1,904.08
1116021119	1	SF	$1,494.08	$410.00	$1,904.08
1116021120	1	SF	$1,494.08	$410.00	$1,904.08
1116021121	1	SF	$1,494.08	$410.00	$1,904.08
1116021122	1	SF	$1,494.08	$410.00	$1,904.08
1116021123	1	SF	$1,494.08	$410.00	$1,904.08
1116021124	1	SF	$1,494.08	$410.00	$1,904.08
1116021125	1	SF	$1,494.08	$410.00	$1,904.08
1116021126	1	SF	$1,494.08	$410.00	$1,904.08
1116021127	1	SF	$1,494.08	$410.00	$1,904.08
1116021128	1	SF	$1,494.08	$410.00	$1,904.08
1116021129	1	SF	$1,494.08	$410.00	$1,904.08
1116021130	1	SF	$1,494.08	$410.00	$1,904.08
1116021131	1	SF	$1,494.08	$410.00	$1,904.08
1116021132	1	SF	$1,494.08	$410.00	$1,904.08
1116021133	1	SF	$1,494.08	$410.00	$1,904.08
1116021134	1	SF	$1,494.08	$410.00	$1,904.08
1116021135	1	SF	$1,494.08	$410.00	$1,904.08
1116021136	1	SF	$1,494.08	$410.00	$1,904.08
1116021137	1	SF	$1,494.08	$410.00	$1,904.08
1116021138	1	SF	$1,494.08	$410.00	$1,904.08
1116021139	1	SF	$1,494.08	$410.00	$1,904.08
1116021140	1	SF	$1,494.08	$410.00	$1,904.08
1116021141	1	SF	$1,494.08	$410.00	$1,904.08
1116021142	1	SF	$1,494.08	$410.00	$1,904.08
1116021143	1	SF	$1,494.08	$410.00	$1,904.08
1116021144	1	SF	$1,494.08	$410.00	$1,904.08
1116021145	1	SF	$1,494.08	$410.00	$1,904.08
1116021146	1	SF	$1,494.08	$410.00	$1,904.08
1116021147	1	SF	$1,494.08	$410.00	$1,904.08
1116030010	1.54	Comm	$18,602.58	$5,061.98	$23,664.56
1116030020	1.54	Comm	$18,602.58	$0.00	$18,602.58
1116030030	1.54	Comm	$18,602.58	$0.00	$18,602.58
1116030040	1.89	Comm	$22,830.44	$6,212.43	$29,042.87
1116030050	2.03	Comm	$24,521.59	$6,672.61	$31,194.20
1116030060	1.95	Comm	$23,555.22	$6,409.65	$29,964.87
1116040010	1	Villa	$1,195.26	$328.00	$1,523.26
1116040020	1	Villa	$1,195.26	$328.00	$1,523.26

ID	Units	Type	O&M	Debt	Total
1116040030	1	Villa	$1,195.26	$328.00	$1,523.26
1116040040	1	Villa	$1,195.26	$328.00	$1,523.26
1116040050	1	Villa	$1,195.26	$328.00	$1,523.26
1116040060	1	Villa	$1,195.26	$328.00	$1,523.26
1116040070	1	Villa	$1,195.26	$328.00	$1,523.26
1116040080	1	Villa	$1,195.26	$328.00	$1,523.26
1116040090	1	Villa	$1,195.26	$328.00	$1,523.26
1116040100	1	Villa	$1,195.26	$328.00	$1,523.26
1116040110	1	Villa	$1,195.26	$328.00	$1,523.26
1116040120	1	Villa	$1,195.26	$328.00	$1,523.26
1116040130	1	Villa	$1,195.26	$328.00	$1,523.26
1116040140	1	Villa	$1,195.26	$328.00	$1,523.26
1116040150	1	Villa	$1,195.26	$328.00	$1,523.26
1116040160	1	Villa	$1,195.26	$328.00	$1,523.26
1116040170	1	Villa	$1,195.26	$328.00	$1,523.26
1116040180	1	Villa	$1,195.26	$328.00	$1,523.26
1116040190	1	Villa	$1,195.26	$328.00	$1,523.26
1116040200	1	Villa	$1,195.26	$328.00	$1,523.26
1116040210	1	Villa	$1,195.26	$328.00	$1,523.26
1116040220	1	Villa	$1,195.26	$328.00	$1,523.26
1116040230	1	Villa	$1,195.26	$328.00	$1,523.26
1116040840	1	Villa	$1,195.26	$328.00	$1,523.26
1116040850	1	Villa	$1,195.26	$328.00	$1,523.26
1116040860	1	Villa	$1,195.26	$328.00	$1,523.26
1116040870	1	Villa	$1,195.26	$328.00	$1,523.26
1116040880	1	Villa	$1,195.26	$328.00	$1,523.26
1116040890	1	Villa	$1,195.26	$328.00	$1,523.26
1116040900	1	Villa	$1,195.26	$328.00	$1,523.26
1116040910	1	Villa	$1,195.26	$328.00	$1,523.26
1116040920	1	Villa	$1,195.26	$328.00	$1,523.26
1116040930	1	Villa	$1,195.26	$328.00	$1,523.26
1116040940	1	Villa	$1,195.26	$328.00	$1,523.26
1116040950	1	Villa	$1,195.26	$328.00	$1,523.26
1116040960	1	Villa	$1,195.26	$328.00	$1,523.26
1116040970	1	Villa	$1,195.26	$328.00	$1,523.26
1116040980	1	Villa	$1,195.26	$328.00	$1,523.26
1116040990	1	Villa	$1,195.26	$328.00	$1,523.26
1116041000	1	Villa	$1,195.26	$328.00	$1,523.26
1116061414	1	SF	$1,494.08	$410.00	$1,904.08
1116061415	1	SF	$1,494.08	$410.00	$1,904.08
1116061416	1	SF	$1,494.08	$410.00	$1,904.08
1116061417	1	SF	$1,494.08	$410.00	$1,904.08
1116061418	1	SF	$1,494.08	$410.00	$1,904.08
1116061419	1	SF	$1,494.08	$410.00	$1,904.08
1116061420	1	SF	$1,494.08	$410.00	$1,904.08
1116061421	1	SF	$1,494.08	$410.00	$1,904.08
1116061501	1	SF	$1,494.08	$410.00	$1,904.08
1116061502	1	SF	$1,494.08	$410.00	$1,904.08

ID	Units	Type	O&M	Debt	Total
1116061503	1	SF	$1,494.08	$410.00	$1,904.08
1116070001	1	MF	$1,008.50	$0.00	$1,008.50
1116070002	1	MF	$1,008.50	$0.00	$1,008.50
1116070003	1	MF	$1,008.50	$0.00	$1,008.50
1116070004	1	MF	$1,008.50	$0.00	$1,008.50
1116070005	1	MF	$1,008.50	$0.00	$1,008.50
1116070006	1	MF	$1,008.50	$0.00	$1,008.50
1116070007	1	MF	$1,008.50	$0.00	$1,008.50
1116070008	1	MF	$1,008.50	$0.00	$1,008.50
1116070009	1	MF	$1,008.50	$0.00	$1,008.50
1116070010	1	MF	$1,008.50	$0.00	$1,008.50
1116070011	1	MF	$1,008.50	$0.00	$1,008.50
1116070012	1	MF	$1,008.50	$0.00	$1,008.50
1116070013	1	MF	$1,008.50	$0.00	$1,008.50
1116070014	1	MF	$1,008.50	$0.00	$1,008.50
1116070015	1	MF	$1,008.50	$0.00	$1,008.50
1116070016	1	MF	$1,008.50	$0.00	$1,008.50
1116070017	1	MF	$1,008.50	$0.00	$1,008.50
1116070018	1	MF	$1,008.50	$0.00	$1,008.50
1116070019	1	MF	$1,008.50	$0.00	$1,008.50
1116070020	1	MF	$1,008.50	$0.00	$1,008.50
1116070021	1	MF	$1,008.50	$0.00	$1,008.50
1116070022	1	MF	$1,008.50	$0.00	$1,008.50
1116070023	1	MF	$1,008.50	$0.00	$1,008.50
1116070024	1	MF	$1,008.50	$0.00	$1,008.50
1116070025	1	MF	$1,008.50	$0.00	$1,008.50
1116070026	1	MF	$1,008.50	$0.00	$1,008.50
1116070027	1	MF	$1,008.50	$0.00	$1,008.50
1116070028	1	MF	$1,008.50	$0.00	$1,008.50
1116070029	1	MF	$1,008.50	$0.00	$1,008.50
1116070030	1	MF	$1,008.50	$0.00	$1,008.50
1116070031	1	MF	$1,008.50	$0.00	$1,008.50
1116070032	1	MF	$1,008.50	$0.00	$1,008.50
1116070033	1	MF	$1,008.50	$0.00	$1,008.50
1116070034	1	MF	$1,008.50	$0.00	$1,008.50
1116070035	1	MF	$1,008.50	$0.00	$1,008.50
1116070036	1	MF	$1,008.50	$0.00	$1,008.50
1116070037	1	MF	$1,008.50	$0.00	$1,008.50
1116070038	1	MF	$1,008.50	$0.00	$1,008.50
1116070039	1	MF	$1,008.50	$0.00	$1,008.50
1116070040	1	MF	$1,008.50	$0.00	$1,008.50
1116070041	1	MF	$1,008.50	$0.00	$1,008.50
1116070042	1	MF	$1,008.50	$0.00	$1,008.50
1116070043	1	MF	$1,008.50	$0.00	$1,008.50
1116070044	1	MF	$1,008.50	$0.00	$1,008.50
1116070045	1	MF	$1,008.50	$0.00	$1,008.50
1116070046	1	MF	$1,008.50	$0.00	$1,008.50
1116070047	1	MF	$1,008.50	$0.00	$1,008.50

ID	Units	Type	O&M	Debt	Total
1116070048	1	MF	$1,008.50	$0.00	$1,008.50
1116070049	1	MF	$1,008.50	$0.00	$1,008.50
1116070050	1	MF	$1,008.50	$0.00	$1,008.50
1116070051	1	MF	$1,008.50	$0.00	$1,008.50
1116070052	1	MF	$1,008.50	$0.00	$1,008.50
1116070053	1	MF	$1,008.50	$0.00	$1,008.50
1116070054	1	MF	$1,008.50	$0.00	$1,008.50
1116070055	1	MF	$1,008.50	$0.00	$1,008.50
1116070056	1	MF	$1,008.50	$0.00	$1,008.50
1116070057	1	MF	$1,008.50	$0.00	$1,008.50
1116070058	1	MF	$1,008.50	$0.00	$1,008.50
1116070059	1	MF	$1,008.50	$0.00	$1,008.50
1116070060	1	MF	$1,008.50	$0.00	$1,008.50
1116070061	1	MF	$1,008.50	$0.00	$1,008.50
1116070062	1	MF	$1,008.50	$0.00	$1,008.50
1116070063	1	MF	$1,008.50	$0.00	$1,008.50
1116070064	1	MF	$1,008.50	$0.00	$1,008.50
1116070065	1	MF	$1,008.50	$0.00	$1,008.50
1116070066	1	MF	$1,008.50	$0.00	$1,008.50
1116070067	1	MF	$1,008.50	$0.00	$1,008.50
1116070068	1	MF	$1,008.50	$0.00	$1,008.50
1116070069	1	MF	$1,008.50	$0.00	$1,008.50
1116070070	1	MF	$1,008.50	$0.00	$1,008.50
1116070071	1	MF	$1,008.50	$0.00	$1,008.50
1116070072	1	MF	$1,008.50	$0.00	$1,008.50
1116070073	1	MF	$1,008.50	$0.00	$1,008.50
1116070074	1	MF	$1,008.50	$0.00	$1,008.50
1116070075	1	MF	$1,008.50	$0.00	$1,008.50
1116070076	1	MF	$1,008.50	$0.00	$1,008.50
1116070077	1	MF	$1,008.50	$0.00	$1,008.50
1116070078	1	MF	$1,008.50	$0.00	$1,008.50
1116070079	1	MF	$1,008.50	$0.00	$1,008.50
1116070080	1	MF	$1,008.50	$0.00	$1,008.50
1116070081	1	MF	$1,008.50	$0.00	$1,008.50
1116070082	1	MF	$1,008.50	$0.00	$1,008.50
1116070083	1	MF	$1,008.50	$0.00	$1,008.50
1116070084	1	MF	$1,008.50	$0.00	$1,008.50
1116070085	1	MF	$1,008.50	$0.00	$1,008.50
1116070086	1	MF	$1,008.50	$0.00	$1,008.50
1116070087	1	MF	$1,008.50	$0.00	$1,008.50
1116070088	1	MF	$1,008.50	$0.00	$1,008.50
1116070089	1	MF	$1,008.50	$0.00	$1,008.50
1116070090	1	MF	$1,008.50	$0.00	$1,008.50
1116070091	1	MF	$1,008.50	$0.00	$1,008.50
1116070092	1	MF	$1,008.50	$0.00	$1,008.50
1116070093	1	MF	$1,008.50	$0.00	$1,008.50
1116070094	1	MF	$1,008.50	$0.00	$1,008.50
1116070095	1	MF	$1,008.50	$0.00	$1,008.50

ID	Units	Type	O&M	Debt	Total
1116070096	1	MF	$1,008.50	$0.00	$1,008.50
1116070097	1	MF	$1,008.50	$0.00	$1,008.50
1116070098	1	MF	$1,008.50	$0.00	$1,008.50
1116070099	1	MF	$1,008.50	$0.00	$1,008.50
1116070100	1	MF	$1,008.50	$0.00	$1,008.50
1116070101	1	MF	$1,008.50	$0.00	$1,008.50
1116070102	1	MF	$1,008.50	$0.00	$1,008.50
1116070103	1	MF	$1,008.50	$0.00	$1,008.50
1116070104	1	MF	$1,008.50	$0.00	$1,008.50
1116070105	1	MF	$1,008.50	$0.00	$1,008.50
1116070106	1	MF	$1,008.50	$0.00	$1,008.50
1116070107	1	MF	$1,008.50	$0.00	$1,008.50
1116070108	1	MF	$1,008.50	$0.00	$1,008.50
1116070109	1	MF	$1,008.50	$0.00	$1,008.50
1116070110	1	MF	$1,008.50	$0.00	$1,008.50
1116070111	1	MF	$1,008.50	$0.00	$1,008.50
1116070112	1	MF	$1,008.50	$0.00	$1,008.50
1116070113	1	MF	$1,008.50	$0.00	$1,008.50
1116070114	1	MF	$1,008.50	$0.00	$1,008.50
1116070115	1	MF	$1,008.50	$0.00	$1,008.50
1116070116	1	MF	$1,008.50	$0.00	$1,008.50
1116070117	1	MF	$1,008.50	$0.00	$1,008.50
1116070118	1	MF	$1,008.50	$0.00	$1,008.50
1116070119	1	MF	$1,008.50	$0.00	$1,008.50
1116070120	1	MF	$1,008.50	$0.00	$1,008.50
1116070121	1	MF	$1,008.50	$0.00	$1,008.50
1116070122	1	MF	$1,008.50	$0.00	$1,008.50
1116070123	1	MF	$1,008.50	$0.00	$1,008.50
1116070124	1	MF	$1,008.50	$0.00	$1,008.50
1116070125	1	MF	$1,008.50	$0.00	$1,008.50
1116070126	1	MF	$1,008.50	$0.00	$1,008.50
1116070127	1	MF	$1,008.50	$0.00	$1,008.50
1116070128	1	MF	$1,008.50	$0.00	$1,008.50
1116070129	1	MF	$1,008.50	$0.00	$1,008.50
1116070130	1	MF	$1,008.50	$0.00	$1,008.50
1116070131	1	MF	$1,008.50	$0.00	$1,008.50
1116070132	1	MF	$1,008.50	$0.00	$1,008.50
1116070133	1	MF	$1,008.50	$0.00	$1,008.50
1116070134	1	MF	$1,008.50	$0.00	$1,008.50
1116070135	1	MF	$1,008.50	$0.00	$1,008.50
1116070136	1	MF	$1,008.50	$0.00	$1,008.50
1116070137	1	MF	$1,008.50	$0.00	$1,008.50
1116070138	1	MF	$1,008.50	$0.00	$1,008.50
1116070139	1	MF	$1,008.50	$0.00	$1,008.50
1116070140	1	MF	$1,008.50	$0.00	$1,008.50
1116070141	1	MF	$1,008.50	$0.00	$1,008.50
1116070142	1	MF	$1,008.50	$0.00	$1,008.50
1116070143	1	MF	$1,008.50	$0.00	$1,008.50

ID	Units	Type	O&M	Debt	Total
1116070144	1	MF	$1,008.50	$0.00	$1,008.50
1116070145	1	MF	$1,008.50	$0.00	$1,008.50
1116070146	1	MF	$1,008.50	$0.00	$1,008.50
1116070147	1	MF	$1,008.50	$0.00	$1,008.50
1116070148	1	MF	$1,008.50	$0.00	$1,008.50
1116070149	1	MF	$1,008.50	$0.00	$1,008.50
1116070150	1	MF	$1,008.50	$0.00	$1,008.50
1116070151	1	MF	$1,008.50	$0.00	$1,008.50
1116070152	1	MF	$1,008.50	$0.00	$1,008.50
1116070153	1	MF	$1,008.50	$0.00	$1,008.50
1116070154	1	MF	$1,008.50	$0.00	$1,008.50
1116070155	1	MF	$1,008.50	$0.00	$1,008.50
1116070156	1	MF	$1,008.50	$0.00	$1,008.50
1116070157	1	MF	$1,008.50	$0.00	$1,008.50
1116070158	1	MF	$1,008.50	$0.00	$1,008.50
1116070159	1	MF	$1,008.50	$0.00	$1,008.50
1116070160	1	MF	$1,008.50	$0.00	$1,008.50
1116070161	1	MF	$1,008.50	$0.00	$1,008.50
1116070162	1	MF	$1,008.50	$0.00	$1,008.50
1116070163	1	MF	$1,008.50	$0.00	$1,008.50
1116070164	1	MF	$1,008.50	$0.00	$1,008.50
1116070165	1	MF	$1,008.50	$0.00	$1,008.50
1116070166	1	MF	$1,008.50	$0.00	$1,008.50
1116070167	1	MF	$1,008.50	$0.00	$1,008.50
1116070168	1	MF	$1,008.50	$0.00	$1,008.50
1116070169	1	MF	$1,008.50	$0.00	$1,008.50
1116070170	1	MF	$1,008.50	$0.00	$1,008.50
1116070171	1	MF	$1,008.50	$0.00	$1,008.50
1116070172	1	MF	$1,008.50	$0.00	$1,008.50
1116070173	1	MF	$1,008.50	$0.00	$1,008.50
1116070174	1	MF	$1,008.50	$0.00	$1,008.50
1116070175	1	MF	$1,008.50	$0.00	$1,008.50
1116070176	1	MF	$1,008.50	$0.00	$1,008.50
1116070177	1	MF	$1,008.50	$0.00	$1,008.50
1116070178	1	MF	$1,008.50	$0.00	$1,008.50
1116070179	1	MF	$1,008.50	$0.00	$1,008.50
1116070180	1	MF	$1,008.50	$0.00	$1,008.50
1116070181	1	MF	$1,008.50	$0.00	$1,008.50
1116070182	1	MF	$1,008.50	$0.00	$1,008.50
1116070183	1	MF	$1,008.50	$0.00	$1,008.50
1116070184	1	MF	$1,008.50	$0.00	$1,008.50
1116070185	1	MF	$1,008.50	$0.00	$1,008.50
1116070186	1	MF	$1,008.50	$0.00	$1,008.50
1116070187	1	MF	$1,008.50	$0.00	$1,008.50
1116070188	1	MF	$1,008.50	$0.00	$1,008.50
1116070189	1	MF	$1,008.50	$0.00	$1,008.50
1116070190	1	MF	$1,008.50	$0.00	$1,008.50
1116070191	1	MF	$1,008.50	$0.00	$1,008.50

ID	Units	Type	O&M	Debt	Total
1116070192	1	MF	$1,008.50	$0.00	$1,008.50
1116070193	1	MF	$1,008.50	$0.00	$1,008.50
1116070194	1	MF	$1,008.50	$0.00	$1,008.50
1116070195	1	MF	$1,008.50	$0.00	$1,008.50
1116070196	1	MF	$1,008.50	$0.00	$1,008.50
1116070197	1	MF	$1,008.50	$0.00	$1,008.50
1116070198	1	MF	$1,008.50	$0.00	$1,008.50
1116070199	1	MF	$1,008.50	$0.00	$1,008.50
1116070200	1	MF	$1,008.50	$0.00	$1,008.50
1116070201	1	MF	$1,008.50	$0.00	$1,008.50
1116070202	1	MF	$1,008.50	$0.00	$1,008.50
1116070203	1	MF	$1,008.50	$0.00	$1,008.50
1116070204	1	MF	$1,008.50	$0.00	$1,008.50
1116070205	1	MF	$1,008.50	$0.00	$1,008.50
1116070206	1	MF	$1,008.50	$0.00	$1,008.50
1116070207	1	MF	$1,008.50	$0.00	$1,008.50
1116070208	1	MF	$1,008.50	$0.00	$1,008.50
1116070209	1	MF	$1,008.50	$0.00	$1,008.50
1116070210	1	MF	$1,008.50	$0.00	$1,008.50
1116070211	1	MF	$1,008.50	$0.00	$1,008.50
1116070212	1	MF	$1,008.50	$0.00	$1,008.50
1116070213	1	MF	$1,008.50	$0.00	$1,008.50
1116070214	1	MF	$1,008.50	$0.00	$1,008.50
1116070215	1	MF	$1,008.50	$0.00	$1,008.50
1116070216	1	MF	$1,008.50	$0.00	$1,008.50
1116070217	1	MF	$1,008.50	$0.00	$1,008.50
1116070218	1	MF	$1,008.50	$0.00	$1,008.50
1116070219	1	MF	$1,008.50	$0.00	$1,008.50
1116070220	1	MF	$1,008.50	$0.00	$1,008.50
1116070221	1	MF	$1,008.50	$0.00	$1,008.50
1116070222	1	MF	$1,008.50	$0.00	$1,008.50
1116070223	1	MF	$1,008.50	$0.00	$1,008.50
1116070224	1	MF	$1,008.50	$0.00	$1,008.50
1116070225	1	MF	$1,008.50	$0.00	$1,008.50
1116070226	1	MF	$1,008.50	$0.00	$1,008.50
1116070227	1	MF	$1,008.50	$0.00	$1,008.50
1116070228	1	MF	$1,008.50	$0.00	$1,008.50
1116070229	1	MF	$1,008.50	$0.00	$1,008.50
1116070230	1	MF	$1,008.50	$0.00	$1,008.50
1116070231	1	MF	$1,008.50	$0.00	$1,008.50
1116070232	1	MF	$1,008.50	$0.00	$1,008.50
1116070233	1	MF	$1,008.50	$0.00	$1,008.50
1116070234	1	MF	$1,008.50	$0.00	$1,008.50
1116070235	1	MF	$1,008.50	$0.00	$1,008.50
1116070236	1	MF	$1,008.50	$0.00	$1,008.50
1116080240	1	Villa	$1,195.26	$328.00	$1,523.26
1116080250	1	Villa	$1,195.26	$328.00	$1,523.26
1116080260	1	Villa	$1,195.26	$328.00	$1,523.26

ID	Units	Type	O&M	Debt	Total
1116080270	1	Villa	$1,195.26	$328.00	$1,523.26
1116080280	1	Villa	$1,195.26	$328.00	$1,523.26
1116080290	1	Villa	$1,195.26	$328.00	$1,523.26
1116080300	1	Villa	$1,195.26	$328.00	$1,523.26
1116080310	1	Villa	$1,195.26	$328.00	$1,523.26
1116080320	1	Villa	$1,195.26	$328.00	$1,523.26
1116080330	1	Villa	$1,195.26	$328.00	$1,523.26
1116080340	1	Villa	$1,195.26	$328.00	$1,523.26
1116080350	1	Villa	$1,195.26	$328.00	$1,523.26
1116080360	1	Villa	$1,195.26	$328.00	$1,523.26
1116080370	1	Villa	$1,195.26	$328.00	$1,523.26
1116080380	1	Villa	$1,195.26	$328.00	$1,523.26
1116080390	1	Villa	$1,195.26	$328.00	$1,523.26
1116080400	1	Villa	$1,195.26	$328.00	$1,523.26
1116080410	1	Villa	$1,195.26	$328.00	$1,523.26
1116080420	1	Villa	$1,195.26	$328.00	$1,523.26
1116080430	1	Villa	$1,195.26	$328.00	$1,523.26
1116080440	1	Villa	$1,195.26	$328.00	$1,523.26
1116080450	1	Villa	$1,195.26	$328.00	$1,523.26
1116080460	1	Villa	$1,195.26	$328.00	$1,523.26
1116080470	1	Villa	$1,195.26	$328.00	$1,523.26
1116080480	1	Villa	$1,195.26	$328.00	$1,523.26
1116080490	1	Villa	$1,195.26	$328.00	$1,523.26
1116080500	1	Villa	$1,195.26	$328.00	$1,523.26
1116080510	1	Villa	$1,195.26	$328.00	$1,523.26
1116080520	1	Villa	$1,195.26	$328.00	$1,523.26
1116080530	1	Villa	$1,195.26	$328.00	$1,523.26
1116080540	1	Villa	$1,195.26	$328.00	$1,523.26
1116080550	1	Villa	$1,195.26	$328.00	$1,523.26
1116080560	1	Villa	$1,195.26	$328.00	$1,523.26
1116080570	1	Villa	$1,195.26	$328.00	$1,523.26
1116080580	1	Villa	$1,195.26	$328.00	$1,523.26
1116080590	1	Villa	$1,195.26	$328.00	$1,523.26
1116080600	1	Villa	$1,195.26	$328.00	$1,523.26
1116080610	1	Villa	$1,195.26	$328.00	$1,523.26
1116080620	1	Villa	$1,195.26	$328.00	$1,523.26
1116080630	1	Villa	$1,195.26	$328.00	$1,523.26
1116080640	1	Villa	$1,195.26	$328.00	$1,523.26
1116080650	1	Villa	$1,195.26	$328.00	$1,523.26
1116080660	1	Villa	$1,195.26	$328.00	$1,523.26
1116080670	1	Villa	$1,195.26	$328.00	$1,523.26
1116080680	1	Villa	$1,195.26	$328.00	$1,523.26
1116080690	1	Villa	$1,195.26	$328.00	$1,523.26
1116080700	1	Villa	$1,195.26	$328.00	$1,523.26
1116080710	1	Villa	$1,195.26	$328.00	$1,523.26
1116080720	1	Villa	$1,195.26	$328.00	$1,523.26
1116080730	1	Villa	$1,195.26	$328.00	$1,523.26
1116080740	1	Villa	$1,195.26	$328.00	$1,523.26

ID	Units	Type	O&M	Debt	Total
1116080750	1	Villa	$1,195.26	$328.00	$1,523.26
1116080760	1	Villa	$1,195.26	$328.00	$1,523.26
1116080770	1	Villa	$1,195.26	$328.00	$1,523.26
1116080780	1	Villa	$1,195.26	$328.00	$1,523.26
1116080790	1	Villa	$1,195.26	$328.00	$1,523.26
1116080800	1	Villa	$1,195.26	$328.00	$1,523.26
1116080810	1	Villa	$1,195.26	$328.00	$1,523.26
1116080820	1	Villa	$1,195.26	$328.00	$1,523.26
1116080830	1	Villa	$1,195.26	$328.00	$1,523.26
Total Gross Onroll Assessments			$957,272.36	$185,322.67	$1,142,595.03
Total Net Onroll Assessments			$899,836.02	$174,203.31	$1,074,039.33
Direct Billing					
1116030070			$0.00	$9,406.41	$9,406.41
Total Gross Direct Billing			$0.00	$9,406.41	$9,406.41
Total Net Direct Billing			$0.00	$8,842.03	$8,842.03
Total Gross Assessments			$957,272.36	$194,729.08	$1,152,001.44
Total Net Assessments			$899,836.02	$183,045.34	$1,082,881.36

SECTION e

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of North Port, Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**), attached hereto as **Exhibit "A**;" and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B**," and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

SECTION B

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-23; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2022-23 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2022-23 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of August 2022.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-23 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-23

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regular meetings for Fiscal Year 2022-23 at on the third Wednesday of following months at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289, at 6:00p.m. unless otherwise indicated as follows:

October 19, 2022
November 16, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
August 16, 2023
September 20, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Tampa, LLC, 4668 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford
District Manager

SECTION C

SECTION 1

LMP Landscape Maintenance Professionals, Inc.℠

Built on Integrity. Grown on Relationships.

LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORT PORT FL 34289

Tampa
13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500

Wesley Chapel
26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465

Sarasota
1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404

Landscape Maintenance Professionals, Inc.℠

Built on Integrity. Grown on Relationships.

Table of Contents

Thank you. 3

Section I – About Us

Our History & Legacy 4
- Our Mission 4
- What We Believe 4
- Core Values 5

LMP Services 6-8
- Construction & Installation ` 6
- Landscape Maintenance 6
- Irrigation Management 7
- Integrated Pest Management 7
- Arbor Services 8
- Enhancements & Floriculture 8

LMP Locations 9

Section II – Partnership Plan

Our Client Focus | The LMP Advantage **10**
- Environmental, Health & Safety 11
- Drug-Free Workplace 11
- Resiliency Plan 12

Reports & Inspections 13
- Monthly Maintenance Quality Inspection | MQI Report 14-16
- Monthly Irrigation Inspection | MI Report 17-18
- Fertilization & Pesticide Spray Sheet 19
- Fertilization & Pesticide Report
- Truck, Trailer & Vehicle Inspection Report 20

Onboarding 21-22
- Kickoff Meeting 21
- Setting Timelines & Expectations 22

Section III – Meet Your Partners

LMP Leadership 24-25
Branch Managers 26-28
COI 28
Licenses & Certifications 28-39
LMP Fleet & Equipment 40-41
Community | Associations | Awards 42

Section IV – Experience

LMP Client Profiles 43-65

Section V – Partnership Investment

Pricing & Quote 65-71

Landscape Maintenance Professionals, Inc.℠

Built on Integrity. Grown on Relationships.

Thank you!

We would like to thank you for the opportunity to submit the following proposal for review. Our approach is one of partnership and stewardship; we want you to earn your trust and work together to exceed your needs, goals, and desires, improving your landscape's appearance, longevity and preserving your investment.

We care about understanding all of your primary concerns and areas of challenge, which helps us establish our rotational service and how we will divide the property into areas for service.

1. Providing detail services rotationally each week.
2. Scheduling all annual services prior to due date.
3. Actively scouting for opportunities to improve the landscape.
4. Manage your landscapes water consumption by property oversight and proposing long-term improvements.

Communication is key. We provide a proprietary customer service experience with a hands-on Account Manager. We offer weekly, monthly, and quarterly reports on the status of services and the work quality. This process is done in partnership with you to document our progress along with pictures of what we have discussed.

The LMP Advantage is that we partner with you rather than simply doing jobs for you. LMP will provide project management, offer maintenance strategies, and oversee the execution of services that provide the expected results. We understand needs change as a business and landscape evolve. Our focus is on the 'big picture', which enables us to create strategic plans that help guide your budgeting. When key business objectives are driven by quality, we know that there is no margin for error. With LMP you will discover a better landscape long-term—giving you and your property the proper attention and care, as well as bring you the information you need to communicate to your stakeholders efficiently.

We understand the challenges you face in managing expectations, and we look forward to the opportunity to serve as your landscape partner. Your property's appearance and your brand are safe with us.

Sincerely,

The LMP Team

Section I – About Us

Landscape Maintenance Professionals, Inc. – Our History & Legacy

> *Our history is about our accomplishments; our legacy is about our impact.*

LMP was created for the simple purpose of providing landscape maintenance services that reflect its passion, and over the decades, that passion has grown, driving the company's culture. Orlando Castillo, LMP's founder, and President began the company with a simple motto, "do what you say you're going to do when you say you're going to do it." He learned this from his father, who instilled in him an entrepreneurial spirit and the importance of honoring commitments and maintaining integrity even when things get difficult. When Orlando began the company in 1991, he had less than five trucks in his fleet but a burning passion for elevating landscaping to a profession. Since then, he has successfully grown the business in revenues and reverence by building solid teams with solid leadership.

We believe ourselves to be fully accountable for all aspects of protecting your largest uninsured asset, the landscape. Our successful partnerships are built upon accountability and respect and the continuous flow of relevant information. We consistently demonstrate our commitment to communication through our Account Managers' collaborative relationship with the client.

> *Our reputation for acting with the highest values and principles is our legacy and the strong foundation for our future.*

Landscape Maintenance Professionals, Inc.℠ (LMP℠) is a privately held, single-owner organization that has grown organically by providing premier landscape services for three decades. LMP's approach to landscape maintenance and business is to focus on the details. This attention to detail extends beyond the physical appearance of a property to the foundation of the successful relationships we build. We notice the little things that can enhance the overall appearance of a property, and we train all our employees on this practice.

Our Mission

Our mission is to exceed our clients' expectations by providing exceptional landscape services at competitive prices, demonstrating that we are fully accountable for our work, and cultivating long-term, trouble-free relationships with our customers.

What We Believe

The world is continually changing, and so is our business. But one thing that will never change is our commitment to maintaining the highest ethical standards. Our team's decades of combined experience in all facets of the industry, coupled with an unwavering commitment to quality, has led to the establishment of a loyal clientele we are privileged to serve.

Our reputation is one of our greatest assets, and each of us has a responsibility to protect it every day. When faced with challenges, how we respond defines us. Our decisions, and ultimately our actions, tell our community who we are at LMP.

We hope to continue our LEGACY of EXCELLENCE with you.

Core Values

We believe that our core values and company culture define us at Landscape Maintenance Professionals and set us apart from our competition!

> ***Our values define who we are and will remain at the forefront of everything we do.***

Integrity

It's something we live every day when we hold ourselves accountable and deliver results. It is a constant. Those with whom we work and live can rely on us. We align our actions with our words and deliver what we promise. We build and strengthen our reputation through trust.

Excellence

We are dedicated to quality with an acute focus on our customers.

We are determined to serve our customers through innovation, continuous improvement, an intense focus on customer needs, and a dedication to meet those needs and deliver value through our products, services, and solutions to help them succeed.

> ***For us, excellence is not only a value; it is a discipline and a means for making the world a better place.***

Teamwork

We are a team, sharing our unique talents to help those we engage, whether at work, home, or in the community. We are one encouraging and supportive team, leading by example and influence, encouraging and supportive to inspire all to maximize their potential.

- We hold ourselves accountable as team members and the responsibility we each have to achieve our collective goals.
- We know that we can produce better results as a team than any of us can achieve alone.
- We recognize and celebrate milestones reminding each other that their best work is recognized and appreciated.

Commitment

- We embrace our responsibilities.
- We understand and focus on the needs of our customers.
- We are committed to the safety of our teams, our customers, and the environment.
- We are each personally accountable for meeting both individual and shared goals.
- We are committed to providing sustainable solutions that best serve our planet and its people.

LMP Services

We are your full-service landscape management partner that is built on integrity and has grown on relationships. The drive to go above and beyond; a collaborative culture that works with you to exceed your project goals; and the capability to leverage innovation to meet emerging trends and keep you at the forefront is LMP.

Construction & Installation

LMP has installed and renovated commercial landscapes throughout Florida for over 30 years. We honor specifications set while using the highest quality material available. Our certified irrigation technicians and crews are capable of installation and repairing of multiple types of irrigation systems.

Landscape Maintenance

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards. We understand the desire to increase property values, achieve high tenancy and occupancy rates, and drive traffic through visual appeal. We partner with each client to define a custom plan and full scope of services for their unique property goals.

Integrated Pest Management

LMP's Certified Pest Control Operators ensure each property is provided the opportunity to participate in prevention programs designed to mitigate unforeseen expenses to the landscaping budget.

Monitor and Identify Pests

Our IPM program monitors pests and identifies them accurately to make appropriate control decisions with action thresholds. This monitoring and identification remove the possibility that pesticides will be used when they are not needed or that the wrong pesticide will be used.

Horticultural Controls

Horticultural practices such as pruning, mulching, planting pest-resistant trees and shrubs, composting decayed plant material, and using it to improve soil quality also help control pest populations safely and effectively while protecting the environment from chemical overuse.

Chemical Controls

With IPM, the least toxic pesticides are used only when a pest is actively causing severe damage, and there is no spraying on a calendar basis.

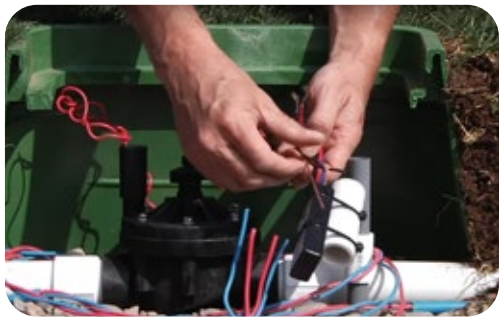
Pest Prevention

Pest prevention is a fundamental IPM concept. Prevention involves removing the conditions that might attract a pest or disease or providing it with the food and environment it needs to thrive. Some plants need full sun, some do better in the shade, and some grow best in specific soils. Some need a lot of fertilizer; others need very little. Nothing does well, surrounded by weeds that compete for light, fertility, and water and often harbor insects and diseases.

Irrigation Management

Our team of Certified Irrigation Technicians provides industry-leading installation, maintenance, and repair services to ensure your irrigation system is performing at optimal efficiency. LMP's irrigation technicians are responsible for strict adherence to the best management practices.

Before beginning routine landscape maintenance services at a property, the irrigation teams of LMP are tasked with performing a full audit of the irrigation system, documenting deficiencies from the number of zones, faulty controllers, compromised lines, and potential improvements to hydro zoning practices. The completed audit accompanied by recommendations for improvements, repairs, or replacements is presented to the appropriate property contacts for review and implementation approval.



Floriculture & Enhancements

Since our beginnings in 1991, our **Enhancement and Floriculture** programs have been a differentiator that has made our customers' properties stand out for future residents, prospective tenants, and passersby. Our connection with regional growers benefits our customers greatly by keeping them ahead of new varieties of seasonal colors and plants.

Our **floriculture services** include design, installation and maintenance, and insect and disease control. Our professionally trained team can provide seasonal color that adds depth, increases curb appeal, and sets your property apart, from beds to container gardening to hanging baskets.

Our **enhancement services** offer a wide range of design options for your property. We provide award winning seasonal color programs and can refresh, refurbish, or replace areas as needed to keep the high-visibility areas of your properties looking their best.

> *LMP's teams are experienced in designing and installing improvements from turf, annuals, trees, shrubs, and inorganic materials to revitalize a community or commercial property.*

Arbor Services

LMP's Arbor team performs services from extensive pruning in the winter and before the onset of hurricane season, cutbacks, tree removal, stump grinding, debris removal, fertilization, and tree installation, as well as relocation services.

The LMP Arbor Care team includes individuals recognized by the International Society of Arborists (ISA) as Certified Arborists and Tree Risk Assessment Specialists. These individuals have the knowledge and experience to discern if not only a tree is at risk for infestation or even death, but they can determine the best diagnostic and treatment tools needed to mitigate any significant damage before its occurrence.

LMP Locations

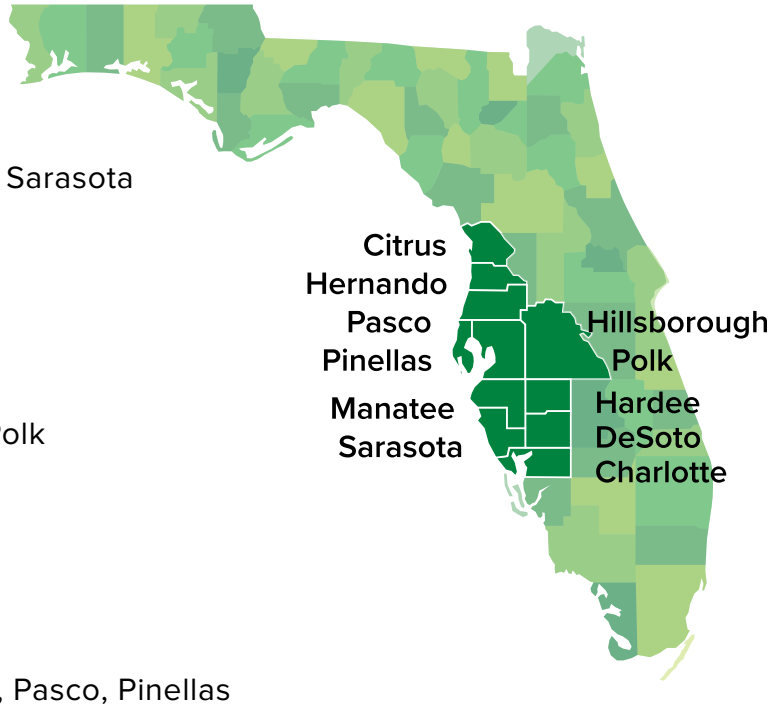
LMP has three regional locations servicing the greater Tampa Bay area. Each site is structured to provide optimal support to clients by implementing a team approach to accountability. Properties are assigned an Account Manager, responsible for overseeing the property and coordinating services with the Irrigation Manager, Fertilization and Pest Control Manager, and Enhancement Manager regarding services required outside of general maintenance. The Branch Manager is informed of all aspects of the client's needs and requests regarding landscape services and oversees operations and client satisfaction, services, and personnel.

The branches servicing clients in the greater Tampa Bay area include:

Sarasota
1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404
Serving: Charlotte, DeSoto, Hardee, Manatee, Sarasota
Branch Manager: Christopher Berry

Tampa
13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500
Areas Served: Hillsborough, Pasco, Pinellas, Polk
Branch Manager: Garth Rinard

Wesley Chapel
26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465
Areas Served: Citrus, Hernando, Hillsborough, Pasco, Pinellas
Branch Manager: Erwing Martinez

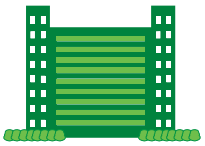


Client Profiles

Community Development Districts

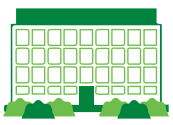
Homeowner Associations

Commercial


Condominium Associations

New Construction

Retail


Industrial

Government

Multifamily

SECTION II The Partnership

Landscape Maintenance Professionals specialize in commercial landscape maintenance, serving all types of businesses in Citrus, DeSoto, Hardee, Hernando, Hillsborough, Pasco, Pinellas, Polk, Sarasota, and Manatee counties.

At LMP, our service delivery model is built to customize a unique experience for each customer we service. We have developed the best practices to meet customer needs through our expertise, experience, resources, and continual awareness.

Receptive & Responsive Customer Service

A great customer experience starts with excellent customer service. Our approach is based on excellent communication, both before the project begins and throughout the entire process. Reliability is peace of mind, and we focus on inspiring change and addressing issues before they become concerns. Clients recognize our integrity and commitment to exceeding their expectations through the beautiful landscapes we provide.

Efficient & Courteous Teams

LMP leadership nurtures teamwork combining common sense with uncommon levels of discipline and persistence. Our legacy is in the details of our professional, punctual and efficient crew members. We work closely with clients to build a strong foundation and ongoing relationship, where we take into account your personal preferences, requirements & expectations.

Experience & Solutions

At LMP, we deliver the highest quality results when and where you need them. Our services are designed to address your commercial property needs. We utilize the best mowing and maintenance techniques with top-of-the-line, well-maintained equipment, bringing the ultimate expert solutions to your landscape and lawn maintenance problems.

Trust, Commitment & Satisfaction

Satisfaction is the result of expectations being met. LMP understands the consistent quality of service is key to your satisfaction. Our LMP quality control measures provide systems that set the standards for operations and outcomes, designed to ensure that every team member can meet those standards and deliver reliable results. We take pride in our work, our name, and our customer's satisfaction.

Environmental, Health & Safety | EHS

Our culture drives continuous improvement by establishing measurable targets and goals. We utilize measurements and accountabilities to monitor and document performance towards goals, oversee improvements, and maintain the effectiveness of our environmental, health, and safety systems.

LMP's safety program is a documented process that is introduced to its employees prior to their first day in the field and continues on a weekly basis with formal **'Tailgate Training Sessions'** in addition to daily safety checklist processes. Preventing employees from experiencing exposure to workplace hazards is the backbone of our effective safety program.

LMP commits itself to the safety and well-being of each employee and has practices in place to ensure that its safety awareness and methods are extended to its clients, their properties, tenants and owners, and the public in general.

UNIVERSITY OF SOUTH FLORIDA

OSHA Training Institute Education Centers
University of South Florida

University of South Florida
an authorized
OSHA Training Institute Education Center

Certifies that

William Maxwell

Has diligently and with merit completed training in

OSHA 8511 Occupational Safety and Health Standards for General Industry

Conducted on April 5 - April 8, 2021

by the USF OSHA Training Institute Education Center and is awarded 2.5 CEUs

by the Office of Continuing Professional Development.

ABIH 4.34 Safety CM Points (Approval 09-3378)

Robert Murphy
Deputy Director
Instructor of Training and Education

Mylene Kellerman
Program Director
USF OTI Education Center

To verify the authenticity of this certificate, please email usfotec-certs@usf.edu or call 813-994-1195

Bill Maxwell, Director of Safety
MBA, Certified GI-BMP Instructor

OSHA COMPLIANT

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS
Safe Company Program

We're committed to developing systems that drive safe work practices. At LMP, each employee makes health, safety, and environmental protection integral to all daily work. Our associates are our greatest asset. We're equally committed to environmental stewardship and sustainable initiatives to reduce waste, water, and energy use.

Drug-Free Workplace

LMP also participates in the Drug-Free Workplace Program (DFWP) and adheres to the guidelines stipulated by the state of Florida. LMP has made it a practice to prevent workplace injuries through a **NO TOLERANCE** for substance violations and abuse. Before a potential candidate is offered the opportunity to join the LMP family, they must participate in and pass a pre-employment drug test. We also perform random testing that occurs monthly, post-accident, and if reasonable suspicion.

Resiliency Plan

The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

Hurricane • Named Storm • Other Storm Flood • Fire • Tree Falls • Safety Hazards

Production

1) Reduce standard Production Schedule to minimal needs during event.
2) Focus on proactive recovery of specific event.
3) Do not add new enhancement or new installation work.
4) Delay existing enhancement or new installation work. Delay regularly scheduled maintenance.

Recovery Outline

Resources will be aligned and dispatched upon the all clear from the local authorities.

1) Clear Roadways and doorways by cutting and stacking downed tree and branches near roadside
2) Clear landscape areas of debris, downed storm fall and stack near roadside
3) Remove initial stacked roadside material
4) Focus turns to cleanup from buildings out to property boundaries until recovered.

Local Emergency Call List will be provided.

Reports & Inspections

To achieve quality results, your community requires the expertise of a professional landscape management company such as LMP. Our qualified division managers, area managers, irrigation technicians, certified crew members will give your property the quality care your property deserves.

LMP has benchmarks in place to measure the quality of work provided to clients throughout the partnership. To ensure your property is getting the attention it requires, managers perform regular quality checks, in addition to monthly landscape walks. Areas of concern are addressed promptly and communicated to clients. Our goal is to make the customer happy, and we strive to build relationships that make things grow.

MQI Report | Monthly Quality Inspection Report

The MQI Report includes:

- A summary of work completed and work in progress
- Outstanding issues
- Issues resolved during the reporting period
- Outstanding potential change orders
- Current status of active projects with an estimated completion date
- Project pictures as appropriate

Deficient items will be followed up on agreed time frames to ensure compliance.

Your Account Manager will ensure all questions and concerns are addressed.

MI Report | Monthly Irrigation Inspection & Irrigation Service Request

Each month, an LMP irrigation technician will inspect the irrigation system for pressure variations, excessive flow rates, non-uniform distribution of water, faulty valves and wiring, or controller failures or inefficiencies. These inspections will be documented within a report to the assigned Account Manager and appropriate property contact to communicate potential stress on the landscape materials and obtain authorization to make the necessary repairs or improvements.

Fertilization and Pesticide Spray Sheet & Fertilization and Pesticide Report

As the first line of pest control, the IPM program works to prevent pests from becoming a threat. This strategy involves routine monitoring of the landscape to identify and remedy pest outbreaks early before they become widespread. When curative treatment is needed, we target only areas where pests can reduce exposure and environmental impact. | *Documented after any application.*

Truck, Trailer & Equipment Checklist | Weekly

Our service vehicles are well maintained, registered, insured, and operated only by responsible licensed personnel. We replace our mowers every three years and replace our trucks every five to 10 years. We employ full-time mechanics to perform preventive maintenance and repairs at each branch, so our equipment runs well for as long as possible. We have a regular schedule for maintaining equipment, so downtime is limited while machines are being repaired. Each quarter, we review the condition of all pieces of our fleet to continue to plan for repairs and replacements proactively.

Landscape Maintenance Professionals, Inc.℠
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Monthly Quality Inspection Report

Submiited by	
Date	
Reference #	
Location	

General Information	
Property	
Location	
Supervisor	
Supervisor Email	
Branch Manager	
Branch Manager Email	
Date of Inspection	

Details		Photos
Grade		
Notes		

15 categories are graded during our MQI with photos and notes.

Palm Pruning		Photos
Grade		
Notes		

Overall Cleanliness		Photos
Grade		
Notes		

Photos of site conditions document existing conditions and demonstrate improvements moving forward.

Plant Insect & Disease Control		
Grade		
Notes		

Plant Fertility		Photos
Grade		
Notes		

MQI Report | Monthly Quality Inspection Report | *continued*

Mowing Functions			Photos
Grade			
Notes			

Tree Pruning			Photos
Grade			
Notes			

Turf Insect & Disease Control			Photos
Grade			
Notes			

This is a condensed Version of a detailed MQI report highlighting the specifics we monitor.

Weed Control	Bed Areas		Photos
Grade			
Notes			

Water	Irrigation Management Notes		Photos
Grade			
Notes			

Shrub Pruning			Photos
Grade			
Notes			

Mulching			Photos
Grade			
Notes			

Turf Weed Control			Photos
Grade			
Notes			

Monthly Quality Inspection Report | continued

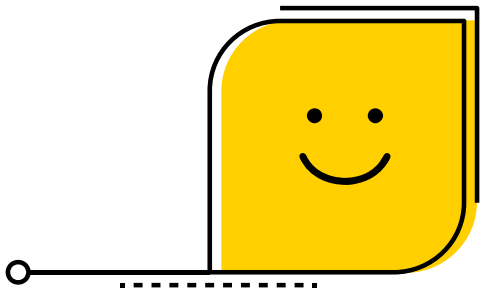
MQI Report | Monthly Quality Inspection Report | *continued*

Turf Fertility			Photos
Grade			
Notes			

Carryovers			Photos
Grade			
Notes			

Deductions			Photos
Seasonal Color (if applicable)	Grade		
Seasonal Color Notes			
Vigor | Appearance	Grade		
Vigor | Appearance Notes			
Insect Disease Control	Grade		
Insect Disease Control Notes			
Deadheading | Pruning	Grade		
Deadheading | Pruning Notes			

Notes to Client

Best View of the Month


Summary	
Overall Monthly Maintenance Score	%
Overall Monthly Seasonal Score	%

LMP Landscape Maintenance Professionals, Inc.℠

Built on Integrity. Grown on Relationships.

Monthly Quality Inspection Report | continued

Monthly Irrigation Inspection

Landscape Maintenance Professionals, Inc.℠
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Irrigation Inspection Report

Property	Date	
	Technician	
	Arrive	
	Depart	

Clock Type | #												
Battery Date		Confirm Time | Date	Yes	Time | Date Adjust	Y	N	Rain Sensor	ok	bad	Battery Replaced	Y	N

Notes

Start		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Pgm A	1							
Pgm A	2							
Pgm B	1							
Pgm B	2							
Pgm C	1							
Pgm C	2							
Pgm D	1							

Zone	Type	A	B	C	D	Zone Information
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Season Adjust %						
Run Time						

Technician Us Only | Additional Charges prepared on Standard Invoice			
Labor	Hours	Rate	Amount
Supervisor			$
Technician			$
		Total Labor Charges	$

Materials	Quantity	Unit	Extended

Fertilization & Pesticide Spray Sheet

Landscape Maintenance Professionals, Inc.℠
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Fertilization & Pesticide Spray Sheet

Submiited by			
Date		Date Submitted	
Client			

	TU	OR	TR	PLM	AN	1	2	3	4	5
Fertilization										
Insect										
Disease										
Other										

Description of Problem

Our landscape services involve quickly identifying the exact insects plaguing your yard. Our Technicians are trained and knowledgeable on how to treat and minimize the impact of insects, fungi and diseases.

Photo of Issue

Photo of Issue

Photo of Issue

Scouted By		Scout Date	

Notes

Technician		Schedule Date	
		Date Completed	
		Follow-Up Date	
		Date Completed	

Completed?	Yes	No
Follow up	Yes	No

E-mail form to: Garth Rinard, George Brennan, Devan Pasciuta

Fertilization & Pesticide Report

Landscape Maintenance Professionals, Inc.℠
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Truck, Trailer & Equipment Checklist

Location					
Date		Vehicle #		Trailer#	

Technician		Air Temp	Wind Speed | Direction	Precipitation	Arrive	
Helper					Depart	
Instructions | Technician Notes					Complete	

These applications will be applied using our LMP spray vehicles and personnel applying both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

INSECTICIDE	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

FUNGICIDE	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

HERBIICIDE (S) *	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

HERBICIDE (NS)*	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

FERTILIZER	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

OTHER	OZ | LBS	GALLONS	SQ FT	TARGET	METHOD	FLOW RATE

DAILY CHECKLIST

SUPPLIES										VEHICLE		EQUIPMENT	
Label Book		SDS Book		Spill Kit		Cones		Safety Glasses		Oil Check		Oil Check	
Vest		Face Shield		Boots		Nitrile Gloves		Resperator		Water Level Check		Hydro Oil Check	
First Aid Kit		Posting Signs		Marker		Irr. Flags Pink		ISR?		Cleaned		Cleaned	

Truck, Trailer & Equipment Checklist

Landscape Maintenance Professionals, Inc.℠
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Truck, Trailer & Equipment Checklist

Date		Vehicle #		Trailer#	
Driver					

Crew 1		Crew 3		Crew 5	
Crew 2		Crew 4		Crew 6	

ONE

Arrive		Depart			
Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz. Gallons

TWO

Arrive		Depart			
Round-Up	oz.	Tribune			

THREE

Arrive		Depart			
Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz. Gallons

Safety is a top priority!
We're committed to developing systems that drive safe work practices.

Tools Inventoried?	
Equipment Inventoried?	

EQUIPMENT

Fire Extinguisher	☐
SDS Book	☐
Emergency Packet	☐
Registration - Truck | Trailers	☐
Jack + Lug Wrench	☐
Driver's License	☐
Tool Box	☐
Irrigation Flags	☐
Traffic Cones | Signs	☐

TRUCK

	Pre	Post		Pre	Post
Engine Oil	☐		Running Lights	☐	☐
Brake Fluid	☐		Turn Signals	☐	☐
Coolant	☐		Brakes	☐	☐
Washer Fluid	☐		Horn	☐	
Wipers	☐		Tire Tread | Wear	☐	
Headlights	☐	☐	Tire Pressure	☐	☐
Tailgates	☐	☐	Clean		☐

TRAILER

	Pre	Post		Pre	Post
Running Lights	☐	☐	Safety Chain	☐	☐
Brake Lights	☐	☐	Tire Tread	☐	☐
Turn Signals	☐	☐	Tire Pressure	☐	☐
Hazards	☐	☐	Hitch Pin & Ball Lock	☐	☐
Wire Harness	☐	☐	Plug Connection	☐	☐

	Equipment Assignments - Unit #s						Transfers		Equiment Maintenance Status					
	#	OPR#	#	OPR#	#	OPR#	Crew	PM	clean	blades	oil	filter	grease	repair
Mower - Rider									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Mower - Walk Behind									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Mower - Push									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Edger									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Line Trimmer									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Blower									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Hedge Trim - Extended									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Power Pruner									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐
Chain Saw									yes ☐	○sharp ○changed	☐ checked	☐ cleaned	yes ☐	emailed ☐

Onboarding

Kick-off Meeting

LMP's initial focus is on learning the property with all project start-ups by performing a complete property-wide inspection and analysis of turf, plant material, and irrigation systems.

Prior to commencing service on any property, a **thorough walk of the property** is performed with the **Account Manager** and **Crew Leader,** where all areas of particular interest or special instructions are identified. A report will document the entire property through photographs and provide the client with a detailed report on the conditions of the property, followed by a **Project Kick-off meeting** where we will ensure specifications are in line with expectations.

- Review assessment from property walk-through.
- Review the initial operational plan to confirm the scope of work and expectations.
- Identifying service areas, required periods to perform various services, as well as a map for mowing and detail work.

Establish Vision & Deliverables

Project Planning

Project Goals

Roles & Responsibilities

Onboarding

Irrigation

LMP will perform a full irrigation system inspection to identify any deficiencies to the current system and a cost component for addressing the issues.

Projected Chemical Applications

We find that until we know the actual integrity of the irrigation system, it limits our ability to apply many chemicals, including fertilizers. This is because so many chemicals need access to water following an application, or the application will damage the plant material.

Setting Timelines & Expectations

As with any new initiative or project, there will be a learning curve as LMP becomes familiar with the property; however, it is our goal to have that learning curve minimized through the development of a solid operational plan. As LMP is learning the nuances of the property, we would like the client to be aware that we are inspecting systems and layouts to ensure we have accurate information to share regarding:

Additionally, it is standard practice for key members of LMP's project team to schedule a **Progress Review**, to review the progress of the property with photographs taken over the course of the partnership at designated locations.

Project Management

Kick-Off Meeting

Execution

Deliver

LMP Leadership

Orlando Castillo | President & CEO

What does it mean to you to be a landscape professional?

I worked hard in the field, educating myself in the trenches. For many years, I labored learning all aspects of exterior grounds services, from mowing, weeding, and edging to insect/disease control to irrigation. Before the advent of technology, I would carry books around in my truck to help me diagnose issues I would come across. When I could, I would attend horticulture classes at night to earn the right and privilege to call myself a professional. It is my greatest accomplishment, and I embrace it with pride and satisfaction.

What motivates you on a Monday morning?

I am motivated knowing that I will spend the day visiting job sites to perform quality assurance inspections. It is exciting to have the opportunity to see the products our team produces and spend time with them in the field to talk about the property and the product.

I get to share the experience and knowledge I learned over the years with these men and women, and I can learn from them when we are in the field together.

LMP Leadership

Scott Carlson | Vice President & GM

What does it mean to you to be a landscape professional?

Having had the opportunity to begin a career as a golf professional at a very young age, I developed a love for well-groomed landscapes. They create a sense of calm and appreciation with their color and lines, and I am proud to know that I contribute to that by being a landscape professional.
I enjoy having the opportunity to watch the men and women in the organization grow in their confidence and creativity and hear the positive feedback from our clients and the compliments we receive from members of the public for our work.

What motivates you on a Monday morning?

I get excited knowing that the day and the week are going to present both challenges and opportunities. Challenges are just opportunities for us to refine our processes and train our people to ensure we provide a quality product beyond what our clients are anticipating.

The opportunities are just an extension of the challenges. Over the ten years, I have been with LMP, I have watched the organization grow organically as our clients refer us to their partners. I have had the privilege of watching the LMP family members grow, develop, and advance in their careers, and it continues to bring me enjoyment.

LMP Leadership

Garth Rinard

Certified Pest Control Operator, GI-BMP
Dover | Branch Manager

Background

My horticultural career began as a means for an income. What started as a part-time job quickly became a residential lawn service. At the same time, I was engaged in selling residential real estate after completing a business degree at the University of Florida. Eager to learn more about the profession I had become enamored with, I joined a commercial landscape company to further my skill set. I have remained in the business for more than 33 years, acquiring operational knowledge and certifications.

Qualifications

I am a Certified Pest Control Operator specializing in Lawn and Ornamental pests. I am certified in the Green Industries Best Management Practices (GI-BMPs) program for lawn care and landscape maintenance.

Customer Philosophy

Communication is the cornerstone of any relationship; we must understand a client's vision for their landscape and assess how to best provide the services needed to make that vision a reality. The most proactive and comprehensive way to achieve these goals is to communicate consistently, openly, and thoroughly.

Employee Philosophy

Employees are the first-line client of any organization; they are the physical and emotional ambassadors of what a client can expect from an organization regarding commitment, integrity, professionalism, and abilities.

My philosophy is based on the ability to communicate openly and effectively. I focus on making sure my team has high morale and job satisfaction. We make it a practice to train and mentor our employees, ingrain the culture of accountability and teamwork we adopted several years ago and encourage them to grow.

What it Means to Me

To be involved in the green industry is an opportunity to cultivate a healthy environment and future caregivers. In an industry that is continuously evolving, learning opportunities are tremendous. Our responsibility is to share our knowledge and passion with prospective landscapers, horticulturists, and arborists.

LMP Leadership

Erwing Martinez

Landscape University, GI-BMP
Wesley Chapel | Branch Manager

Background

I have been in the landscape industry for over 30 years, joining LMP in 2020 as the Operations Manager for the Wesley Chapel branch. Consistency is critical to a property owner or manager; knowing the goals and having a solid foundation of principles has been vital to my success. Before joining LMP, I served as Service Manager Interiorscape Division for From The Ground Up for two years, Ecospcape Department Manager for Chemlawn for two years, Business Developer for ValleyCrest for nine years, and Operations Manager for Vivicon for fifteen years.

Qualifications

I believe my most important asset is the vast experience I have had within the industry, extensive training, continuing education. I enjoy merging my skill set and creativity with a keen eye for detail, implementing good design and sustainable horticulture assets.

Customer Philosophy

I see customers as a partnership, all striving to do what is right and build on a mutually beneficial relationship. I understand each client's specific wants and needs and dedicate myself and the team to meeting and exceeding these requirements.

Employee Philosophy

Quality service is reflected in all our employees in all of employees each moment they are on the job. I strive to lead in a direction that reduces the chances of failure. But more importantly, allowing our LMP Family to be mentored and motivated to improve tenure.

What it Means to Me

I was drawn to LMP because I believe in a company that is respected as a leader, as well as creating and implementing well proven systems that are effective. As Branch Manager, I manage and lead a team servicing a territory from Citrus to Pinellas county. I am committed to supporting our clients' short and long-term growth objectives and advancing LMP's excellent industry reputation and brand by providing exceptional service and quality through a highly trained team. Ensuring timely, efficient communication and consistency is a priority I provide our clients. I want to be proud of the positive difference I have made in someone's life.

LMP Leadership

Christopher Berry
GI-BMP
Sarasota | Branch Manager

Background
I have been involved in the landscaping industry for more than 15 years now, where I began in the Sarasota area as a supervisor and irrigation technician. Since that time, I have had the opportunity to learn about the physical and financial operations of the industry and have been involved in the new construction side of the business and the maintenance side.

Qualifications
I have a background in aviation and have spent time procuring various certifications related to landscaping, including Best Management Practices (BMP), Planning and Management Services, Lake and Wetland Management, Core Pesticide Safety Training. I also have licenses related to Lawn and Ornamental Pesticide Applications and Aquatic Pesticide Applications.

Customer Philosophy
My philosophy is to treat each client with respect and demonstrate that we are professionals operating from a place of integrity, accountability, and experience.

Employee Philosophy
Demonstrate compassion, respect, and trust for each member of your team.
Foster empowerment to help employees own their work and take responsibility for their results.

What it Means to Me
The personal satisfaction I receive from helping a customer or an employee means a great deal to me. I find it very rewarding to act as a steward and representative of the landscape industry.

Licensure & Certifications

Our commercial landscapers are degreed, accredited, and certified to handle all aspects from lawn maintenance to plant health diagnosis. Our landscapers receive constant training to ensure that they stay up to date with the latest guidelines, information, and procedures they will be implemented on a day-to-day basis.

Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/21/2022

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

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

PRODUCER	CONTACT NAME:	
Stahl & Associates Insurance Inc. 110 Carillon Parkway St Petersburg, FL FL 33716	PHONE (A/C, No, Ext): (727) 391-9791	FAX (A/C, No): (727) 396-3562
	E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : FCCI Insurance Company	10178
INSURED Landscape Maintenance Professionals Inc. DBA LMP P O Box 267 Seffner FL 33583-0267	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** August 2021 Rewrite **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:			TBD	08/01/2022	08/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 500,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			TBD	08/01/2022	08/01/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ $ $ $ 10,000
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $ 0			TBD	08/01/2022	08/01/2023	EACH OCCURRENCE AGGREGATE [ ]	$ 2,000,000 $ 2,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		TBD	08/01/2022	08/01/2023	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Leased or Rented Equipment			TBD	08/01/2022	08/01/2023	Limit Deductible	75,000 2,500

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

CERTIFICATE HOLDER	CANCELLATION
FOR INFORMATION PURPOSES ONLY ********** **********	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Kelly L Pafford

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Business Tax Receipts

2021 - 2022 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2022

ACCOUNT NO. 216156 RENEWAL

OCC. CODE
330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE

Receipt Fee	30.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC
13050 E HWY 92
DOVER, FL 33527

2021 - 2022

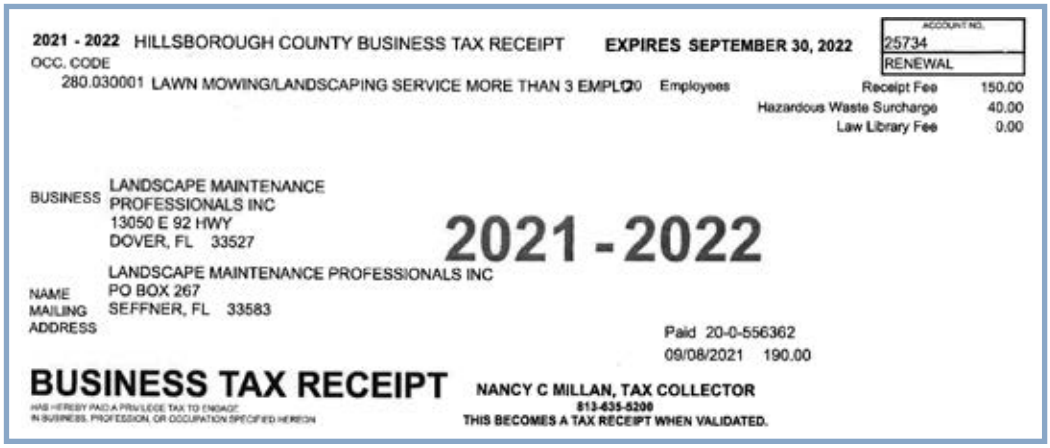
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 20-0-556362
09/08/2021 30.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



2021 - 2022 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2022

ACCOUNT NO. 25734 RENEWAL

OCC. CODE
280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPLO20 Employees

Receipt Fee	150.00
Hazardous Waste Surcharge	40.00
Law Library Fee	0.00

BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC
13050 E 92 HWY
DOVER, FL 33527

2021 - 2022

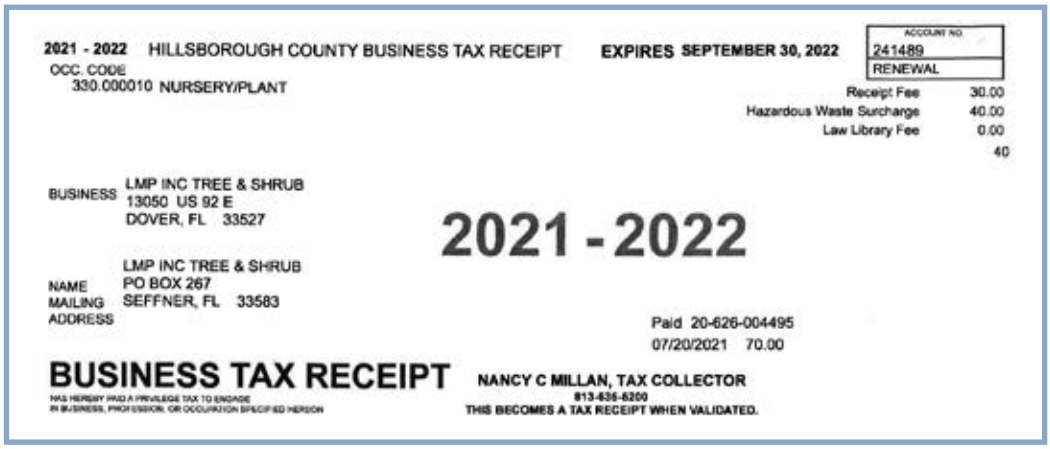
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 20-0-556362
09/08/2021 190.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



2021 - 2022 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2022

ACCOUNT NO. 241489 RENEWAL

OCC. CODE
330.000010 NURSERY/PLANT

Receipt Fee	30.00
Hazardous Waste Surcharge	40.00
Law Library Fee	0.00
	40

BUSINESS LMP INC TREE & SHRUB
13050 US 92 E
DOVER, FL 33527

2021 - 2022

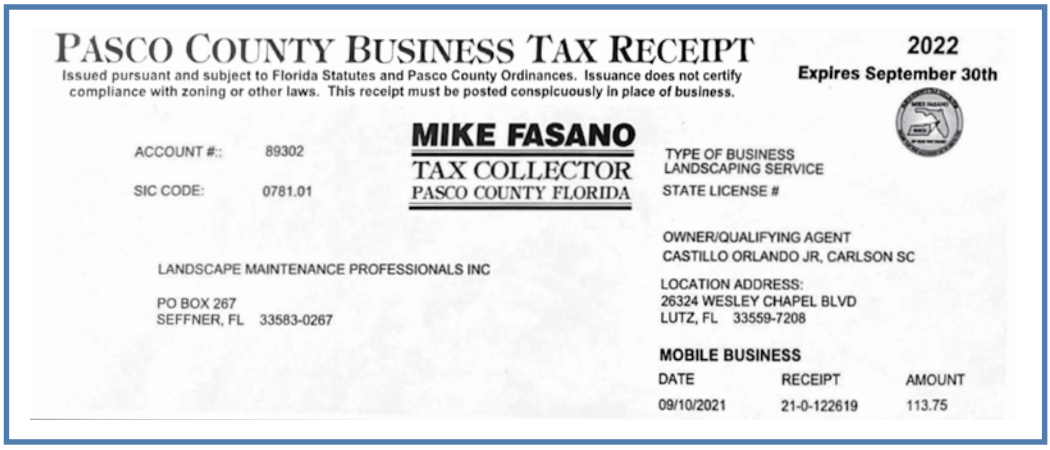
NAME LMP INC TREE & SHRUB
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 20-626-004495
07/20/2021 70.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



PASCO COUNTY BUSINESS TAX RECEIPT

2022
Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

ACCOUNT #:: 89302

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE #

OWNER/QUALIFYING AGENT
CASTILLO ORLANDO JR, CARLSON SC

LANDSCAPE MAINTENANCE PROFESSIONALS INC

PO BOX 267
SEFFNER, FL 33583-0267

LOCATION ADDRESS:
26324 WESLEY CHAPEL BLVD
LUTZ, FL 33559-7208

MOBILE BUSINESS

DATE	RECEIPT	AMOUNT
09/10/2021	21-0-122619	113.75

Florida Agriculture Dealer License

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: AD2008
Issue Date: January 27, 2022
Expiration Date: January 20, 2023

POST CERTIFICATE CONSPICUOUSLY

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

LMP INC TREE & SHRUB
13050 E US HIGHWAY 92
DOVER, FL 33527-4106

Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

Certificate of Nursery Registration

B108113

Florida Department of Agriculture and Consumer Services

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

NICOLE "NIKKI" FRIED
COMMISSIONER

ISSUED TO:

LMP INC. TREE AND SHRUB
CASTILLO, ORLANDO
PO BOX 267
SEFFNER, FL 33583-0267

THIS CERTIFICATE EXPIRES: 01/21/2023

FEE PAID: $100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/21/2022

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

Nicole Fried

NICOLE "NIKKI" FRIED
Commissioner of Agriculture

FDACS-08002 Revised 05/05

City of Clearwater Business Registration

CITY OF CLEARWATER

Post Office Box 4748, Clearwater, Florida 33758-4748
City Hall, 112 South Osceola Avenue, Clearwater, Florida 33756
Telephone (727) 562-4040 Fax (727) 562-4052

REG-0023075

2021-2022 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

Owner Name/Address
LANDSCAPE MAINTENANCE
PROFESSIONALS INC
P O BOX 267
SEFFNER, FL 33583

Business Name
LANDSCAPE MAINTENANCE
PROFESSIONALS INC
REGISTRATION

Category	Quantity
038320 Contractor: Landscaping/tree surgery 038330 Contractor: Lawn, yard and garden care	REGISTRATION / HILLSBOROUGH CO / DACS #68795-5

CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LICENSE	PERIOD BEGINNING	PERIOD ENDING		PRINT DATE	
2021 - 2022	October 1, 2021	September 30, 2022		September 14, 2021	
FEE TYPE		CHECK NO	RECEIPT	FEE	RECEIVED
Registration Fee		19603	638113	28.00	28.00

TOTAL RECEIVED 28.00

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING LAWS OF THE CITY OF CLEARWATER NOR DOES IT EXEMPT THE HOLDER FROM ANY OTHER LICENSE, PERMIT OR IMPOSED TRAFFIC IMPACT FEES.

ANY CHANGE IN THE BUSINESS LOCATION, NAME, OR OWNERSHIP MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NON-REFUNDABLE

Gina R. Clayton

State of Florida Annual Report Filing

State of Florida
Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of June, 2021

Secretary of State

Tracking Number: 3092353492CU

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

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

City of Tampa Minority Business Enterprise

City of Tampa Florida

Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89

Landscape Maintenance Professionals, Inc. DBA LMP, Inc.

is hereby certified as a

Minority Business Enterprise (MBE)

In the following specialty(ies)

Landscape and Lawn Maintenance Services; Irrigation Systems Sales/Installation

The certification is valid from April 14, 2022 to April 23, 2024

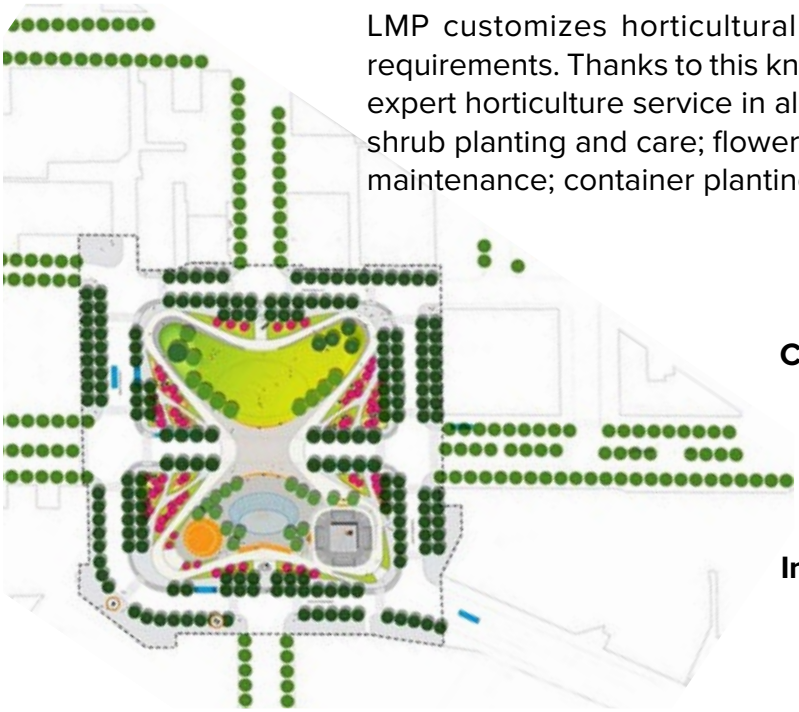
Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

FNGLA®
CERTIFIED PROFESSIONAL
HORTICULTURE

Certified Horticulture Professional & Landscape Design
Paula Means
Anna McCoon

Florida Nursery, Growers, and Landscape Association (FNGLA) Florida-Friendly Landscaping Certified Professionals (FFLCP) These trained professionals have demonstrated the ability to recognize and address common landscape issues using environmentally sustainable landscape management practices that help preserve and protect Florida's water and natural resources.



LMP customizes horticultural care to your plantings and your property's requirements. Thanks to this knowledge and expertise, we provide top quality, expert horticulture service in all areas of your landscaping, including tree and shrub planting and care; flower bed design, planting, and care; lawn care and maintenance; container planting, and more.

LMP Guiding Principles

Improve User Experience
Create Unity through Consistency & Repetition
Strong Lines make for Strong Designs
Straight Lines vs Curved Lines
Keep Balance & Symmetry in Mind
Direct attention with Form, Shape, & Scale
Inspire Emotional Context with Texture & Color
Design for People

The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

Landscape Maintenance Professionals, Inc.

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2023

Ben Bolusky, Executive Vice President

FNGLA FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

Member since 4/10/2015

LMP Landscape Maintenance Professionals, Inc.℠

Certified GI-BMP Instructor

Green Industries Best Management Practices (GI-BMPs) is an educational program for lawn-care and landscape maintenance people. The GI-BMP program teaches environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.

GI-BMP Certifications

Alvaro Balderrama Zarate	GV405725-1	Felix Laporte	GV402063-1	Miguel Jesus Martinez	GV401765-1
Alvin Windham	GV911478-1	Gabriel Miron Torres	GV397716-1	Mike Davidson	GV405387-1
Ana Guillen		Ismael Bello	GV401469-1	Nelson Calderon	GV18173-2
Andres Gaspar Esteban	GV401614-1	Jimy Molina Valdez	GV39799-1	Nicholas Porter	GV26918-1
Andres Lopez Juan	GV14789-1	Johannes Maceira	GV91103-1	Nicholas Sanborn	GV405393-1
Angel Cartagena	GV915833-1	Jorge Diaz		Paul Gomez	GV12405-1
Angel Miron	GV397990-1	Jose Montiel	GV911957-1	Paula Means	GV34217-1
Angel Monterroso	GV401763-1	Jose Reyes Montoya	GV397993-1	Raul Velazques	
Auner Lopez	GV397988-1	Jose Rios	GV910340-1	Rigo Berto Cruz	GV911954-1
Bill Leavens	GV20498-1	Jose Ruiz Planas	GV397996-1	Roberto Centeno	
Bill Maxwell	GV916046-1	Jose Torres Cortes	GV912633-1	Rufino Jahuey	GV397714-1
Bobby Law	GV12409-1	Joseph Bond	GV29832-1	Samuel Martel	GV406648-1
Bonifacio Villegas	GV23038-1	Kelly Ann Vickers	GV36130-1	Scott Carlson	GV11210-1
Carlos Picazo Gomez	GV29838-1	Kevin Toole	GV406651-1	Stephen Fletcher	GV19329-1
Chris Holt	GV915580-1	Ledarin Ragins	GV405390-1	Steve Small	GV29846-1
David Fontanez Velazquez	GV401471-1	Leon Jennings	GV4512-1	Teresa Fuentes	GV912631-1
David Gomez	GV4613-1	Luis DeJesus	GV911954-1	Thomas Nelson	GV12398-2
David Manfrin	G29844-1	Luis Diaz	GV911027-1	Tyree Brown	GV18611-1
David Mason	GV14131-2	Manuel Barron Rivera	GV401468-1	Victor Rubio-Balli	GV401768-1
Edgar Navarro		Maria Felix	GV911322-1	Walter Ruiz	GV440539-1
Eduardo Gomez Lopez	GV911955-1	Marvin Diego Antonio	GV401762-1	William Driskell, Sr.	GV19062-1
				William Gipp	GV000037-1

Florida Department of Agriculture and Consumer Services (FDACS)

State of Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL LICENSE

Number: JB136721

LANDSCAPE MAINTENANCE PROFESSIONALS INC
13050 US HIGHWAY 92 EAST, DOVER, FL 33527

This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending December 31, 2022 as prescribed by Law.

Nicole Fried
NICOLE "NIKKI" FRIED
Commissioner of Agriculture

Issue Date: January 4, 2022

FDACS 13618, 06/01

Limited Commercial Fertilizer Applicator Licenses

Nelson	Calderon	LF233541
Alex	Figueroa	LF242457
Stephen	Fletcher	LF219686
Carlos	Gomez	LF225682
David	Mason	LF279730
Scott	Richardson	LF263836
Jose	Rios	LF284218
Robert	Tabone	LF184018
Bonifacio	Villegas	LF219742

Pest Control Operator

Scott	Richardson	JF327415
Garth	Rinard	JF159948
Robert	Tabone	JF250513

Limited Lawn & Ornamental Management Operator

Alex	Figueroa	JF287006

Florida Department of Agriculture and Consumer Services (FDACS)

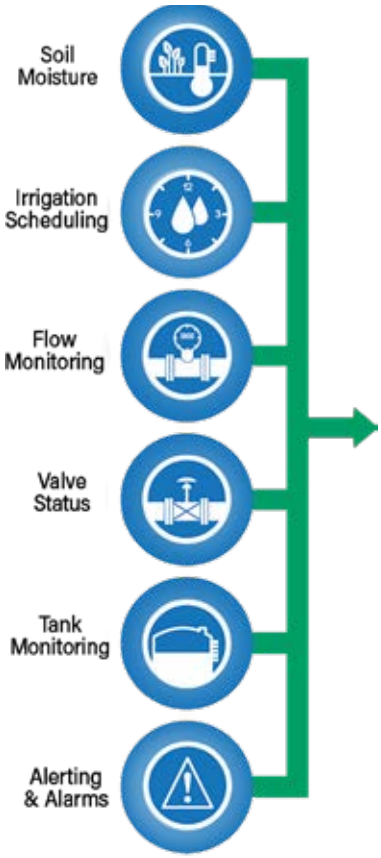
Pesticide Applicator License

Ramon	Barbosa	JE327033	Paula	Means	JE287366
Joseph	Bond	JE207834	Andres	Melo	JE266670
Ricardo	Burgos-Sepulveda	JE252127	Angel	Miron	JE284078
Nelson	Calderon	JE186565	Gabriel	Miron Torres	JE201115
Candido	Gaspar Juan	JE272937	Edgardo	Navarro	JE201115
Michael	Davidson	JE116766	Hector	Ortiz	JE280379
Luis Ernesto	Diaz	JE266583	Esteban	Portillo-Castro	JE307203
Alex	Figueroa	JE243326	Ledarin	Ragins	JE205518
Stephen	Fletcher	JE199332	Sotero	Ramos	JE277849
Carlos	Picazo Gomez	JE201112	Scott	Richardson	JE254469
Nayeli	Gomez Diaz	JE325314	Garth	Rinard	JE29820
Alejandro	Juarez	JE252128	Jose	Rios	JE283843
Rigaud	Lafortune	JE262585	Rueben	Rivero Hernandez	JE280376
Felix Carlos	Laporte	JE237375	Sergio	Rojas	JE257142
Robert	Law	JE136722	Jose	Ruiz	JE230001
William	Leavens	JE138769	Nicholas	Sanborn	JE170039
Auner	Lopez	JE243116	Roman	Santa Maria	JE312806
Andres	Lopez Juan	JE257877	Luis	Santana	JE280377
Erwing	Martinez	JE49895	Steven	Small	JE170038
David	Mason	JE174601	Robert	Tabone	JE52727
William	Maxwell	JE309033	Lorenzo	Vargas	JE206681
Anna	McCoon	JE55208	Bonifacio	Villegas	JE204496

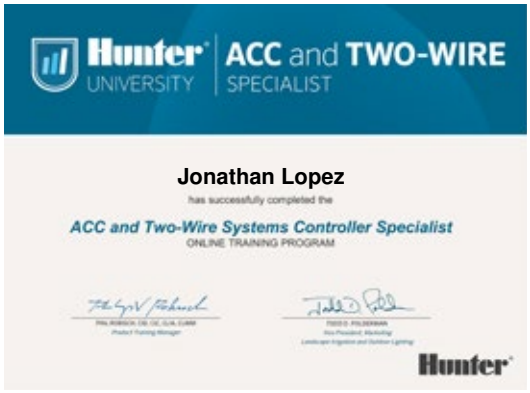
Irrigation Certifications

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to give the best solution for your commercial irrigation project.

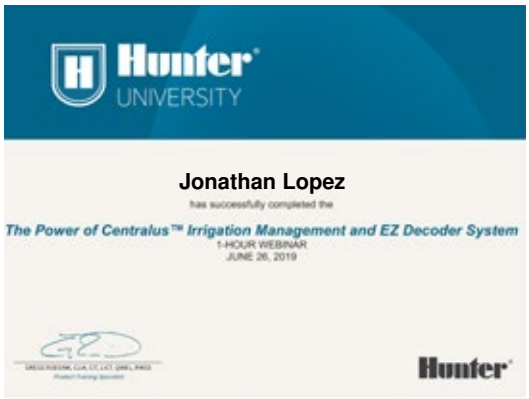
Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their lawn efficiently.



Hunter UNIVERSITY | SKILLS
S.T.A.R. DISTRIBUTOR
Jonathan Lopez
has successfully completed the
S.T.A.R. Distributor
ONLINE TRAINING PROGRAM
Hunter


Hunter UNIVERSITY | ACC and TWO-WIRE SPECIALIST
Jonathan Lopez
has successfully completed the
ACC and Two-Wire Systems Controller Specialist
ONLINE TRAINING PROGRAM
Hunter

Hunter UNIVERSITY
Jonathan Lopez
has successfully completed the
Hydrawise™ Simplifying Your First Controller Installation
1-HOUR WEBINAR
Hunter


Hunter UNIVERSITY
Jonathan Lopez
has successfully completed the
The Power of Centralus™ Irrigation Management and EZ Decoder System
1-HOUR WEBINAR
JUNE 26, 2019
Hunter

Hunter UNIVERSITY | IRRIGATION INSTALLATION TECHNICIAN
Jonathan Lopez
has successfully completed the
Irrigation Installation Fundamentals
ONLINE TRAINING PROGRAM
Hunter

Hunter UNIVERSITY | I-CORE and DUAL SPECIALIST
Jonathan Lopez
has successfully completed the
I-Core Controller and Dual Decoder System
ONLINE TRAINING PROGRAM
Hunter

Hunter UNIVERSITY | PRODUCT SPECIALIST
Jonathan Lopez
has successfully completed the
Hunter Core Product Specialist
ONLINE TRAINING PROGRAM
Hunter

Hunter UNIVERSITY | PRODUCT SPECIALIST
Jonathan Lopez
has successfully completed the
Hunter Advanced Product Specialist
ONLINE TRAINING PROGRAM
Hunter

Hunter UNIVERSITY | PRODUCT TECHNICIAN
Jonathan Lopez
has successfully completed the
Hunter Product Technician
ONLINE TRAINING PROGRAM
Hunter

Arbor Certifications

An arborist, by definition, is an individual trained in the art and science of planting, caring for, and maintaining individual trees. Arborists are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly.

Proper tree care is an investment that can lead to substantial returns. Well-cared-for trees are attractive and can add considerable value to your property. Poorly maintained trees can be a significant liability. Pruning or removing trees, especially large trees, can be dangerous work. Tree work should be done only by those trained and equipped to work safely in trees.

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST™

Leon Jennings

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Kevin Martsolf, Director of Credentialing, International Society of Arboriculture

Caitlyn Pollihan, Executive Director, International Society of Arboriculture

FL-6680A, Certificate Number

6 Dec 2014, Certified Since

31 Dec 2022, Expiration Date

ANSI ACCREDITED

The International Society of Arboriculture

Hereby Announces That

Leon Jennings

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan, CEO & Executive Director

05 December 2015, Issue Date

30 June 2020, Expiration Date

Continuing Education

LMP supports the professional development of employees. Beyond staying current, continuing education provides an opportunity to leap ahead and our expertise further. If employees are excited about their work, they typically put more effort into it, produce better results, and are happier in the long run.

CERTIFICATE OF COMPLETION

Luis Diaz

has completed the UF/IFAS course

More Than Ladybugs: Biocontrol for the Urban Landscape

One hour of training on use of biological control agents for pest management in the urban landscape.

on this date

March 10, 2021

Morgan Pinkerton
UF/IFAS Extension SeminoleCounty

UF IFAS

CERTIFICATE OF COMPLETION

Samuel Martel

has completed the UF/IFAS course

Landscape University 2021

Six hours of training on identification of landscape pests and integrated pest management strategies.

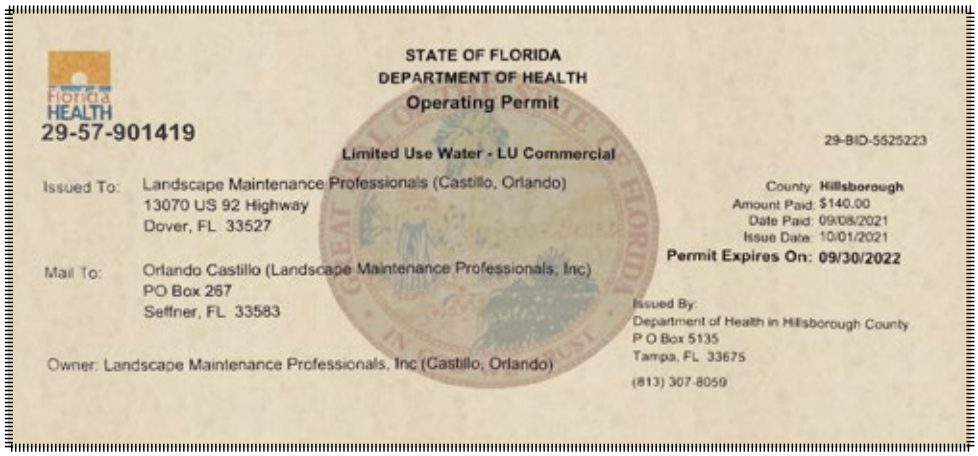
on this date

February 25, 2021

Morgan Pinkerton
UF/IFAS Extension SeminoleCounty

UF IFAS

Operating Permit



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

Florida HEALTH
29-57-901419

29-BID-5525223

Limited Use Water - LU Commercial

Issued To: Landscape Maintenance Professionals (Castillo, Orlando)
13070 US 92 Highway
Dover, FL 33527

County: Hillsborough
Amount Paid: $140.00
Date Paid: 09/08/2021
Issue Date: 10/01/2021
Permit Expires On: 09/30/2022

Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc)
PO Box 267
Seffner, FL 33583

Issued By:
Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675
(813) 307-8059

Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)

E-Verified

E-Verified Company

Landscape Maintenance Professionals, Inc.
Company ID # [redacted]

We are proud to be an E-Verified company!

The E-Verify program is an Internet-based system operated by the Department of Homeland Security (DHS) in partnership with the Social Security Administration (SSA). The E-Verify program currently is the best means available for employers to determine employment eligibility of new hires and the validity of their Social Security Numbers.

E-Verify

U.S. Department of Homeland Security

Social Security USA Administration

LMP Landscape Maintenance Professionals, Inc.℠

LMP Fleet & Equipment

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Year	Totals
Chevy	**4500 LCF Crew Cab w/ 14ft Landscape Dump**	2021 [2}	**2**
GMC	**Canyon**	2022 [1}	**1**
Chevy	**Colorado**	2022 [1] 2018 [4] 2021 [3] 2016 [3] 2020 [4] 2015 [2] 2019 [3]	**20**
Ford	**F-150**	2013 [3] 2009 [1] 2011 [6] 2006 [1] 2010 [4]	**15**
Ford	**F-250**	2022 [2] 2013 [1] 2020 [1] 2012 [5] 2017 [1] 2011 [5] 2016 [1] 2010 [1] 2015 [2] 2008 [3] 2014 [1] 2006 [3]	**20**
Ford	**F-350**	2006 [1] 1999 [1] 2002 [1]	**3**
Ford	**F-450**	2011 [1]	**1**
Ford	**F-550**	2001 [1] 1999 [1]	**2**
Freightliner	**M2-106**	2020 [1]	**1**
Isuzu	**NPR Crew Cab**	2016 [2]	**2**
Isuzu	**NPR Crew Cab**	2018 [3]	**3**
Isuzu	**NPR HD**	2020 [1]	**1**
Isuzu	**NPR HD Crew Cab**	2021 [2]	**2**
Isuzu	**NPR w/ Dump Body**	2022 [1]	**1**
Isuzu	**NQR**	2018 [2]	**2**
Isuzu	**NQR w/ Dump Body**	2020 [3]	**3**
Nissan	**NV200**	2018 [1] 2014 [2] 2015 [2]	**5**
Ford	**Ranger**	2011 [1] 2008 [1]	**2**
GMC	**Sierra 1500**	2008 [1]	**1**
Chevy	**Silverado 1500**	2013 [2] 2011 [1]	**3**
Isuzu	**Spray**	2005 [1]	**1**
Ford	**Transit Connect XL Cargo Van LWB**	2022 [3]	**3**

LMP Equipment

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.

Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Sthil	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Sthil	Chainsaw	10
Sthil	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Sthil	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
Toro	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
TORRO	48" Recycle Kit Mower	2
TORRO	48" Walk-Behind Mower	2
TORRO	60" Recycle Kit Mower	16
TORRO	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
TORRO	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1

Community

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.

Department of Veterans Affairs | Beautification of the Community Living Center Gardens
Dignity Memorial | Vietnam Wall Experience
Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune
Pasco County UF|IFAS Extension Luggage of Love Drive
Boricuas de Corazon Inc. Food Giveaway & Blood Donation
Youth Garden Grant | Kid's Gardening
Florida Water's Stewardship Program

Associations

Building Owners and Managers Association Greater Tampa Bay | BOMA
Community Associate Institute Suncoast Chapter | CAI
Community Associate Institute West Florida Chapter | CAI
Certified Pest Control Operators Association of Florida | CPCO
Commercial Real Estate Women Tampa Bay Executive Council | CREW
Florida Gulfcoast Association of Realtors | FGCAR
Florida Nursery, Growers & Landscape Association | FNGLA
Leadership Tampa Bay Alumnae | LTB
National Association of Landscape Professionals | NALP

Awards

Lawn & Landscape | Top 100 Landscaping Firms #36 | 2013
Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017
Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014
Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014
Business Observer | Gulf Coast Top 500 Companies | 2017
The American Registry | America's Most Honored Businesses Top 1% | 2018
Landscape Management | LM150 Largest Landscape Companies | 2018
Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019
BOMA | Toby Award | Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza
Cousins Properties | Corporate Center at International Plaza | Patrick Gehm | 2020

LMP Landscape Maintenance Professionals, Inc.℠

SECTION IV Experience

Client Profiles

> *We strive to build relationships that make things grow.*

Corporate Center at International Park | Commercial

The Corporate Centers at International Plaza, winners of the Building Owners and Managers (BOMA) “Building of the Year” in 2019 and 2020, encompasses four state of the art office complexes on a sprawling campus within walking distance to the upscale International Plaza, offering high visibility on Boy Scout Boulevard and is a LEED Gold Certified building.

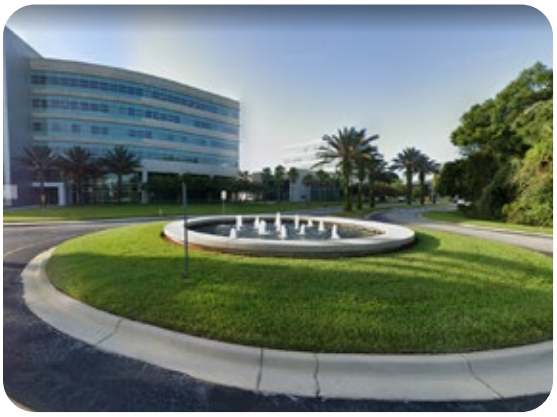
Management Company	Cousins Properties
Contact	Patrick Gehm
Telephone	(813) 421-8702
Email	pgehm@cousins.com
Contract Start Date	March 15, 2015

Cousins

Highwoods Preserve | Commercial

Highwood Preserve is a 1.8 million SF Class-A office, retail, and entertainment development in Hillsborough County. Professionally managed by Highwoods, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained. LMP was selected as the landscape provider of choice in 2017.

Management Company	Highwoods Properties
Contact	Venus Rodriguez
Telephone	(813) 416-3995
Email	venus.rodriguez@highwoods.com
Contract Start Date	January 1, 1999



Highwoods PROPERTIES

100 Carillon Parkway | Commercial

100 Carillon Parkway is a three-story, 79,701 square-foot Class A office building located in Carillon Park, Pinellas County's premier business park. Other features within Carillon Park include the BayCare Wellness Center, 4-Star Hilton Hotel, a nature preserve with boardwalks and running trails Professionally managed by Sabil Hill, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained.

Management Company	Sabal Hill, LLC
Contact	Rob Chisholm
Telephone	(813) 281-1281
Email	chisholm@sabalhill.com

Colliers

Urban Centre | Commercial & Hospitality

Urban Centre is a Class A multi-tenant office complex, hotel, and retail location in the Tampa Westshore market. Consisting of two 9-story buildings with exceptional amenities to its tenants and visitors, the Urban Centre provides direct access to the Westshore Grand Hotel through the office complex's lobby.

Management Company	Jones Lang LaSalle
Contact	Erin Smith
Telephone	(813) 286-4316
Email	erin.smith@am.jll.com
Contract Start Date	July 1, 2009

JLL

Tampa Bay Park Corporate Center | Commercial

Tampa Bay Park offers seven state-of-the-art buildings located within 72 acres of green space with 26 acres of lakes, and centrally located in Tampa Bay Park in the Westshore submarket at of Himes Avenue and Dr. M.L.K. Jr. Boulevard. The Tampa Bay Park campus encompass seven state-of-the-art office complexes with a parking garage, and common areas. Professionally managed by Highwoods Properties, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained.

Management Company	Highwood Properties
Contact	Mike Dean
Telephone	(813) 876-7000
Email	michael.dean@highwoods.com
Contract Start Dare	April 1, 2021

Highwoods
PROPERTIES

Cypress Creek Town Center | Retail

Cypress Creek Town Center is a Super Regional Shopping destination in the dynamic Wesley Chapel growth corridor on one of the most highly trafficked intersections in Florida.
The mixed-use Town Center comprises more than 150-acres surrounding the Tampa Premium Outlets and Costco at the intersection of I-75 & State Road 56. Anchored by Tampa Premium Outlets, with over 110 stores and Costco Wholesale. Tampa Premium Outlets opened in October 2015, and development is ongoing. Surrounded by nature, Cypress Creek Town Center features wetland conservation and borders the Cypress Creek Preserve, a nature park, and conservation land.

Management Company	Sierra Properties
Contact	Brent Whitley
Telephone	(813) 484-2288
Email	brentwhitley@sierra-properties.com
Contract Start Date	February 1, 2019

SIERRA PROPERTIES

Sarah Vande Berg Tennis & Wellness Center | Commercial & Athletic

The Sarah Vande Berg Wellness Center is a health and wellness complex in Zephyrhills, Florida. Situated on 10 acres off Simons Road in Zephyrhills, the Sarah Vande Berg Tennis Center is a USTA sanctioned tennis facility featuring a variety of tennis courts to train every professional.

Management Company	SVB
Contact	Pascal Collard
Telephone	(610) 888-5599
Email	pascal.collard@svbtenniscenter.com
Contract Start Date	October 12, 2020

Cory Lakes Community Development District | CDD

Cory Lake is a gated community offering a 165-acre skiing and boating lake, tennis courts, three playgrounds, a hockey/skate rink, beach volleyball court, basketball courts, and a large sand beach area for playing and sunning. Most homes are waterfront properties, have water views, or have views of the 1700 acre adjoining nature preserve. The community roads are elegantly brick-paved, and lush tropical foliage lines the two entries and other common areas.

Management Company	Wrathell, Hunt and Associates
Contact	John Hall
Telephone	(813) 924.4673
Email	clcddfm@corylakescdd.net
Contract Start Date	December 1, 2019
Contract Value	$343,900.00

Harrison Ranch Community Development District | CDD

Harrison Ranch is a planned Community Development District (CDD) consisting of approximately nine hundred fifty-five (955.04) acres of land located in Manatee County. The unique features afforded the homeowners include access to seven miles of nature trails, soccer fields, community picnic areas, tennis courts, and a community pool.

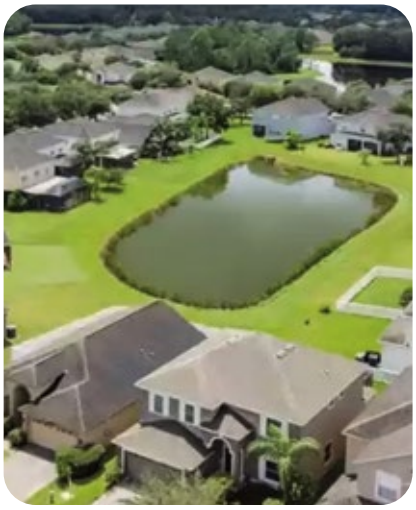
Management Company	Rizzetta & Company, Inc.
Contact	Barbara McEvoy
Telephone	(941) 776-9725
Email	bmcevoy@rizzetta.com
Contract Start Date	November 18, 2019
Contract Value	$364,800.00

Rizzetta & Company
Professionals in Community Management

Heritage Isles Golf & Country Club Community Development District | CDD

Heritage Isles Golf and Country Club is a large, master planned community in Hillsborough County, part of the City of Tampa. It is a community of over 866 single family Residences and 154 town homes, known as Nassau Pointe. Heritage Isles amenities include golf course, children's play area, recreational Center, volleyball, community swimming pools, sauna, tennis court, and security gate.

Management Company	Inframark, Infrastructure Management Services
Contact	Rich Unger, Director of CDD Operations
Telephone	(813) 907-7388
Email	HIManager@hicdd.org
Contract Start Date	October 1, 2019
Contract Value	$175,000.00



INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Belmont Community Development District | CDD

The Belmont community, located in Hillsborough County, FL, contains over 2,120 single-family residential homes. This master-planned community also includes a school, amenity center, and park site. Belmont is in the Bullfrog Creek basin and contains a natural habitat preserve surrounding the creek.

Management Company	GMS Management Services
Contact	Kristen Brooks, Chairman
Telephone	(404) 723-1245
Email	Boardmember5@belmontcdd.com
Contract Start Date	October 1, 2020
Contract Value	$402,500.00

Panther Trace Community Development District | CDD

Panther Trace is a planned Community Development District (CDD) consisting of over seven hundred eighty-five acres of land located entirely within Hillsborough County. The unique features afforded the homeowners include a pool, tennis, basketball, and volleyball courts, and a multipurpose field.

Management Company	DPFG, Inc.
Contact	Monica Vitale, Facilities Director
Telephone	(813) 671-8023
Email	ptrecentermanager@verizon.net
Contract Start Date	November 16, 2015
Contract Value	$158,664.00

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC

Venetian Community Development District | CDD

The Venetian is a planned Community Development District (CDD) consisting of approximately nine hundred sixty-four (964.03) acres of land located in North Venice, situated on the Myakka River. A gated, golf course community, offering exceptional views of fairways, ponds, and nature.

Management Company	Rizzetta & Company, Inc.
Contact	Keith Livermore, District Field Manager
Telephone	(941) 485-8500
Email	fieldmanager@vcdd.org
Contract Start Date	September 26, 2019
Contract Value	$332,845.00

Rizzetta & Company
Professionals in Community Managemen

Watergrass I Community Development District | CDD

WaterGrass is a 997-acre family-oriented residential community in Eastern Pasco County, known for its attention to detail. WaterGrass offers various amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

`

Management Company	Meritus Corp.
Contact	Gene Roberts
Telephone	813-873-7300 Ext. 397
Email	gene.roberts@merituscorp.com
Contract Start Date	September 1, 2017
Contract Value	$162,636

MERITUS

Watergrass II Community Development District | CDD

WaterGrass is a 997-acre family-oriented residential community known for its attention to detail. WaterGrass offers a variety of amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

Management Company	Inframark, Infrastructure Management Services
Contact	Andy Mendenhall
Telephone	(813) 991-1116 Ext. 1002
Email	andy.mendenhall@inframark.com
Contract Start Date	February 1, 2021
Contract Value	$518,580

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Triple Creek Community Development District | CDD

Triple Creek is a 990-acre master-planned Community Development District (CDD) located in Hillsborough County, Florida. Landscape Maintenance Professionals, Incorporated was selected as the landscape provider for Triple Creek and as its construction partner for its ongoing land development initiatives.

Management Company	Rizzetta
Contact	Alex Garces
Telephone	(813) 699-9065
Email	boardmember5@triplecreek.com
Contract Start Date	December 1, 2020
Contract Value	$503,108.00

Rizzetta & Company
Professionals in Community Managemen

LMP Landscape Maintenance Professionals, Inc.℠

Ventura Bay Homeowner's Association | HOA

Ventura Bay is a 206 single town home community located on 32 acres in Riverview, Florida. Ventura Bay Community is a fabulous place to call home with a large pool, clubhouse, playground, basketball courts, and walking trails.

Management Company	Leland Management
Contact	Mary Fritzler
Telephone	(727) 451-7902
Email	Mfritzler@lelandmanagement.com
Contract Start Date	March 4, 2019

Leland MANAGEMENT Lifestyle

Willowbend Community Association | HOA

Willowbend is a maintenance-free community encompassing nearly 130 acres in Osprey, Florida. The property abuts Oscar Scherer State Park, with its fishing, canoeing, kayaking, bicycling, hiking, and bird-watching. Amenities include a community center with pool, fitness center, and outdoor kitchen, along with several outdoor amenities and an active community social calendar.

Management Company	Sentry Management
Contact	Scott Brundrett, President
Telephone	(770) 380-0225
Email	willowbendpresident@gmail.com
Contract Start Date	October 1, 2019

SENTRY management
COMMUNITY ASSOCIATION MANAGEMENT

Hawk's Point West Homeowner's Association | HOA

Hawks Point West Homeowners Association is a gated community comprised of 188 town homes and 220 single family homes in Ruskin. This community shares a clubhouse and gym with the Hawks Point community but also have their own pool and pavilion. Boasting several outdoor amenities, including two playgrounds, a dog park, swimming pool, clubhouse, and pavilion.

Management Company	Qualified Property Management
Contact	Rebecca Schulz
Telephone	(813) 649-0280
Email	hawkspoint@qualifiedproperty.com
Contract Start Date	February 25, 2019

QPM
QUALIFIED PROPERTY MANAGEMENT

Esplanade of Tampa Community Association | HOA

Esplanade of Tampa Community Association is a 170-acre master-planned community located in Pasco County, Florida. Situated on approximately 170 acres, the master-planned community includes an extraordinary amenity campus.

Contact	John Browne
Telephone	(813) 415-5589
Email	jbrowne@sentrymgt.com
Contract Start Date	September 1, 2020
Contract Value	$570,873.00

The Amalfi Clearwater | Multifamily

The Amalfi at Clearwater is a multifamily residence with several outdoor amenities, including a Zen garden and a large pool area with a sundeck. Top Rated for 2020 by Apartment Ratings and Resident Satisfaction winner from Satisfacts for 2020!

Management Company	Richman Properties Services
Contact	Brian Murphree
Telephone	(727) 224-6050
Email	murphreeb@richmanmgt.com
Contract Start Date	February 1, 2012

RICHMAN PROPERTY SERVICES, INC.

Belleair Place | Multifamily

Belleair Place is a multifamily residence in Clearwater, Florida, consisting of several outdoor amenities, including an outdoor picnic and barbecue area, playground, and large pool area with sundeck.

Management Company	Richman Properties Services
Contact	Brian Murphree
Telephone	(727) 224-6050
Email	murphreeb@richmanmgt.com
Contract Start Date	February 1, 2014

RICHMAN PROPERTY SERVICES, INC.

SECTION V The Partnership

Landscape Maintenance Professionals, Inc.℠

Pricing & Quote

We strive to build relationships that make things grow.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
BASIC ORGANIZATION INFORMATION
(on any question requiring more space, use an extension sheet if needed)

DATE SUBMITTED: August 8, 2022, 2022

1. Proposer Landscape Maintenance Professionals Inc. [Company Name]
   /_/ Individual
   /_/ Partnership
   /_/ Limited Liability Company
   /x/ Corporation
   /_/ Subsidiary Corporation

2. Parent Company Name Landscape Maintenance Professionals, Inc.

3. Parent Company Address:

   Street Address _____

   P.O. Box (if any) 267

   City Seffner State Florida Zip Code 33583

   Telephone (813) 757-6500 Fax no. (813) 757-6501

   1st Contact Name Orlando Castillo Title President

   2nd Contact Name Scott Carlson Title Vice President

4. Proposer Company Address (if different):

   Street Address ALL INFO IS THE SAME AS ABOVE

   P. O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name Orlando Castillo Title President

   2nd Contact Name Scott A. Carlson Title Vice President

5. List the location of the office from which the Proposer would perform work for the Lakeside Plantation Community Development District:

   Street Address 1306 Rome Ave.

   City Sarasota State Florida Zip Code 34243

Telephone 941-556-9404 Fax No. 813-757-6501

1st Contract Name Chris Berry Title Branch Manager

6. If Proposer is a corporation, is it incorporated in the State of Florida (if not a corporation, proceed to Question 7)? yes (x) no ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? yes (x) no ( )

  If no, please explain _____

- Date incorporated December 16, 1999 Charter No. P99000109381

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____
- Is the company in good standing with the State? yes ( ) no ( )

  In no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer company authorized to do business in the State of Florida? yes ( ) no ( )

7. If Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida? yes (x) no ( )

7.1 If yes, provide the following:

- Is the Company registered with the Florida Department of State, Division of Corporations? yes (x) no ( )

  If no, please explain _____

- Is the Company in good standing with the State of Florida? yes (x) no ( )

  If no, please explain _____

- Date Proposer was organized: Dec. 16, 1999

7.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____
- Is the company in good standing with the State? yes ( ) no ( )

  If no, please explain _____
- Date Proposer Organized: _____
- Is the Proposer company authorized to do business in the State of Florida?yes ( ) no ( )

  If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (x) no ( )

8.1 If yes, provide the following and attach one (1) photocopy of each listed registration or license (attach additional sheets if needed):

Type of registration(s) or license(s): _____
Licenses , Certifications and Registrations are in our Marketing Package

- License No(s).____ Expiration Date(s)____
- Qualifying individual_____ Title _____
- List company(s) currently qualified under this license _____

8.2 Does the Proposer hold any registrations or licenses with Sarasota County or the City of North Port applicable to the contract? yes (x) no ( )

If yes, please list and provide one (1) photocopy of each listed license or registration (attach additional sheets if needed): _____
Licenses , Certifications and Registrations are in our Marketing Package

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year:

(1)$16,364,266.00 (2019) (2) $14,896,466.00 (2020) (3) $17,278,366.00 (2021)

10. List the Proposer's Sarasota/North Port area annual dollar value of work completed for the most current year: $3,100,000.00

11. Does your company propose to subcontract any of the required work? yes ( ) no (x)

If yes, please explain: _____

_____

12. What is the total number of personnel servicing the Sarah/North Port area? 50

13. Whare are the total number of trucks servicing the Sarah/North Port area? 19

14. Does your company have a certified arborist on staff? yes (x) no ( )

15. Does your company employ formal training and certification procedures for employees?yes (x) no ( )
If yes, briefly explain: LMP requires all employees to obtain BMP Certification
LMP also holds weekly safety meetings conducted by our OSHA Certified Safety And Risk Manager

16. What are Proposer's current insurance limits? (Attach copy of certificates of insurance):

General Liability	$ 1,000,000.00
Automobile Liability	$ 1,000,000.00
Workers Compensation	$ 1,000,000.00
Employer's Liability	$ 2,000,000.00
Expiration Date	August 1,2023

17. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (x)

If yes, please describe each violation, fine, and resolution _____

_____

_____

17.1 What is Proposer's current Experience Modifier Rate? 1.07

17.2 Has Proposer experienced any worker injuries resulting in a worker losing more than 10 working days as a result of an injury in the past two years? yes ( ) no (x)

If yes, please describe each incident, attaching additional sheets if necessary: _____

_____

_____

18. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes _____ No __x__ If so, state the name(s) of the company(ies) _____

_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

_____

19. List any judgments, suits, claims, and/or liens pending against the Proposer: _____
NONE

_____

_____

_____

_____

[SIGNATURE PAGE TO FOLLOW]

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lakeside Plantation Community Development District or its authorized agents, deemed necessary to verify the statements made in this proposal or documents attached hereto, or regarding the Proposer's ability, standing, integrity, quality of performance, efficiency, and general reputation.

Landscape Maintenance Professionals
Name of Proposer

By: Scott A. Carlson

FEIN: 59-3613665

Scott A. Carlson//Vice President
[Type Name and Title of Person Signing]

Date: Aug 5, 2022

STATE OF Florida
COUNTY OF Pasco

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or ☐ online notarization this 5th day of August, 2022, by Scott A. Carlson, of the Landscape Maintenance Professionals, Inc. who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

DEIDRA CALLOWAY
MY COMMISSION # HH239236
EXPIRES: March 13, 2026

Notary Public, State of Florida
Print Name: Deidra Calloway
Commission No.: HH239236
My Commission Expires: 3/13/2026

LANDSCAPE MAINTENANCE PRICING MATRIX

Landscape Maintenance Pricing

Service		Monthly	Annual
Grounds Maintenance Labor for mowing and detailing		$6,703.00	$80,436.00
Pest Control & Fertilization Program Turf/Shrubs/Trees		$1,371.75	$16,461.00
Arbor Care Program – hardwood tree trimming Labor		$73.00	$876.00
Arbor Care Program – palm trimming 1 x Labor		$1,097.50	$13,170.00
Mulching Program (Optional) Pine bark		$1,325.00	$15,900.00
Seasonal Color Program Supply/Install/Maintain including misc. materials		$1,111.67	$13,340.00
Irrigation System Inspections*		$1,155.00	$13,860.00
TOTAL LANDSCAPE PROGRAM		$12,836.64	$154,039.66
Increase in Contract Price for:			
YEAR 2:	0 %	$ 12,836.64	$ 154,039.66
YEAR 3:	0 %	$ 12,836.64	$ 154,039.66
YEAR 4:	2.5%	$ 13,157.55	$ 157,890.60
YEAR 5:	2.5 %	$ 13,486.48	$ 161,837.76

**Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.*

Supplemental Pricing	
Cypress Mulch Installation per 50 cu. yds. supply and install	$2,900.00
Pine Bark Installation per 50 cu. yds. supply and install	$2,900.00
Single Additional Palm Trimming	$55.00 Ea.
Supervisory Labor per hour	$45.00
General Labor - per employee, per hour	$45.00
4" Annual-supply, install and maintain (per unit)	$2.90
Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/1000 sq. ft.)	N/A
Irrigation Technician per hour	$65.00
New 2" valve-labor and materials	$445.00
New 1.5" valve-labor and materials	$250.00
New 1" valve-labor and materials	$140.00
Valve solenoid - labor and materials	$75.00
Rotor head-labor and materials (if not under warranty)	$38.00
6" Spray head-labor and materials (if not under warranty)	$55.00
St. Augustine sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	$1.50
Bahia sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	$1.00
500-gallon water truck-per hour	$150.00
1G shrub-supply, install, guarantee (must be hand-watered in)	$8.00
3G shrub-supply, install, guarantee (must be hand-watered in)	$20.00
7G shrub-supply, install, guarantee (must be hand-watered in)	$70.00

SECTION 2

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289
(941) 423-5500

Custom Landscape Solutions for Lakeside Plantation

2023 Landscape Maintenance Proposal

BrightView™

Presented to: GMS

BrightView has Florida Covered from Pensacola to Key West

BrightView Landscape Services has 35 locations in the Florida Market. There are 5 Branches within a 45 mile radius of Lakeside Plantation in case of an emergency.

- North Port, **Servicing Branch**,145 employees
- Englewood Branch,135 employees
- Sarasota Branch,185 employees
- Bradenton Branch,105 employees
- BrightView Tree Care Branch, 65 employees

QUALIFICATIONS

Enhancing the American landscape since 1939, BrightView Landscapes Services, Inc. maintains long-term relationships with its clients by offering the highest quality landscape management services at competitive rates. This formula has enabled BrightView to grow from a small family-owned business to the recognized national industry leader. Our services include landscape maintenance, landscape architecture and installation, irrigation and arborist services, forest management, sports turf care and snow management.

BrightView's experienced, local teams ensure that your assets are more than simply maintained - they are enhanced to achieve maximum appeal. Whatever landscape challenges or opportunities you might have, BrightView's friendly staff will partner with you to accomplish your goals. **With 217 branch offices in 43 states**, BrightView's structure ensures quality and service are delivered by a local, well-trained and professional staff.

In the State of Florida we operate 35 branch offices and employ over **4500 team members during the** height of the growing season. Nationally we produce over **3.0 billion dollars in revenue and 550 million of revenue in Florida.**

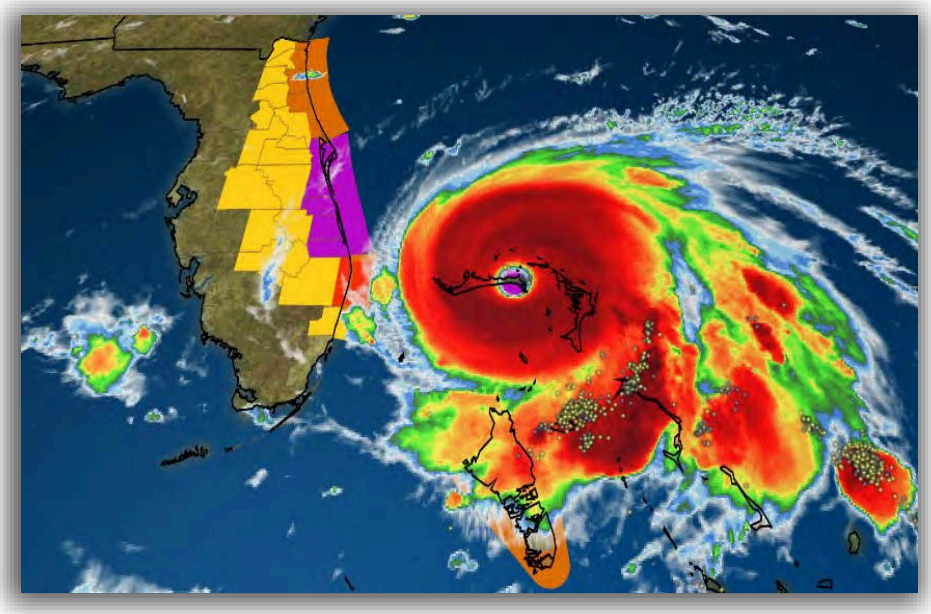
Our Values – For over 80 years, BrightView has remained true to our company's values of trust, honesty, respect, teamwork and excellence. These values have been the cornerstone of the quality we deliver and the driving force behind our success as a leader in the landscape industry. We believe that our dedication to these values can be seen in both the quality of our work and our commitment to give back to our local communities.

Our Culture – **We operate each day in a culture which has been nurtured for over 80 years.** We treat our customers, employees and vendors as we would want to be treated. By doing business by the golden rule, we lead our industry in both annual contract renewals (customer satisfaction) and employee retention (employee satisfaction). Your company can count on BrightView to conduct our business with the highest of ethical standards.

Organizational Structure – BrightView's branch structure allows our teams to be small, responsive and geographically close to your sites. Behind all branches are major regions and markets which provide extensive resources in all areas including horticulture, management, equipment, leadership, ongoing training, education, human resources and financial management.

Our Experience – Doing business now for over 80 years, BrightView serves scores of Fortune 500 corporate headquarters, research & development centers, office parks, college campuses and other large prestigious properties. Chances are that when a problem arises, we have successfully solved it in the past. Through droughts and blizzards, prolonged rains, shrinking budgets, and emergencies of all descriptions, our tenured project management, supervisory staff and team have effectively and efficiently solved a similar problem.

Emergency Response
Ready When You Need Us



With hundreds of locations, and 4 just within a 45 minute radius of your community, we can dispatch faster than other landscape service providers in the event of a catastrophic situation, including but not limited to hurricanes, tornadoes / water spouts, and severe weather.

When a catastrophe occurs, your local Account Manager will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly and safely serviced.

Resources from branch offices will be available in the event of an emergency to ensure our residents have access to crews and equipment quickly.

SOUTHWEST FLORIDA – REFERENCE LIST

Heron Creek

5301 Heron Creek Blvd.
North Port Florida 34287
Dara Thompson
Property Manager
941-423-6755
infocenter@heron-creek.com

- Heron Creek is a full service maintenance HOA. BrightView services the property with a team of 18. It encompasses irrigation,landscape maintenance and tree work. We have been servicing the property for over 10 years. It is a beautiful property of over 850 homes and common ground surrounding a popular golf course.

Riverwood

4250 Riverwood Drive
Port Charlotte Florida 33953
Frank Anastasi
941-764-6663
riverwoodmanager@comcast.net

- Riverwood one of our largest properties and relatively new to BrightView. This is also a full service HOA with an abundant common ground. There are over 1300 homes and it is built out. BrightView manages landscape maintenance, irrigation and much enhancement work as well as palm and tree work. Riverwood has a team of 35-40 servicing the property daily.

Village Walk of Sarasota

13639 Salinas Street
Sarasota Florida 34238
Casey Burch
Community Association Manager
941-925-8775
c.burch@castlegroup.com

- Village Walk of Sarasota is a full service maintenance community consisting of 1177 homes. It is currently built out and absolutely beautiful. BrightView's team employs a staff of (4) full time supervisors, (1) irrigation manager (1) enhancement manager and a labor staff that fluctuates as demand dictates from 30 qualified landscapers depending on seasonal needs.

BRIGHTVIEW | E- VERIFY ID#13026

BRIGHTVIEW YOUR E-VERIFIED EMPLOYER

E-Verify

U.S. Citizenship and Immigration Services

- Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.
- The organizations participation in E-Verify improves our ability to ensure the individuals we hire and are working on our client's sites are authorized to work in the United States.
- Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.

BrightView Landscape Services

1Q Fiscal 2022 Revenue

(Numbers $M)	1Q22	1Q21	Commentary

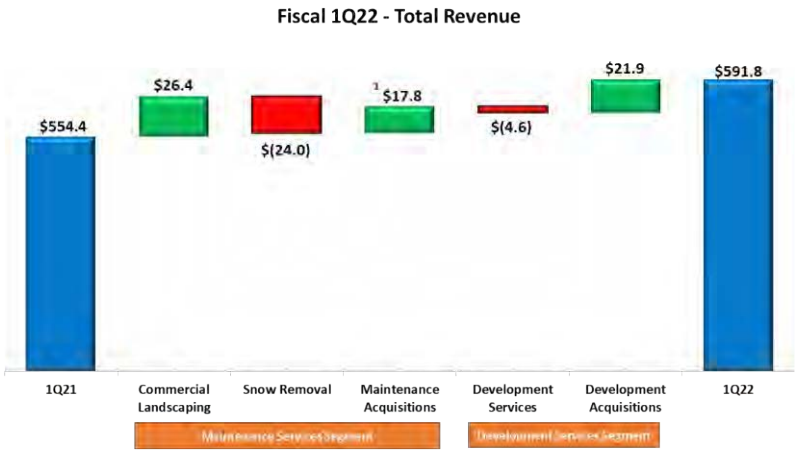
Total Revenue	$591.8	$554.4	• **6.7% Increase**
			  • (+) Strong, Balanced Land Organic Growth and M&A
			  • (-) Development Project Timing & Snow Fall Volume

Maintenance - Land	$402.2	$362.2	• **11.0% Increase** • 7.3% Land Organic Growth & $17.8M M&A

Maintenance - Snow	$36.0	$55.8	• **(35.5)% Decrease**
			  • Historically low snow fall volume
			  • Fundamentals in place for long-term earnings power

Maintenance Services	$438.2	$418.0	• **4.8% Increase**

Development Services	$154.7	$137.4	• **12.6% Increase**
			  • (+) Strong-on-Strong M&A
			  • (-) Short-term Project Delays



Figures are in $ millions, totals may not sum due to inter-company eliminations
[1]Landscape Services $13.6, Snow Removal $4.2

Your Transition to BrightView

"It is my job as the Branch Manager to create a smooth transition for our clients and our team. I have already performed a detailed QSA prior to starting the service. With that knowledge we will schedule a meeting on site to discuss the QSA and what steps can be done immediately to improve the property appearance. I look forward to servicing the Lakeside Plantation Community and developing a long term partnership."

Christian Ibarra
Branch Manager

PRE-SERVICE

- Branch Planning Meeting
- Set Management Team and Resources
  Meet your Client Service Team. Establish Communication, Emails and Phone Numbers
- Irrigation Evaluation, Establish Benchmark QSA

30 DAYS

- Follow Up QSA For Pinpointing areas that are struggling
- Week 1 Alignment Check with Teams Getting Adjusted
- Week 2 Alignment Check Making sure we are on Schedule with Manpower
- 30 Day Alignment Check QSA Follow up with Lakeside Plantation
- Start Planning Irrigation Audit and Efficiency and Flow.

60 DAYS

- Site walk of LP with the Landscape Board ..... QSA
- Work with Team on the ground, ensuring 7 standards of Quality
- Review responses to Customer Satisfaction Survey with your Client Service team, align and strengthen areas in need of improvement

90 DAYS

- Site walk of LP with your Client Service Team
- 90 Day Alignment Check
- QSA done with Potential Areas to Develop

Our Framework

Our VISION

Our people create and maintain the best landscapes on Earth.

Our MISSION

To create customer value through engaged local teams, providing industry-leading landscape services.

Strategic IMPERATIVES

- Strong Leaders Not Accepting Mediocrity
- Ready, Trained, Safe & Enabled Crews
- Consistency in Quality, Service & Productivity
- Superior Financial Performance
- Intense Customer Focus

Leadership BEHAVIORS

- Instills Trust
- Focuses on Client
- Values Differences
- Builds Effective Teams
- Drives Engagement
- Ensures Accountability

When You Partner with BrightView

Employee Benefits

BrightView believes in supporting the wellness of our team members and their families. A competitive medical, dental, and vision benefits program is available to BrightView employees and participation in BrightView's 401(k) plan. A centrally administered equity program and customized training programs, as well as tuition assistance for those seeking additional education are available to all team members.

GROW

GROW (Growth in Relationships + Opportunities for Women). GROW's mission is to attract, promote, and retain women within BrightView. Led by a group of women committed to the mission – and who volunteer their time to ensure its success – GROW offers networking, professional development, and leadership opportunities for the women of BrightView. To date, more than 300 women have participated in professional development with hundreds more benefiting from online programs.

BV Foundation

The BrightView Landscapes Foundation is a 501(c)(3) charitable organization created to provide financial aid to BrightView team members or their family members who experience hardship, such as natural disasters, illnesses, injury and death. The Foundation is funded through donations from BrightView team members who have the option to participate via payroll deductions, as well as third party donors and matching contributions from the company.

BV Fund for Social Justice

The BrightView Fund for Social Justice supports organizations and initiatives that promote equality and inclusion in our local communities. BrightView is a diverse organization that seeks to be a part of positive change, helping bridge the social, educational, and economic gaps that divide us. The Fund exists to support social justice, education, and family needs in the communities in which we work and live. We will provide financial, in-kind, and employment resources to empower those struggling with the consequences of injustice, helping them find ways to achieve their greatest potential.

An Expansive & Dedicated Support Network

Our organizational structure enables us to pair the power of national resources with the know-how of local landscape experts. Focused on operating standards and procedures that drive consistency and predictable outcomes, we listen carefully and measure success against your standards.

We educate our employees – instilling knowledge, professionalism, and the confidence to effectively operate as an extension of your team. Senior leadership and account teams are accessible and involved. They ensure every team member understands your expectations and is empowered to exceed them.

We equip our teams with operating standards that allow them to safely and successfully execute performance delivery. We have invested in refining the science, technology, and human expertise behind our integrated capabilities to establish an operational model that is unlike any other in the industry. Designed to be highly efficient in helping clients reduce their operating expenses, this approach helps to effectively maintain and improve landscape conditions down to very last detail.

A Structure Designed to Support

The team selected to maintain Lakeside Plantation has the skills and experience necessary to meet your specific needs and expectations. Below is what you can learn to expect from each of the team members in place to support you.

CLIENT SERVICE TEAM

Job Title	Job Responsibility
Field and Landscape Crews	• Experienced landscape professionals at the heart of our company • Strong focus on attention to detail. • In charge of all ground work that will take place on site, including: mowing, blowing, edging, pruning, weeding and debris pick up. • Fulfill all contractual obligations and are directed by the Production Manager and Account Manager.
Crew Leader	• Ensures readiness of workers, tools, and materials • Trains field personnel • Performs and leads job specifications
Production Manager	• Manages and schedules crews • Ensures readiness of workers, tools and materials • Maintains safe working conditions • Trains field personnel • Ensures delivery of job specifications and quality
***Account Manager**	• **Primary customer contact*** • Accountable for customer satisfaction • Ensures compliance to job specifications and quality
Branch Manager	• Ensures quality and efficient landscape management for clients • Consistently improves best practices within the service branch • Leads and supports all branch personnel
Vice President & General Manager	• Ensures quality and efficient landscape management for clients • Responsible for supporting the entire market's successful operation

Standards of Excellent Quality

We developed a tool, **7 Standards of Excellence**, to initiate local conversations and deliver one consistent BrightView standard. Each crew is equipped with this tool, it matches up with our Quality Inspection (QI) report, and it ensures:

- Trained teams understand standards
- Trained teams understand site specific expectations
- Trained teams understand responsibility for meeting client expectation every day

Service You Can Rely On

Our hiring needs can rise and fall with seasonal demands. Being the largest landscape provider in the nation with over 80 years of experience in the industry, we have developed support systems and plans that ensure no matter the time of year, or the rate at which we grow, we are always able to fulfill our commitments and deliver you the highest level of service.

Recruiting & Hiring The Best Talent, Year-Round

- Our hiring & recruiting practices are highly focused in order to get the most talented team members. We also partner with Universities, Community Colleges, and Trade Schools.

BrightPath

- BrightPath is a career path program designed to help crew team members grow their careers at BrightView. As a developmental tool, it also helps us **recruit**, **hire**, and **train** new crew team members.

Full Time Career Oriented Staff

- No Layoffs

H-2B Seasonal Guest Worker Program

BrightView has been a long-time supporter of and participant in the H-2B nonimmigrant program. Permitting us to temporarily hire nonimmigrants to join our teams in performing landscape maintenance services. During peak seasons, our H-2B team members offer a tremendous amount of support and expertise to our services.

Our Branch Network

- As a national company with local operations, we are able to shift our employee base and relocate individuals to various markets where our service demand is higher.

BrightView

Ready, Trained and Enabled Crews on Your Site

As a service company, it is our belief that our deliverable quality of service starts with a safer, more knowledgeable, more efficient and more service-oriented team. BrightView has put together an extensive training and education program for the teams that will be taking care of Lakeside Plantation. This training and education is organized around a basic curriculum which we have outlined with a brief overview of each program. In addition to this formal training and education, BrightView will also be providing hands-on field training, cross training and mentor ship on an ongoing basis.

Hazardous Communication

This program was developed to meet or exceed the requirements contained within OSHA CFR 1910.1200 —Hazard Communication and any applicable state "Right-to-Know" laws and intended for all team members who may encounter hazardous chemicals through the course of their daily work.

Standard Production Methods

This program will be taught by our in-house training staff to teach our team members the best known methods of executing the fundamental landscape operations.

Horticultural Training

Levels I, II, and III - These three programs will be taught by our in-house horticulture staff. The classes will start with basic horticultural training such as proper pruning techniques and plant identification and then expand to over-integrated pest management and the diagnosis and treatment of unusual and complex problems which occur in the landscape.

Equipment Operation, Safety and Maintenance

This in-house program will provide detailed training and hands on instruction in the operation, safety and maintenance of all standard landscape equipment. Safety issues will be detailed in English and distributed in employee paychecks on a weekly basis. In addition, all supervisors will hold weekly tailgate talks highlighting pertinent equipment operation, safety and maintenance issues.

BrightPath: BrightView's Landscaper Development Program

BrightPath is a career path program designed to help crew team members grow their careers at BrightView. As a developmental tool, it also helps us **recruit**, **hire**, and **train** new crew team members. Through ongoing learning and coaching, team members learn new skills on-the-job and then demonstrate their progress. As crew members gain new skills, they earn opportunities for recognition and promotions.

BrightPath Focuses on Developing Skills in 8 Disciplines			
Safety	Customer Care	Quality	Equipment Training & Certification
Truck & Trailer	Horticultural Practices	Irrigation	Leadership Behaviors

BrightPath helps Crew Members…

- Learn the business, meet our customer's needs and develop skills for a career at BrightView.
- Identify the skills and abilities needed to progress in their current role at BrightView as well as develop the skills they will need for the future.

BrightPath Benefits You by…

- Having trained, knowledgeable, and empowered team members working safely and productively on your site
- Ensuring consistent, high quality results on your property

BrightView

Quality Site Assessments

Our Quality Site Assessment (QSA) is a proprietary tool we have developed to help best capture quality assessment practices. This allows us to share our findings with you easily, regularly, and promptly. Once the assessment is completed the report is automatically emailed to you for real-time communication and complete transparency. This report includes:

- **'360 degree' site inspections, performed with designated site contact**
- **Observation images**
- **Notes on items already on our radar**
- **Recommendations that will give you a full view of your landscape**
- **Opportunity for site contact and Branch Account Manager to strategically discuss short and long-term plan for the site**
- **Tags photos with notes**
- **Electronically tracks carry-over items**
- **Results downloaded and can be electronically sent to other stakeholders**

From: Casey Burch

Town Manager, Castle Management

VillageWalk of Sarasota

IslandWalk of Venice

8109 Camminaire Drive Sarasota, Florida 34238 941-925-8775

May 10, 2022

To: BrightView Landscape Services, Inc.

7175 21st East, Sarasota Florida 34243 941-756-2939

Reason: Letter of Recommendation

To whom it may concern,

I am extremely delighted to recommend to you the quality maintenance service of BrightView Landscape Services. I have worked with BrightView for over a decade on two specific large HOA projects in Sarasota and Venice. I would recommend BrightView as your landscape maintenance provider. As the property manager of IslandWalk, a full-service maintenance community consisting of 2300 homes and vast common ground I appreciated the quality service and great communication of their account managers and leadership. The project is recently completely built and valued at 3.5 million annually. VillageWalk of Sarasota is also a full service-maintained community consisting of 1300 homes and vast common ground, this project is valued at 1.5 million annually. I am also very pleased with the plant install and design work that BrightView has done from the inception of the project.

BVLS is doing irrigation maintenance and repairs, mowing and maintenance and pruning services, agronomic service, tall palm trimming, flower install, pump and filter maintenance and all enhancement projects. BrightView completes all work on time and follows through on promises.

I highly recommend BrightView Landscape Services as your full-service landscape maintenance provider.

Feel Free to contact me on the number listed.

Sincerely yours,

Casey Burch

- Recently Completed QSA "Example"

QUALITY SITE ASSESSMENT

QSA Initial Assessment

General Information

DATE:	Tuesday, Feb 22, 2022
NEXT INSPECTION DATE:	Friday, Mar 04, 2022
CLIENT ATTENDEES:	Timothy Swafford
BRIGHTVIEW ATTENDEES:	Timothy Swafford

Customer Focus Areas:

Clubhouse, Turf Quality and Color, Irrigation, Curb Appeal, Shrub and Tree Health

QUALITY SITE ASSESSMENT

Initial QSA to set Standards

Maintenance Items

1

2

3

4

1 Could do a better job edging of hard surfaces. Expecting to see some cleaner and crisper edges along the hardscapes adds to a finished

2 Hard edging along the concrete borders, too much grass hanging over the curb this should be tighter and crisper this time of year.

3 Would expect the high visibility areas such as one of the entrances to look more maintained than this. Assignment of manager or team member to blow off entrances and high visibility areas to be blown every morning before the start of the working day so it looks clean

4 Great looking turf. The turf throughout this property should look as this front entrance does. Neglect of homeowner neighborhoods and common area show that the current agronomics program is not working.

QUALITY SITE ASSESSMENT

Initial QSA

Maintenance Items

5

6

5 Front Entrance Pygmy Palms, These palms are in a showcase area of the property. Proper pruning per Florida standards states keep all the fronds off the ground to prevent Disease and Pest Infestation, also covering up some beautiful brick work. Limb the bottom 6 rows of fronds to give it a crisp look.

6 Entire area is overgrown, and is in need of trimming and seasonal cut-backs. This area is in the pool area and should be cleaner. This is a priority and should be addressed immediately,

7

8

7 Improper Fertilization: Over fertilization can actually decrease growth and make plants suceptible to pests and disease. Over fertilized plants show symptoms of yellowing of leaves and die back. Salt build up from the Gulf or too much fertilizer being applied will lead to poor nutrient and water uptake changing the salinity of the soil.

8 By not removing the palm boots around the base does not allow for nutrients to get to the plant. Fertilizer sitting on a discarded palm frond does not readily provide any nutrients to the plant. This an example inside the pool area, clubhouse.

QUALITY SITE ASSESSMENT

Initial QSA

Maintenance Items

9

10

11

12

9 Palms in pool area severely neglected with dead fronds and seed pods pruned.

10 Fungal diseases on St. Augustine turf manifest themselves in the form of irregular brown spots. In terms of size, these circular spots can go anywhere from a few inches to several feet in diameter. However, this appearance may vary depending on the soil conditions. Proper fertilization can remedy this problem.

11 Nora Grant leaf spotting,

What does it mean? In the winter, Ixora can exhibit splotchy red-purple areas on the leaves. These are caused by nutrient deficiency, specifically P (phosphorus) and K (potassium). However, there can be other factors which contribute to the spotting and decline but lack of these nutrients is the common cause for this discoloration.

12 Extremely poor turf at front entrance. This area is in need of a total renovation. Any growth in this area will consist of undesirable grasses or weeds

QUALITY SITE ASSESSMENT

Initial QSA

Maintenance Items

13

14

15

16

13 Damaged, malfunctioning or broken irrigation throughout the property. More accurate wet checks needed to ensure that all trees, plants and turf are receiving the proper coverage and quantity of water.

14 Palm in pool area appears to be suffering from a nutrient deficiency, we will have a treatment to it within the next 48 hours.

15 Bed edging non-existent, will need to have a clean crisp edge around all beds to meet expectation of HOA, will address with crew and production leads.

16 Found multiple heads that were stuck in the raised position and were leaking or damaged. A much better job of repairing irrigation issues during monthly wet check is required.

Maintenance Items

17

17 Some weeds need attention in beds before the weeds start to become out of control and challenging to manage as the rainy season approaches.

18

18 Turf color outside of the monument is failing, need to implement an action plan to aid in the recovery of this turf to prevent turf loss in the near future.

QUALITY SITE ASSESSMENT

Initial QSA

Recommendations for Property Enhancements

1

2

3

4

1 More plants at the front entrance that need removed and/ or replaced from frost damage.

2 Many plants suffered fatal damage from most recent freeze. Many plants need replacing in all four entrances

3 Many trees at the front entrance are suffering from extreme frost damage and will never fully recover from this type of damage.

4 Many palms have also had some frost damage since the last freeze, a meeting would be beneficial to discuss an action plan of some sort to see if we can attempt to help these palms recover, or if they are to damaged and need to be replaced. We can also have our certified arborist from our tree care division attend the meeting to offer his expertise as well.

QUALITY SITE ASSESSMENT

Initial QSA

Recommendations for Property Enhancements

5

6

7

5 More plants at the front entrance that need removed and/or replaced from frost damage.

6 More plants at the front entrance that need removed and/or replaced from frost damage.

7 Plants in the parking lot of the clubhouse and pool area that need to be removed and/or replaced from frost damage.

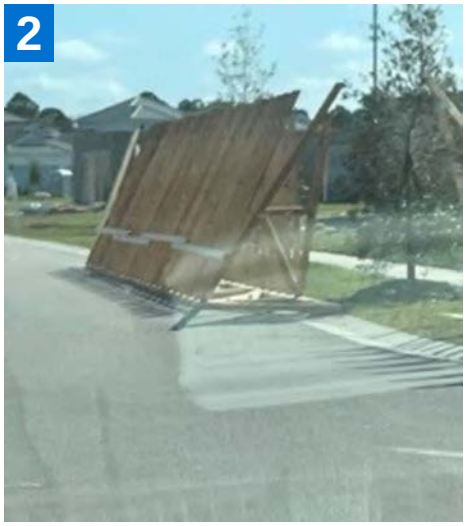
QUALITY SITE ASSESSMENT

Initial QSA

Notes to Owner / Client

1

2



3

4

1 Noticed in the construction area of the community there are many safety hazards that could result in some safety accidents.

2 Here is another example of a potential safety issue regarding construction material being staged in roadway.

3 We need to speak to the drivers and ensure that they are parking more strategically so that there is no challenges for residents to enter or leave their community safely.

4 I noticed that there are some areas on the property where it appears that wild hogs are coming into the community and causing some considerable damage to your turf.

QUALITY SITE ASSESSMENT

Initial QSA

Notes to Owner / Client

5

6

5 Numerous large ant mounds observed throughout the entire property. Will treat all of the ant beds in common areas with ant bait within the next 48 hours.

6 VOLCANO MULCHING - Piling mulch against a tree trunk harms the tree in the following ways:

1) It holds moisture against the trunk and roots of the tree, leading to fungal diseases and rot.

2) It harbors insects, increasing pest disease; and can also harbor small rodents who chew on tree bark.

3) It encourages roots to grow laterally into the mulch, causing roots to encircle or girdle the trunk, rather than to spread out into the soil. This weakens the tree's support system.

4) It is necessary to rake mulch away from the trunk to avoid tree decline. A tree starving for water or nutrients will not flourish.

HOA Portal

Online Work Order System

BrightView offers a full service request system that is accessible to homeowners 24/7. Requests are delivered in real time to our management staff. Communication continues between the homeowners and BrightView until the request has been closed out.

BrightView HOA Connect

https://hoa.brightview.com

BrightView HOA Connect is a proprietary web application designed for HOA community leaders, residents and property managers, providing timely insight into the property maintenance information that matters the most. Through this tool users can review planned maintenance schedules, submit requests for service, keep up-to-date on community news, and much more.

Key Features

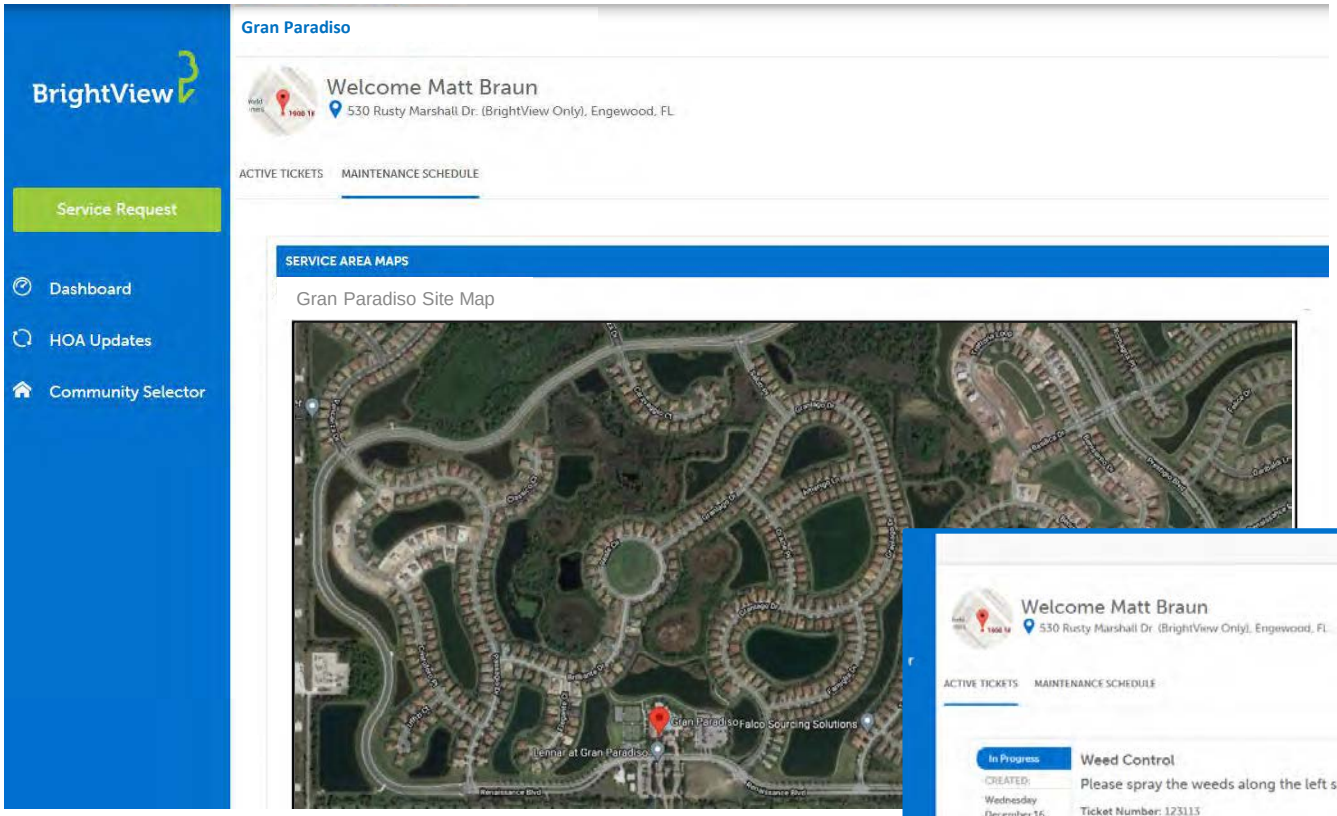
- Web-based application - accessible on any computer, laptop, or mobile device
- Highly Secure – designed to protect user information
- Workflow-enabled - allowing service requests to be timely monitored from creation to resolution
- Real-time updates - email notification to all involved parties

Tailored to the needs of each property

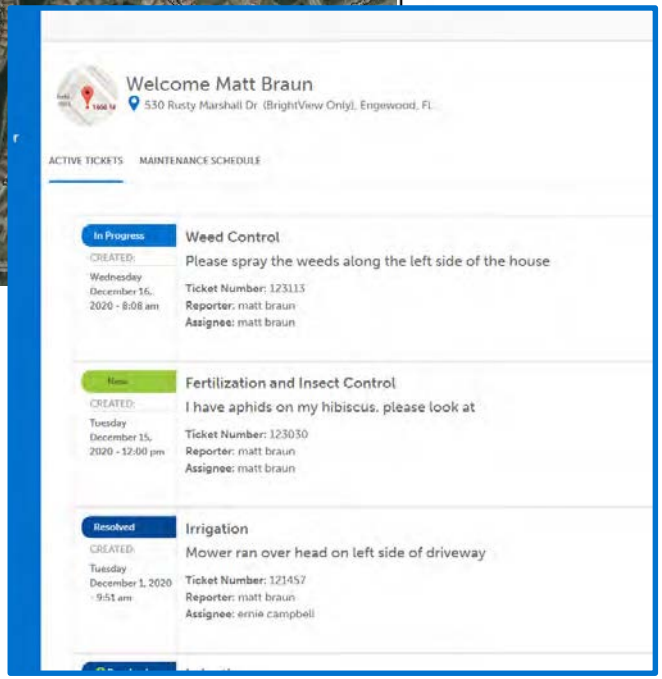
Custom built web page specifically designed for the needs of the property. Service ticket categories, priority categories, sections and resolution timing can all be unique to the property.

BrightView

HOA Portal



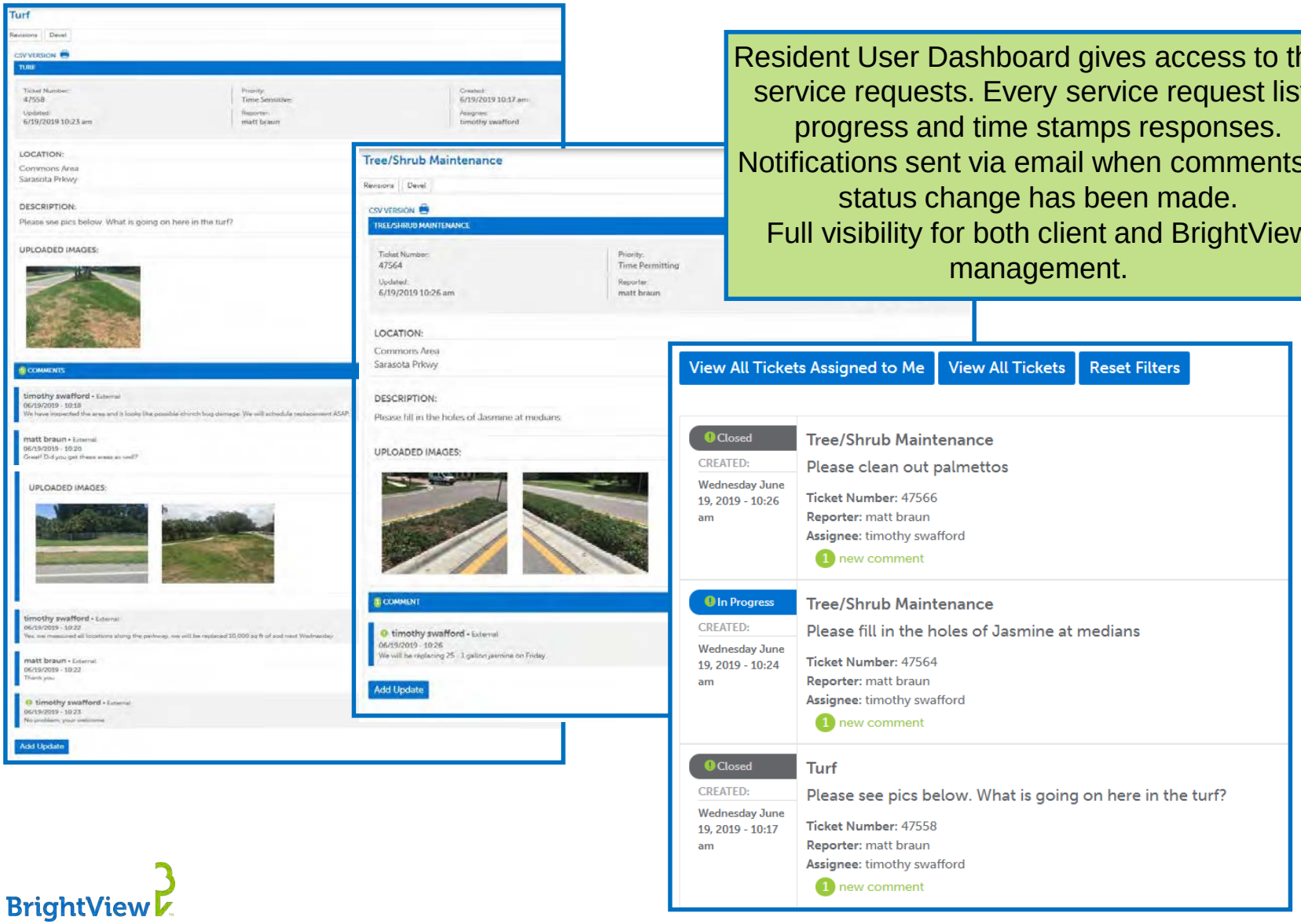
Residents have their own landing page with current active tickets attached to their address. Plus maintenance schedules and notifications about landscaping announcements for the property.



Customizable Maintenance schedule landing page. Property maps and schedules can be added and modified to keep you abreast of work in real time.

BrightView

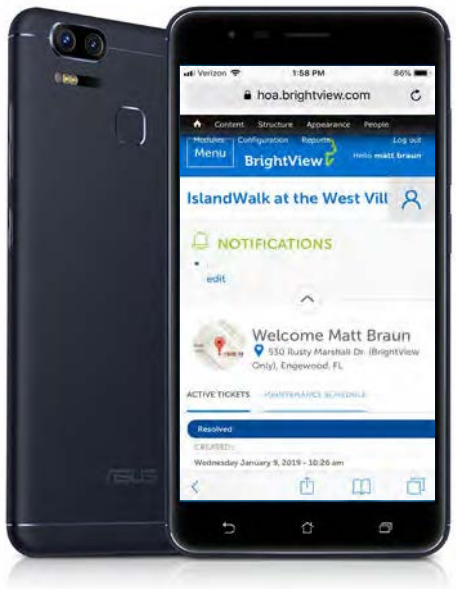
HOA Portal



Resident User Dashboard gives access to their service requests. Every service request lists progress and time stamps responses. Notifications sent via email when comments or status change has been made.
Full visibility for both client and BrightView management.

BrightView

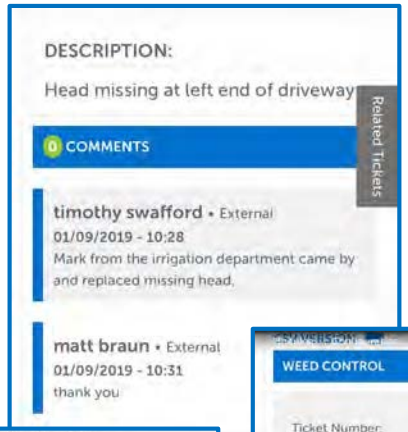
HOA Portal

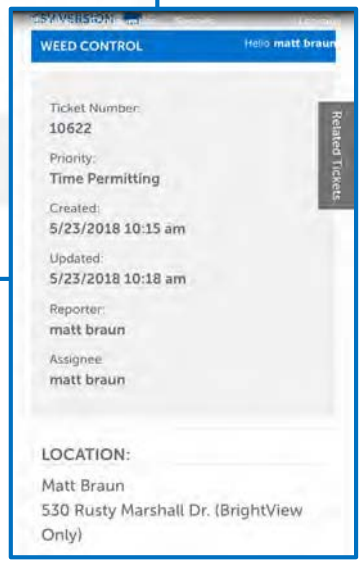


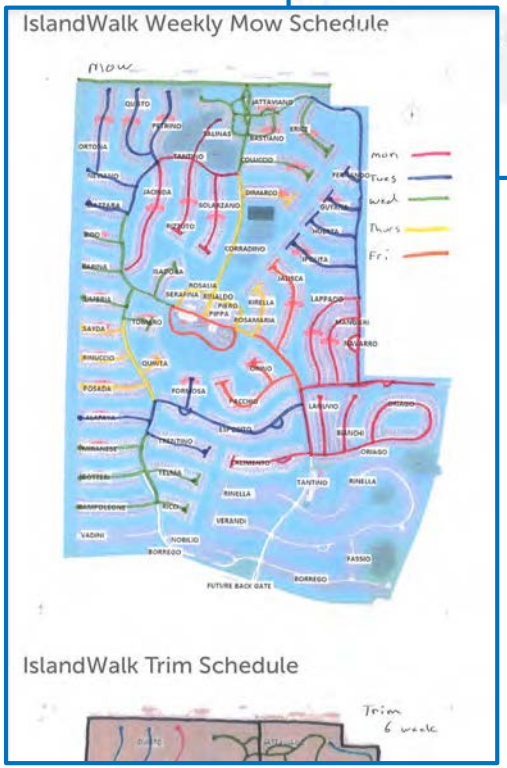
Entire system is web based and available on mobile devices.

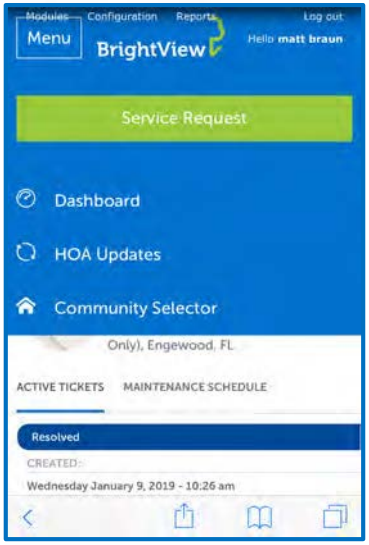
Phones and tablets can be used by residents to put in service requests, check schedules or progress of requests.

BrightView associates can view, answer and resolve requests in real time and in the field.







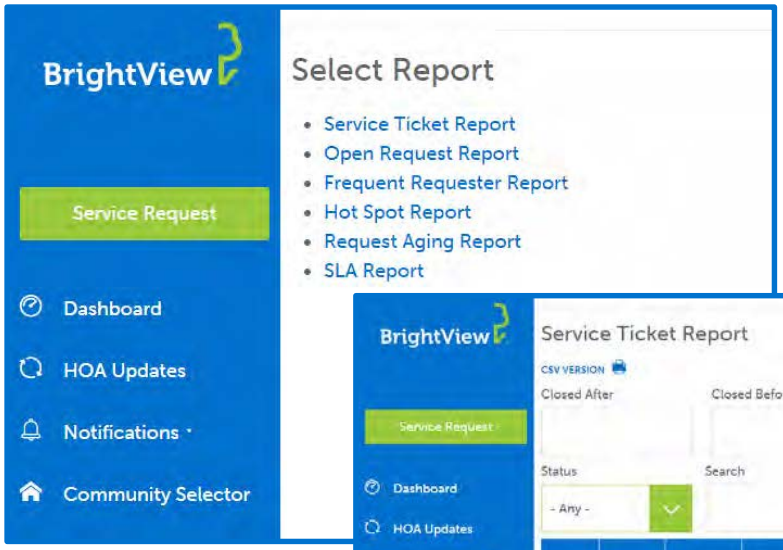


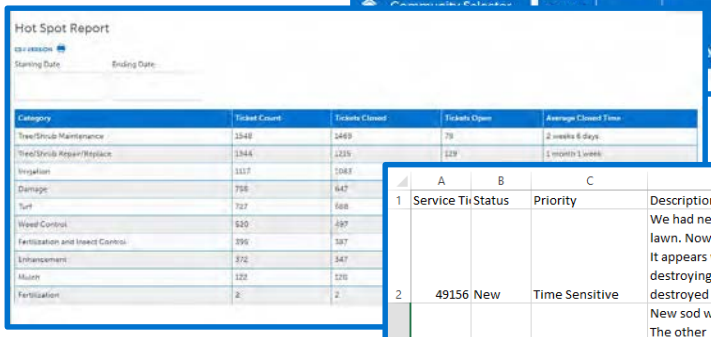
BrightView

HOA Portal

Reporting Processes

Reporting features allow for full transparency into the system.
Can be shared with property management, board members and other BrightView management.
Track open/closed service requests, resolution time and reoccurring issues.





Export to Excel

	A	B	C	D	E	F	G	H	I	J	K
1	Service Ti	Status	Priority	Description of Work	Category	Assignee	Originator	Community	Date Created	Last updated or re	Close Dat
2	49156	New	Time Sensitive	We had new sod applied 3 weeks ago to part of our front lawn. Now the other half of our front yard is looking bad. It appears we have some disease or bugs that are destroying our lawn. Please check before our new sod is destroyed	Turf	gregg smith	Rodger Stumpff	IslandWalk at the West Villages	7/1/2019 13:05	7/1/2019 13:06	
3	49155	New	Time Sensitive	New sod was placed in part of our front lawn 3 weeks ago. The other half of our yard that was not replaced now looks as bad as the previous half. I feel that some disease or bugs have invaded our lawn and donâ€™t want the new sod destroyed	Turf	gregg smith	Rodger Stumpff	IslandWalk at the West Villages	7/1/2019 12:56	7/1/2019 12:56	
4	49153	New	Time Sensitive	We had new sod placed in half of our front yard 3 weeks ago. It appears one of the sprinkler heads is not working because a patch of sod near the driveway has turned brown	Irrigation	gregg smith	Rodger Stumpff	IslandWalk at the West Villages	7/1/2019 12:52	7/1/2019 12:52	

BrightView

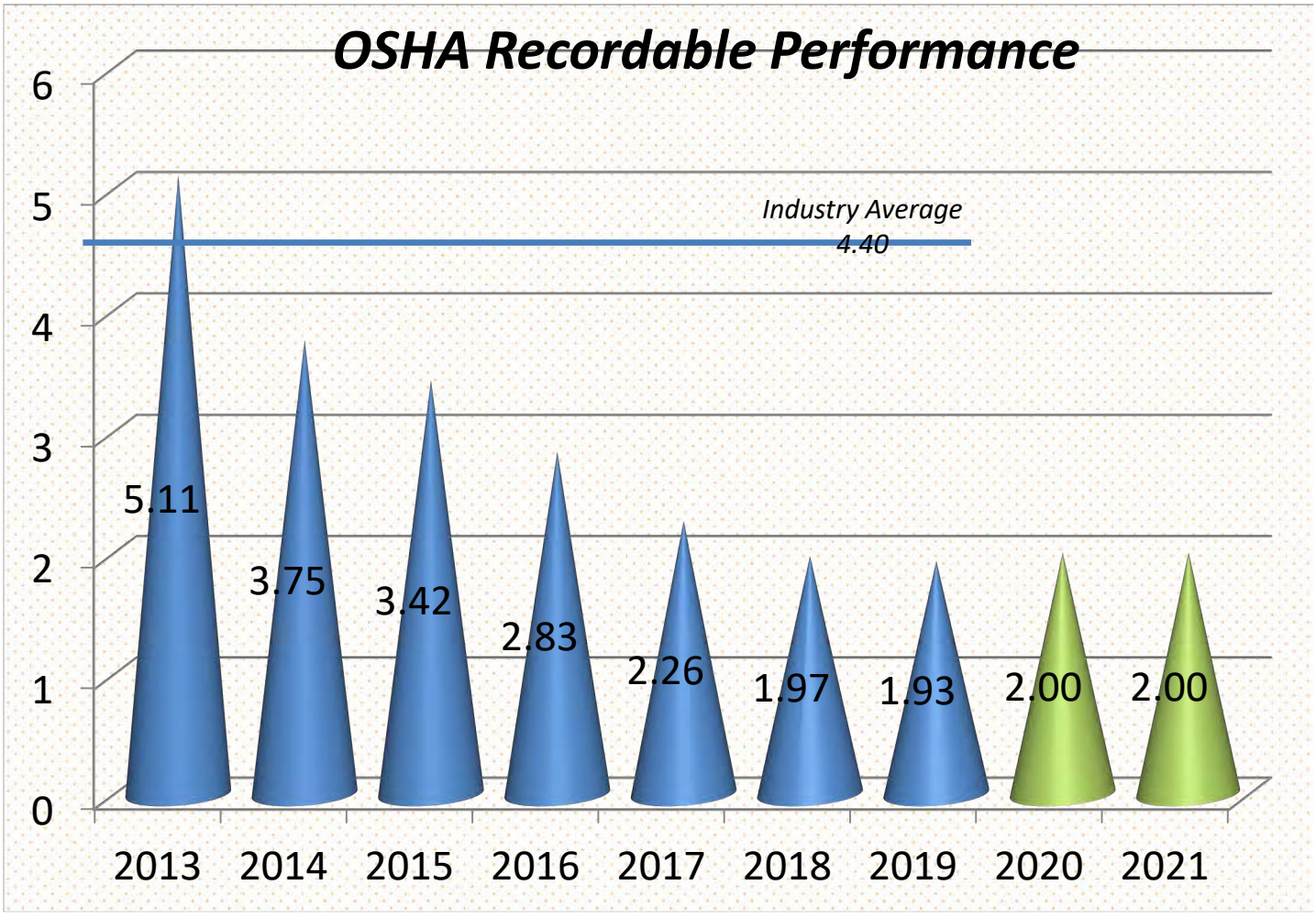
Our Commitment to Safety

The Environmental Health & Safety Team actively strives for continuous improvement in safe work practices, and proactively creating a workplace where “No One Gets Hurt”. This function encompasses environmental, health, safety, and regulatory compliance. Below are some of the Safety Behaviors we practice consistently to keep our teams and our customers safe, daily.

Our Commitment to Safety

"We instill a sense of ownership and responsibility in our team members so that everyone has the right to stop and question any work activity that causes concern about their personal safety and to report hazards or unsafe conditions on our jobs or in our yards that may impact the safety of others, or the safety of our services. We foster a culture where all leaders or team members are empowered to address safety risks and prevent incidents or injuries."

-Cynthia Miller
Regional Environmental Health & Safety Manager



KEY
Actual OSHA Rate
Goal

BrightView

BrightView Equipment

BrightView Equipment

Design Capabilities

BrightView
Landscape Services

Design Capabilities

BrightView™
Landscape Services

Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 9/20/2020

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

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

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	American Guarantee & Liability Ins Co	26247
INSURER B:	ACE American Insurance Company	22667
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
BrightView Landscape Services, Inc.
Location #34430
550 Theresa Blvd
Port Charlotte FL 33954 USA

COVERAGES **CERTIFICATE NUMBER:** 570073066412 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pesticide/Herbicide Applicator Coverage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			XSLG710 75771 SIR applies per policy terms & conditions	10/01/2019	10/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $5,000,000 $5,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			SCA H09090538	10/01/2019	10/01/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$3,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION			AUC508596814	10/01/2019	10/01/2020	EACH OCCURRENCE AGGREGATE	$3,000,000 $3,000,000
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WLRC48583404 WC - AOS SCFC48583428 WC - WI	10/01/2019 10/01/2019	10/01/2020 10/01/2020	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $2,000,000 $2,000,000 $2,000,000

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

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

©1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Holder Identifier : BCQ

Certificate No : 570073066412

LICENSES & CERTIFICATIONS

- ATSSA Certified - Temporary Traffic Control Supervisor
- American Red Cross AED/CPR/ First Aid
- American Red Cross AED/CPR/ First Aid Instructor
- OSHA 10 Card – Construction Safety and Health
- FL Pesticide Applicator Certificate – Registered Tech
- BVLS – Excavation Safety – Competent Person Training
- BVLS – Forklift Safety – Trainer
- BVLS Fall Protection Training
- BVLS Fall Protection – Competent Person /Trainer
- Pesticide Applicator Certificate for Lawn and Ornamentals
- ISA Certified Arborist
- FL Licensed Tree Expert
- ISA Certified Arborist
- Certified Tree Risk Assessor
- Florida Certified Horticulturist
- Florida Certified Pesticide Applicator
- Certified Irrigation Contractor and Certified Landscape Irrigation Auditor by the Irrigation Association which is a national certifying body for the irrigation industry.
- Average of 30 years of experience in the green industry
- Degreed horticulturalist
- Masters of Business Administration

American Red Cross Training Services

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

FDOT

Temporary Traffic Control (Maintenance of Traffic) Training Handbook

OFFICE OF DESIGN - ROADWAY STANDARDS SECTION
JANUARY 2015
TALLAHASSEE, FLORIDA

FEMA

OSHA® Occupational Safety and Health Administration

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

FNGLA FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

BrightView Landscape Services

Certificate of Completion

Paul M. Aponte

Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Intermediate Course.

04/27/2022	8	Kenneth Boehle	39506
Date Expires	FDOT Provider #	Instructor	Certificate #

MANATEE TECHNICAL COLLEGE

MTC Traffic & Workforce Safety Program
6305 S.R. 70 E.
Bradenton, FL 34203
www.manateetech.edu
koperr@manateeschools.net

FDOT

For more information about Temporary Traffic Control (TTC) or to verify this certificate

www.motadmin.com

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST™

Martin Jacob Rhines

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Kevin Martlage
Director of Credentialing
International Society of Arboriculture

Caitlyn Pollihan
Executive Director
International Society of Arboriculture

FL-9420A	3 Nov 2018	31 Dec 2021
Certification Number	Certified Since	Expiration Date

ANSI ACCREDITED

#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®

STATE OF FLORIDA

Department of Agriculture and Consumer Services

BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
March 14, 2022	**JE236556**	**August 31, 2022**

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
August 31, 2022

AT

BRIGHTVIEW LANDSCAPE SERVICES
ENGLEWOOD, FL 34223

SCOTT DALE NORRIS
BRIGHTVIEW LANDSCAPE SERVICES
530 RUSTY MARSHALL DR
ENGLEWOOD, FL 34223

Certified Operator

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

Best Management Practices

Certificate of Training
Best Management Practices
Florida Green Industries

John T. Sparks

accessfully met all requirements necessary to be fully trained t
een Industries Best Management Practices Program develope
da Department of Environmental Protection with the Univer
Florida Institute of Food and Agricultural Sciences.

E. Cash — Instructor
3/8/2019 — Date of Class

John Sparks

BMP

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Jeffrey Lee Billinger

has successfully completed the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

T. Wichman — Instructor
7/20/2021 — Date of Class

Jeff Billinger

BMP

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Timothy John Swafford

has successfully completed the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

T. Wichman — Instructor
7/21/2021 — Date of Class

Tim Swafford

BMP

BrightView

Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 9/20/2020

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

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

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	American Guarantee & Liability Ins Co	26247
INSURER B:	ACE American Insurance Company	22667
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
BrightView Landscape Services, Inc.
Location #34430
550 Theresa Blvd
Port Charlotte FL 33954 USA

COVERAGES **CERTIFICATE NUMBER:** 570073066412 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pesticide/Herbicide Applicator Coverage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			XSLG710 75771 SIR applies per policy terms & conditions	10/01/2019	10/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $5,000,000 $5,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			SCA H09090538	10/01/2019	10/01/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$3,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION			AUC508596814	10/01/2019	10/01/2020	EACH OCCURRENCE AGGREGATE	$3,000,000 $3,000,000
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WLRC48583404 WC - AOS SCFC48583428 WC - WI	10/01/2019 10/01/2019	10/01/2020 10/01/2020	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $2,000,000 $2,000,000 $2,000,000

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

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

©1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Holder Identifier : BCQ

Certificate No : 570073066412

Florida Water℠

THIS CERTIFIES THAT

Ron Delnick

HAS COMPLETED THE FLORIDA WATER STAR℠

"DESIGNING FLORIDA WATER STAR℠ PROJECTS"

WORKSHOP AND IS COMMITTED TO DESIGNING LANDSCAPES THAT CONSERVE WATER RESOURCES AND PROTECT THE ENVIRONMENT.

Ronald E. Oakley

RONALD E. OAKLEY, GOVERNING BOARD CHAIR

Southwest Florida
Water Management District

Angela Maraj

Certificate of Completion

This shall serve to prove the person named below has successfully completed the course of study related to

Landscape Irrigation Landscape Architecture Law and Advanced Building Code Course

as approved by the State of Florida for Registered Landscape Architects under FS 481 Part II

This course is approved for 2 Laws and Rules continuing education credits

Name of Student: Ron DeWick

Course Number 0008669

Provider: Hoover Pumping Systems

License Number: _____

Date of Completion: July 29, 2010

Provider Number: 0002630

Instructor: Kevin Cavaioli, FASLA

HOOVER
PUMPING SYSTEMS

Hoover Pumping Systems
2801 North Powerline Road
Pompano Beach, Florida 33069

Certificate of Completion

Is hereby granted to:

Ron DeWick

To certify that he/she has completed, to satisfaction, seminars in:

Irrigation Wires & Cables and Proper Splicing Methods

&

Grounding/Bonding/Shielding Electrical & Electronic Irrigation Equipment

Vince Nolletti

Vince Nolletti
Vice President
Irrigation and Landscape Lighting Operations

Paige® irrigation

August 4, 2011

Date

The holder of this Certificate of Completion has attended a training seminar and passed two exams, each with a minimum grade of 70%. Paige Electric Co., LP (or any of its employees) does not make any claim as to the actual competency of the individual nor accepts any liability with regard to his/her actions in the course of his/her providing information, products, services, etc.

This is to Certify that

RON DEWICK

has successfully completed the requirements outlined in the Rain Bird Academy Guide for:

212 -ESP-LXD TRAINING
02/03/2011

Robert Pfeil, Manager, Training Services, Rain Bird Services Corporation

RAIN BIRD®

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
BASIC ORGANIZATION INFORMATION
(on any question requiring more space, use an extension sheet if needed)

DATE SUBMITTED: August 5, 2022

1. Proposer BrightView Landscape Services, Inc. [Company Name]
   /_/ Individual
   /_/ Partnership
   /_/ Limited Liability Company
   /x/ Corporation
   /_/ Subsidiary Corporation
2. Parent Company Name BrightView Company LLC
3. Parent Company Address:

   Street Address 980 Jolly Road Suite 300

   P.O. Box (if any) N/A

   City Blue Bell State PA. Zip Code 19422

   Telephone 484-567-7204 Fax no. 844-235-7778

   1st Contact Name Susan Desantis Title Corporate Officer

   2nd Contact Name Jeff Herold Title COO
4. Proposer Company Address (if different):

   Street Address 550 Theresa Blvd

   P. O. Box (if any) N/A

   City Port Charlotte State Florida Zip Code 33954

   Telephone 941-249-9831 Fax no. 941-249-9834

   1st Contact Name Sam Passafiume Title SR. BD

   2nd Contact Name Christian Ibarra Title GM
5. List the location of the office from which the Proposer would perform work for the Lakeside Plantation Community Development District:
   Street Address 550 Theresa Blvd

   City Port Charlotte State Florida Zip Code 33954

Telephone 941-249-9831 Fax No. 941-249-9834

1st Contract Name Sam Passafiume Title SR. BD

6. If Proposer is a corporation, is it incorporated in the State of Florida (if not a corporation, proceed to Question 7)? yes (x) no ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? yes (x) no ( )

  If no, please explain N/A

- Date incorporated December 15, 1988 Charter No. K51636

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____
- Is the company in good standing with the State? yes ( ) no ( )

  In no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer company authorized to do business in the State of Florida? yes ( ) no ( )

7. If Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida? yes ( ) no ( )

7.1 If yes, provide the following:

- Is the Company registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

  If no, please explain _____

- Is the Company in good standing with the State of Florida? yes ( ) no ( )

  If no, please explain _____

o Date Proposer was organized: _____

7.2 If no, provide the following:

o The State with whom the Proposer company is incorporated? _____

o Is the company in good standing with the State? yes ( ) no ( )

If no, please explain _____

o Date Proposer Organized: _____

o Is the Proposer company authorized to do business in the State of Florida? yes ( ) no ( )

If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (x) no ( )

8.1 If yes, provide the following and attach one (1) photocopy of each listed registration or license (attach additional sheets if needed):

Type of registration(s) or license(s): Department of Agriculture Operators License MOT License, Best Management Practices, Certified Arborist License. Florida Contractors License

o License No(s). JF282977 Expiration Date(s) 8/31/2022

o Qualifying individual Scott Norris Title Account Manager

o List company(s) currently qualified under this license _____
BrightView Landscape Services, Inc.

8.2 Does the Proposer hold any registrations or licenses with Sarasota County or the City of North Port applicable to the contract? yes (x) no ( )

If yes, please list and provide one (1) photocopy of each listed license or registration (attach additional sheets if needed): MOT Certified, Sarasota Local Business

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year:

(1) $2,600,000,000 (2) $3,000,000,000 (3) $3,100,000,000

10. List the Proposer's Sarasota/North Port area annual dollar value of work completed for the most current year: $23,000,000

11. Does your company propose to subcontract any of the required work? yes ( ) no (x)

If yes, please explain: N/A

12. What is the total number of personnel servicing the Sarah/North Port area? 385 full time

13. Whare are the total number of trucks servicing the Sarah/North Port area? 154

14. Does your company have a certified arborist on staff? yes (x) no ( )

15. Does your company employ formal training and certification procedures for employees? yes (x) no ( )

If yes, briefly explain: Certified Trainer each branch, BrightPath certification for each piece of equipment, 1 week onboarding, BrightView University online courses

16. What are Proposer's current insurance limits? (Attach copy of certificates of insurance):

General Liability	$ 4M
Automobile Liability	$ 2M
Workers Compensation	$ 2M
Employer's Liability	$ 4M
Expiration Date	10/1/2022

17. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (x)

If yes, please describe each violation, fine, and resolution N/A

17.1 What is Proposer's current Experience Modifier Rate? .70

17.2 Has Proposer experienced any worker injuries resulting in a worker losing more than 10 working days as a result of an injury in the past two years? yes ( ) no (x)

If yes, please describe each incident, attaching additional sheets if necessary: N/A

18. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes _____ No X If so, state the name(s) of the company(ies) _____

The state(s) where barred or suspended N/A
State the period(s) of debarment or suspension N/A

19. List any judgments, suits, claims, and/or liens pending against the Proposer: N/A

[SIGNATURE PAGE TO FOLLOW]

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lakeside Plantation Community Development District or its authorized agents, deemed necessary to verify the statements made in this proposal or documents attached hereto, or regarding the Proposer's ability, standing, integrity, quality of performance, efficiency, and general reputation.

Mark Cruzan
Name of Proposer

By: Mark Cruzan

FEIN: 954194223

Mark Cruzan
[Type Name and Title of Person Signing]

Date: 8/4/2022

STATE OF Florida
COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 8 day of August, 2022, by Mark Cruzan, of the Brightview Landscape who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

MATTHEW WAYNE ASHLEY SR
Notary Public-State of Florida
Commission # HH 98345
My Commission Expires
February 28, 2025

Matthew Wayne Ashley Sr.
Notary Public, State of Florida
Print Name: Matthew Wayne Ashley SR.
Commission No.: HH 98345
My Commission Expires: 2/28/25

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____ 2022, by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida, whose mailing address is 4648 Eagle Falls Place, Tampa, Florida 33619 (the "**District**"), and

_____, a Florida _____, with an address of _____ ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. ***Acceptance of Site***. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days***. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or

omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities*****.** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors*****.** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status*****.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation,

express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement shall be from [September 1, 2022, to August 31, 2024], unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may be renewed in additional, one (1) year terms, up to three (3) additional annual renewals, so long as the total compensation under each year and corresponding agreement, including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year; any renewal or increase in price without such written agreement by the parties shall be null and void.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed _____ **Dollars ($_____)** per year, all in accordance with the Fee Summary attached hereto as **Exhibit C**.

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida*

Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. **INSURANCE.**

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the

District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. **If to the District:** Lakeside Plantation
Community Development District
4648 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to Contractor:** _____
_____
_____
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or

other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. ***Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Sarasota County, Florida.

M. ***Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT,

CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JLANSFORD@GMS-TAMPA.COM, (813) 344-4844, AND 4648 EAGLE FALSS PLACE, TAMPA, FLORIDA 33619.

N. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. ***Counterparts.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. ***Scrutinized Companies Statement.*** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

R. ***E-Verify***. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement

S. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:	**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
By: _____	By: _____
☐ Secretary	☐ Chairperson
☐ Assistant Secretary	☐ Vice Chairperson
WITNESS:	**[CONTRACTOR]**
_____	_____
By: _____	By: _____
Its: _____	Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

Exhibit A: Scope of Services

EXHIBIT A

DESCRIPTION OF WORK AND SERVICES FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

A. General:
   a. The Contractor shall meet or exceed the expectations set by the Lakeside Plantation Community Development District by employing sound horticultural maintenance practices, installing high quality insect and disease free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

   b. The specifications listed below should be practiced in accordance with Best Management Practices (BMP) for Florida Green Industries.

   c. Reference Material: Best Management Practices for Protection of Water Resources in Florida.

B. The District desires that the Contractor provide **lawn maintenance** services to the specifications further defined below:
   a. **Mowing, Edging and Trimming:**
      1. Contractor shall mow all turf areas weekly, beginning on April 1st and ending on October 31st. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.

      ii. Mowing shall only be perfonned with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effmi to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1st through March 31st, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.

      iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as braches, piles of leaves,

etc, shall be removed as a condition of this agreement. The removal of larger, illegally dumped items may require a separate removal charge to the District.

iv. If a mowing is missed due to inclimate weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall detennine whether the credit or mowing at a later date shall be used.

v. **Value of single** mowing-$ 1,850.00. *The value of a single mowing consists of the following services: mowing, line trimming, hard and soft edging and blowing clean. In the event that all of these services are not completed due to inclement weather or unforeseen circumstances, the single mowing value shall be pro-rated for the services that were actually performed if a credit is to be provided to the District.*

vi. Contractor shall hard edge all sidewalks, curbs, valve boxes, water meters, posts, bollards, tree rings and driveways bordered by grass at every mowing as well as line trim along walls, kiosks, utility boxes, and all other similar structures, including water control structures. Hard edging shall be performed with the edger held in a vertical position, in order to avoid a beveled edge. Hard edging shall be done with the blade running along the hard surface in order to avoid a gap between the hard surface and turf. Beveled edging and gaps left by poor edging are unacceptable conditions and shall be repaired by the Contractor.

vii. Planting beds shall be edged with a power edger and/or line trimmer at every other mowing. Herbicide or any chemical treatment shall not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges. In order to prevent damage to irrigation pipe or similar pipe by maintenance equipment, non-selective herbicides may be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging.

viii. Contractor shall clean all grass clippings and other debris from sidewalks, curbs, roadways, etc. after mowing operations have been completed. Grass clippings may be blown back on to the turf, if they are dispersed properly and not visible. Larger items such as pine needled and shrub clipping must be collected and disposed of offsite. Under no circumstances should clipping and debris be left uncollected overnight. Contractor shall not sweep, blow or otherwise dispose of clippings in streets, garden beds, waterways, or sewer drains.

IX. The Contractor shall be required to use the properly sized mowing equipment. Any damage incurred to structures or the landscape by the use of any equipment shall result in the Contractor being assessed for necessary repairs or replacement of damaged items.

x. Any lawn that dies or becomes weak or unsightly due (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from environmental conditions, water restrictions, (only if automatic irrigation is completely and legally banned by the State and/ or local authorities), and nematodes. The Contractor shall also repair or replace any turf that was damaged during regular maintenance procedures.

xI. Any area of ¼ acre or less that is not shown on the maintenance map shall be maintained at no additional cost.

b. **TurfInsect, Weed and Disease Control:**

1. The contractor shall inspect lawn areas each visit for indications of insect, weed and disease problems. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.

11. Upon confirmation of a specific problem requiring treatment, the contractor shall apply pesticides as needed. The contractor will keep records on pest identified and treatment(s) rendered for control. Any discrepancies discovered, conective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.

iii. All St. Augustine, zoysia, Bermuda or any other highly managed turf shall be maintained essentially weed free. Turf weeds shall be controlled with two applications of a pre-emergent herbicide per year, and regular spot treatments of post-emergent herbicides. Blanket treatments of post-emergent herbicides should be avoided unless absolutely necessary, in order to prevent the yellowing of desirable turf. Bahia turf weeds shall be treated when necessary with herbicides labeled for use on Bahia turf.

1v. The Contractor is responsible for all insect control in the St. Augustine turf, the Bahia turf, or any other turf species, including infestations of chinch bug and mole cricket.

v. Fire ant mounds in the turf shall be spot treated within forty-eight (48)

hours of being repmted. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.

vI. Any lawn that dies or becomes weak or unsightly (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor.

vii. Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides in Florida. The contractor shall post placards and notify pesticide-sensitive persons (if applicable) of the pesticide application. The pest control applicator will be operating under:

License #: JF282977 Expiration Date: 8/31/2022

vIII. The Contractors Pest Control Operators license(s) must be current at all times during the tenn of this contract. Failure to maintain a current license shall be deemed a breach of this contract, and the Contractor may be subject to tennination.

c. **Turf Fertilization:**

i. Contractor shall be responsible for determining fertilizer formulations and application rates that shall result in a healthy, green, thick turf. A minimum of four annual applications shall be applied to all St. Augustine, Bennuda and Bahia turf or any other highly managed turf. All fertilizer applications shall be in accordance with state and local ordinances.

**** This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and I(required, a soil test is required.***

2 applications *of Complete fertilizer applied at I. 0 lbs NII 000 sq ft containing 50% soluble and 50% slow-release N*

3 applications *of Slow-release N applied at 1.0 lbs N/1000 sq.ft.*

1 *application of Soluble N applied at 0.5 lbs N/1000 sq.ft*

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/I 000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per I 000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.

'Il. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

iii. Do not apply near water, stonn drains or drainage ditches. Do not apply when heavy rain is expected.

Iv. All turf fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.

v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.

C. The District desires that the Contractor provide **landscape plant maintenance** services to the specifications further defined below:

a. **Fertilization:**

1. Established shrubs, trees and groundcovers shall be fertilized three times per year. Two of the applications are scheduled for March and September. A third application shall be made during the summer.

Il. All ornamental shrub, trees and groundcover fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.

iii. Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application, with a fertilizer specifically labeled for palms. Palms less than 8 feet tall shall receive 2-5 lbs. per application four times per year. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed.

Iv. Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations for South Florida.

v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.

vI. Any tree, palm, shrub or groundcover, which dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor at the original installation size. This excludes damage from environmental conditions, water restrictions (only if automatic irrigation is completely and legally banned by the State and/ or legal authorities), and nematodes.

b. **Insect, Weed and Disease Control:**

i. Contractor shall practice Integrated Pest Management (1PM) to control insects and diseases on and around perennials, ground covers, shrubs, vines and trees. This shall include frequent monitoring and spot treatment as necessary. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). Any discrepancies discovered, corrective actions recommended or completed, shall be reported in the PSA Weekly Contractor Rep01t.

ii. The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc.

iii. Fire ant mounds in the planting beds shall be treated within forty-eight (48) hours of being rep01ied. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.

'lv. Weeds in beds or mulched areas shall be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week during the growing season and two weeks during the non-growing season. A light colored tracker dye shall be used with all Roundup (and comparable products) applications, in order to identify treated areas. Care should be taken not to get the blue tracker dye on structures.

v. The Contractor shall schedule the control of bed and crack weeds so that the entire property is in an essentially weed-free state at all times. It shall not be an acceptable practice to perform weed control on a different section of the property each week.

c. Pruning:

i. All Shrubs, groundcovers and vines shall be pruned with hand or power shears as needed to provide an informal shape, fullness and encourage blooming twelve times per year. **Shrubs in their flowering cycle shall not be pruned until blooming is complete, unless said shrub(s) is considered to be a safety hazard or presents an ingress/egress concern.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and sight lighting shall be kept clear of vegetation at all times. Shrub pruning

shall include all planting beds.

ii. Pahnetto within the finished landscape shall be trimmed two times a year, in early spring and fall, unless requested otherwise. They shall be trimmed back as well as thinned out.

iii. Renewal pruning shall be perfonned at least once a year, when necessary, in late winter/early spring, when danger of late season frost is less, and in mid-summer if necessary. Removal of up to ½ of the plants branching shall take place during this pruning. Ornamental grasses and all pertinent perennials shall be heavily cut back in the non-growing season (and in mid-fall if necessary). This shall ensure a healthy full plant in the growing season. This type of pruning will promote healthier interior growth, and bring the shrub back to its proper proportions. The Contractor shall remove all pruning litter. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the District.

lv. Palm pruning shall be perfonned one time per year to remove brown fronds, seed heads and loose boots on pahns over 15 feet. Pahns shall be pruned at a time of the year to be determined by the District. On the palms up to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off-site.

v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part or regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.

vi. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.

vii. There shall be no severe shaping and/or pruning of trees such as ligustrum, bottlebrush, crape myrtles and similar ornamental trees.

d. Mulching (optional)

i. The Contractor shall supply and install 600 cubic yards of pine bark mulch. Planting beds and tree rings shall be replenished once a year with pine bark, between November 15th and 30th. Tree rings should be no more than five foot in diameter, unless protruding tree roots necessitate making a larger ring. Every effort shall be made to maintain a consistent diameter of the tree rings. Bark shall be maintained at a minimum depth of 2 inches and a maximum depth of 3 inches. All curb, roadway and bed edges shall be trenched to help contain the applied mulch. Mulch shall not be placed directly against the trunks of plants. The Contractor shall be responsible for measuring all of the areas to be mulched. If the Contractor does not meet the minimum depth of mulch, they will be responsible to add the additional cubic yardage at the Contractor's expense.

ii. All light posts, bollards, street signs shall not be mulched. The Contractor is to encourage the growth of turf in these areas. Mulching shall only be done in planting beds and trees, unless otherwise noted by the District.

D. The Contractor shall provide **seasonal color maintenance** services to the specifications further defined below:

a. Annual Flowers:

i. Installation and replacement of a total of 1150 annuals per change-out for a yearly total of 4600 units flowering annuals installed four times per year, every three months. The annual beds are located in the median of Plantation Blvd, the entrance and exit monuments as well as at the fountains along Toledo Blade Blvd. and at the front entrance to the Clubhouse. Major renovation of annual beds shall be accomplished once per year, at the start of the contract year. A potting mix specifically blended for annuals shall be used at this time. The potting mix shall be replenished with each change-out during the course of the year to maintain the annual bed depth. All the annual beds shall be raised at least eight inches with potting mix in order to maximize the health and visibility of the flower display. Four inch-potted annuals shall be planted on six to nine-inch centers, depending on the variety. Contractor shall be responsible to purchase, installation, and disposal of all debris. Any annual that dies or fails to thrive shall be replaced within three (3) business days at the Contractor's expense.

ii. Annuals and perennial bedding plants shall be fertilized monthly, at a rate of ½ pound of nitrogen per 1,000 square feet of area every 3-4 weeks. An optional fertilizer schedule would use a slow-release fertilizer such as

Osmocote or Nutricote incorporated in the bed at planting, and applied thereafter according to label directions. Annuals shall be pinched and dead-headed as necessary in order to improve the density and prolong the blooming of the annuals. The Contractor shall be responsible for weed control. Beds shall be maintained essentially weed free. Pest control shall follow 1PM principles.

iii. All annuals subject to frost damage shall be covered by frost cloth when air temperature has the potential to damage the annuals. The cloth shall be removed when the danger of frost has passed.

E. The Contractor shall provide **irrigation maintenance** services to the specifications further defined below:

a. Irrigation Systems:

i. The Contractor shall inspect and test all components and zones of the irrigation system on all common areas on a monthly basis. The inspection shall be perfonned within the first ten (10) days of each month and the Contractor shall reset zone run times on a quarterly basis or more often if necessary, according to seasonal evapo-transpiration changes, while ensuring that each area is watered on the proper day, according to local watering restrictions. All contractually obligated repairs noted during the inspection shall be repaired as part of the irrigation inspection process. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover. The rain sensors shall be inspected annually prior to the May landscape inspection. The sensors shall be adjusted at this time, and malfunctioning sensors shall be reported to the District and PSA.

ii. As a condition of this maintenance agreement, within sixty (60) days after the Contractor commences work, they shall furnish a color-coded "as-built" irrigation map to the District. The locations of all valves, mainline;, and zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in. This infonnation shall also be given to the District and PSA within the above-mentioned sixty (60) days.

iii. The Contractor shall provide written documentation to the District and PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations. This report will be furnished within five (5) business days of the inspection being completed. The report shall include each well number, each zone, and each head type. **Adjustments and repairs such as head/emitter cleaning or replacement, filter cleaning, zone line leaks and breaks and controller adjustments shall be made at Contractor's expense. Any**

malfunctioning or broken spray head located within the turf shall be replaced with a 6-inch spray head. Any non-vertical head shall be straightened as a condition of this contract. The Contractor shall also raise any standpipes that are blocked by high vegetation as a condition of this contract. When applicable the vegetation may be trimmed instead.

iv. The Contractor shall ensure that any drip irrigation tubing is buried under mulch and pinned into the soil.

v. The Contractor shall ensure that all missing or broken valve covers are replaced, and covering their respective boxes at their expense. Any broken or missing valve box shall be replaced at the District's expense when applicable.

vi. This work shall be completed during the irrigation inspection. The Contractor shall not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, and rain sensors or for the tracing of wires. A cost estimate must be supplied to the District within three (3) business days of discovering a billable irrigation repair.

vii. The Contractor shall notify the District of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being perfonned. All non-emergency repairs that occur outside of the irrigation inspection date shall be made within three (3) business days. All emergency irrigation repairs shall be addressed within three (3) hours of issuance of a work order. The Contractor shall also be permitted to perform an emergency pump shutdown under these conditions, and return the following day to fully complete the repair. The Contractor shall provide the District with an after-hours emergency phone number. Stuck valves and broken mainlines are considered to be emergencies. The Contractor must notify the District and PSA in writing within forty-eight (48) hours, stating that the problem was corrected. Failure to meet these deadlines shall result in the Contractor being penalized during the next monthly inspection. During weekly maintenance, the Contractor shall note and report to the District any symptoms of inadequate or excessive irrigation, drainage problems, etc.

b. Pumping Systems:

i. Contractor shall inspect and maintain all pump components monthly, within the first ten (10) days of each month as part of this agreement. The District shall be responsible for the cost of any repairs. The Contractor shall be responsible for hiring and overseeing any company hired to perform work on the pumping system. Any repairs that are performed due

to neglect by the Contractor shall be borne by the Contractor. The District shall be provided with a written cost estimate on pumping system repairs, before any work commences. All warranties associated with pumping components or repairs shall be assigned to the District.

ii. The Contractors Irrigation license(s) must be current at all times during the tenn of this contract. Failure to maintain a current license shall be deemed a breach of this contract.

License #: Expiration Date:

F. The Contractor shall provide **general site maintenance** services to the specifications further defined below:

a. The District shall be notified upon the arrival of the Contractor. This includes visits for grounds maintenance, irrigation repairs, pesticide applications, or for any other reason.

b. The Contractor shall be responsible for removing all debris, litter, from the job site during each maintenance visit. In addition, all dog and large fowl excrement shall be removed from all paved surfaces such as sidewalks and parking areas. Contractor shall be responsible for the proper offsite disposal of this debris.

c. [redacted]

f. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained essentially weed free. Accumulated road and sidewalk silt shall also be removed on a regular basis.

g. Contractor shall be responsible for debris cleanup from typical weather conditions.

h. Contractor shall not be responsible for any severe weather related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor shall provide the District with an hourly rate for supervisory and

cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services.

i. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide and/or by mechanical means. This shall prevent the encroachment of the natural areas into the finished landscape. Initial large-scale wood line cutbacks shall be done at an additional cost to the District, and then maintained at no additional cost as a condition of this agreement.

j. Heavy leaf or pine needle accumulation shall be removed during the non-growing season no less than once a month. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the District. All leaves and pine needles shall be disposed of offsite.

k. Staked trees shall be re-staked and adjusted as necessary, as part of ongoing maintenance. Stakes shall be removed when approved by Contractor or PSA. This excludes re-staking as a result of adverse weather conditions.

l. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. The Contractor shall indicate in the PSA Weekly Contractor Repmi any plant removals and of plants that need to be replaced. Specific locations must be included in the report.

G. The Contractor shall comply with the following **job site considerations** to the specifications further defined below:

a. The Contractor shall provide the District with an after-hours emergency number for irrigation repairs, fallen trees, and any other emergency requiring immediate response from the Contractor.

AFTER-HOURS IRRIGATION EMERGENCY NUMBER:
AFTER-HOURS EMERGENCY NUMBER (if different):

b. All of the Contractor's personnel shall be fully uniformed with identifiable company name and /or logo, while they perform work at the job site. The site crew leader shall be uniformed differently in order to be easily identified. In addition, the District shall be assigned a single point of contact (an Account Manager) to address any horticultural or administrative issues.

c. Contractor shall abide by speed limits throughout the community.

d. Contractor shall provide the District with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month by:

e. Contractor should use all due care to protect the property of the District, its

residents, and landowners from damage. Care should be taken to not drive over any catch basins, French drains and decorative borders. The Contractor shall be responsible for the repair of all damage to walls, posts, sidewalks, backstops, and any other structure that results from the landscape maintenance operation. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

f. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds.

g. Contractor shall provide the District and PSA a weekly summary of the status of all work orders. This infonnation may be submitted on the PSA Weekly Contractor Report. The Contractor work-order numbers and locations shall be provided on this report.

h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

Exhibit B: Landscape Maintenance Map

Lakeside Plantation CDD
Community Development District

Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

LAKESIDE PLANTATION CDD
MOWING GUIDE

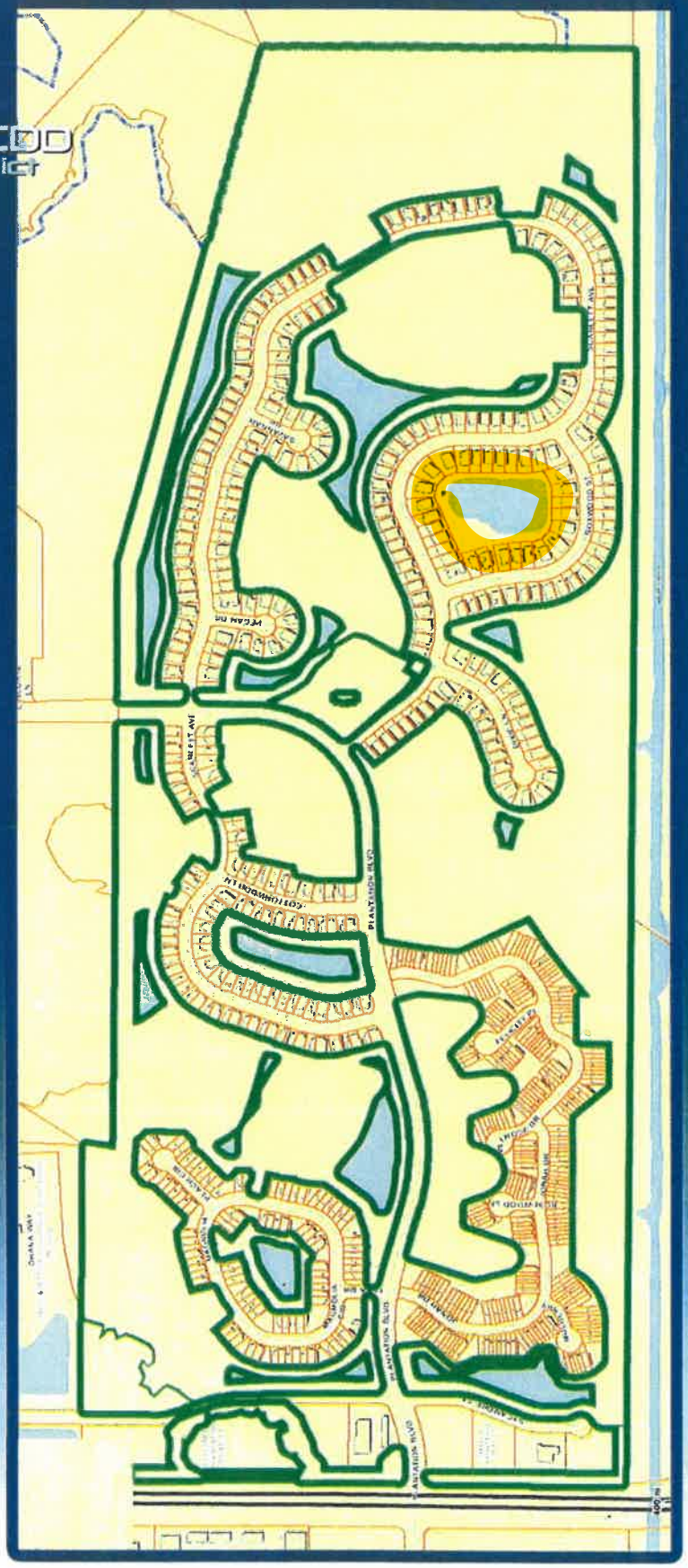


Exhibit C: Fee Summary

LANDSCPAE MAINTENANCE PRICING MATRIX

Landscape Maintenance Pricing

Service	Monthly	Annual
Grounds Maintenance Labor for mowing and detailing	$	$ 105,000
Pest Control & Fertilization Program Turf/Shrubs/Trees	$	$ 14,200
Arbor Care Program – hardwood tree trimming Labor	$	$ 3,000
Arbor Care Program – palm trimming 1 x Labor (290)	$	$ 14,100
Mulching Program (Optional) Pine bark (600)	$	$ 39,000
Seasonal Color Program Supply/Install/Maintain including misc. materials (4,600)	$	$ 20,700
Irrigation System Inspections*	$	$ 25,000
TOTAL LANDSCAPE PROGRAM	$	$ 221,000
Increase in Contract Price for:		
YEAR 2: 5 %	$	$ 232,050
YEAR 3: 5 %	$	$ 243,652
YEAR 4: 5 %	$	$ 255,834
YEAR 5: 5 %	$	$ 268,625

**Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.*

Supplemental Pricing	
Cypress Mulch Installation per 50 cu. yds. supply and install	$ 2,800
Pine Bark Installation per 50 cu. yds. supply and install	$ 2,800
Single Additional Palm Trimming	$ 40
Supervisory Labor per hour	$ 75
General Labor - per employee, per hour	$ 55
4” Annual-supply, install and maintain (per unit)	$ 4.00
Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/l000 sq. ft.)	$ 17.50
Irrigation Technician per hour	$ 65
New 2” valve-labor and materials	$ 284
New 1.5” valve-labor and materials	$ 224
New 1” valve-labor and materials	$ 197
Valve solenoid - labor and materials	$ 129
Rotor head-labor and materials (if not under warranty)	$ 26.95
6” Spray head-labor and materials (if not under warranty)	$ 21.95
St. Augustine sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	$ 1.75
Bahia sod-supply, strip and install (500 sq. ft. min) – per sq. ft.	$ 1.05
500-gallon water truck-per hour	$ 150
1G shrub-supply, install, guarantee (must be hand-watered in)	$ 9
3G shrub-supply, install, guarantee (must be hand-watered in)	$ 21
7G shrub-supply, install, guarantee (must be hand-watered in)	$ 85

Exhibit D: Form of Work Authorization

WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective September 1, 2022 (the "**Agreement**"), by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida (the "**District**"), and

_____, a Florida _____, with an address of _____ ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars ($_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

_____
By: _____
☐ Secretary
☐ Assistant Secretary

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
☐ Chairperson
☐ Vice Chairperson

[CONTRACTOR]

_____
By: _____
Its: _____

Exhibit A Proposal for Additional Services

SECTION D

Lakeside Plantation
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

Lakeside Plantation Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	Page Number
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-29
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	30-31
MANAGEMENT LETTER	32-34
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	35

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Lakeside Plantation Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Plantation Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lakeside Plantation Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 2, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lakeside Plantation Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 2, 2022

Lakeside Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

Management's discussion and analysis of Lakeside Plantation Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- The District's total assets exceeded total liabilities by $3,451,260 (net position). Net investment in capital assets was $2,910,959, restricted net position was $5,818 and unrestricted net position was $534,483.

- Governmental activities revenues totaled $863,006 while governmental activities expenses totaled $964,279.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	**2020**
Current assets	$ 599,857	$ 567,660
Restricted assets	111,043	124,857
Capital assets	4,134,399	4,300,032
Total Assets	4,845,299	4,992,549
Current liabilities	189,039	135,016
Non-current liabilities	1,205,000	1,305,000
Total Liabilities	1,394,039	1,440,016
Net position - net investment in capital assets	2,910,959	2,968,655
Net position - restricted	5,818	25,982
Net position - unrestricted	534,483	557,896
Total Net Position	$ 3,451,260	$ 3,552,533

The increase in current assets and current liabilities is related to the increase in cash and accounts payable in the Capital Projects Fund in the current year.

The decrease in non-current liabilities is related to the principal payment made on long-term debt in the current year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in net position is related to expenses exceeding revenues in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2021	2020
Revenues		
Charges for services	$ 862,303	$ 879,095
Miscellaneous revenues	106	593
Investment earnings	597	5,021
Total Revenues	863,006	884,709
Expenses		
General government	108,531	107,777
Physical environment	320,942	307,331
Culture/recreation	440,807	437,588
Interest and other charges	93,999	99,848
Total Expenses	964,279	952,544
Change in Net Position	(101,273)	(67,835)
Net Position - Beginning of Year	3,552,533	3,620,368
Net Position - End of Year	$ 3,451,260	$ 3,552,533

The increase in physical environment in the current year is related to the increase in landscape expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

Description	Governmental Activities 2021	2020
Land and improvements	$ 3,266,092	$ 3,266,092
Buildings	1,384,314	1,384,314
Infrastructure	2,309,880	2,309,880
Improvements other than buildings	1,291,941	1,291,941
Equipment	206,868	206,868
Less: accumulated depreciation	(4,324,696)	(4,159,063)
Total Capital Assets (Net)	$ 4,134,399	$ 4,300,032

Capital asset activity consisted of depreciation of $165,633.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less clubhouse security, activities and supplies than were anticipated.

There were no amendments to the September 30, 2021 budget.

Debt Management

Governmental Activities debt includes the following:

In October 1999, the District issued $3,360,000 Series 1999A Capital Improvement Revenue Bonds. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 1999 Project. The balance outstanding at September 30, 2021 was $1,300,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Lakeside Plantation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Plantation Community Development District, Governmental Management Services-Central Florida, 219 East Livingston Street, Orlando, Florida, 32801.

Lakeside Plantation Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 219,146
Investments	359,870
Prepaid expenses	20,324
Deposits	517
Total Current Assets	599,857
Non-Current Assets	
Restricted Assets	
Investments	111,043
Capital Assets, Not Being Depreciated	
Land and improvements	3,266,092
Capital Assets, Being Depreciated	
Buildings	1,384,314
Improvements other than buildings	1,291,941
Infrastructure	2,309,880
Equipment	206,868
Accumulated depreciation	(4,324,696)
Total Non-Current Assets	4,245,442
Total Assets	4,845,299
LIABILITIES	
Current Liabilities	
Accounts payable	56,393
Bonds payable	95,000
Accrued interest	37,646
Total Current Liabilities	189,039
Non-Current Liabilities	
Bonds payable	1,205,000
Total Liabilities	1,394,039
NET POSITION	
Net investment in capital assets	2,910,959
Restricted for debt service	5,818
Unrestricted	534,483
Total Net Position	$ 3,451,260

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues Charges for Sevices	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (108,531)	$ 131,063	$ 22,532
Physical environment	(320,942)	383,190	62,248
Culture/recreation	(440,807)	166,287	(274,520)
Interest and other charges	(93,999)	181,763	87,764
Total Governmental Activities	$ (964,279)	$ 862,303	(101,976)
General Revenues			
Miscellaneous revenues			106
Investment income			597
Total General Revenues			703
Change in Net Position			(101,273)
Net Position - October 1, 2020			3,552,533
Net Position - September 30, 2021			$ 3,451,260

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	$ 152,573	$ -	$ 66,573	$ 219,146
Investments	508	-	359,362	359,870
Due from other funds	11,353	8,981	-	20,334
Prepaid expenses	20,324	-	-	20,324
Deposits	517	-	-	517
Restricted assets				
Cash and investments, at fair value	-	111,043	-	111,043
Total Assets	$ 185,275	$ 120,024	$ 425,935	$ 731,234
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 12,490	$ -	$ 43,903	$ 56,393
Due to other funds	8,981	-	11,353	20,334
Total Liabilities	21,471	-	55,256	76,727
FUND BALANCES				
Nonspendable-prepaid expenses\deposits	20,841	-	-	20,841
Restricted for debt service	-	120,024	-	120,024
Assigned for capital projects	-	-	370,679	370,679
Unassigned	142,963	-	-	142,963
Total Fund Balances	163,804	120,024	370,679	654,507
Total Liabilities and Fund Balances	$ 185,275	$ 120,024	$ 425,935	$ 731,234

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	$	654,507
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, $3,266,092, buildings, $1,384,314, infrastructure, $2,309,880, equipment, $206,868, improvements other than buildings, $1,291,941, and accumulated depreciation, $(4,324,696), used in governmental activities are not current financial resources and are not reported at the governmental fund level.		4,134,399
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore, are not reported at the fund level.		(1,300,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		(37,646)
Net Position of Governmental Activities	$	3,451,260

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 665,740	$ 181,763	$ -	$ 847,503
Charges for services	14,800	-	-	14,800
Miscellaneous revenues	106	-	-	106
Investment income	28	9	560	597
Total Revenues	680,674	181,772	560	863,006
Expenditures				
Current				
General government	108,531	-	-	108,531
Physical environment	317,312	-	-	317,312
Culture/recreation	137,699	-	141,105	278,804
Debt service				
Principal	-	90,000	-	90,000
Interest	-	96,605	-	96,605
Total Expenditures	563,542	186,605	141,105	891,252
Excess of revenues over/(under) expenditures	117,132	(4,833)	(140,545)	(28,246)
Other Financing Sources/(Uses)				
Transfers in	-	-	130,000	130,000
Transfers out	(130,000)	-	-	(130,000)
Total Other Financing Sources/(Uses)	(130,000)	-	130,000	-
Net Change in Fund Balances	(12,868)	(4,833)	(10,545)	(28,246)
Fund Balances - October 1, 2020	176,672	124,857	381,224	682,753
Fund Balances - September 30, 2021	$ 163,804	$ 120,024	$ 370,679	$ 654,507

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	$	(28,246)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(165,633)
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.		90,000
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.		2,606
Change in Net Position of Governmental Activities	$	(101,273)

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 686,794	$ 686,794	$ 665,740	$ (21,054)
Charges for services	35,000	35,000	14,800	(20,200)
Miscellaneous revenues	1,500	1,500	106	(1,394)
Investment income	50	50	28	(22)
Total Revenues	723,344	723,344	680,674	(42,670)
Expenditures				
Current				
General government	110,898	110,898	108,531	2,367
Physical environment	347,909	347,909	317,312	30,597
Culture/recreation	162,794	162,794	137,699	25,095
Total Expenditures	621,601	621,601	563,542	58,059
Excess of revenues over/(under)expenditures	101,743	101,743	117,132	15,389
Other Financing Sources/(Uses)				
Transfers out	(130,000)	(130,000)	(130,000)	-
Net Change in Fund Balances	(28,257)	(28,257)	(12,868)	15,389
Fund Balances - October 1, 2020	28,257	28,257	176,672	148,415
Fund Balances - September 30, 2021	$ -	$ -	$ 163,804	$ 163,804

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on March 1, 1999, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 99-1 of the City of North Port, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Lakeside Plantation Community Development District. The District is governed by a Board of Supervisors who are elected by the owners of property within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Lakeside Plantation Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Series 1999A Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, buildings, improvement other than buildings, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	30 years
Infrastructure	25 years
Improvements other than buildings	15 years
Equipment	10 years

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, $654,507 differs from "net position" of governmental activities, $3,451,260 reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	$ 3,266,092
Buildings	1,384,314
Infrastructure	2,309,880
Improvements other than buildings	1,291,941
Equipment	206,868
Less: accumulated depreciation	(4,324,696)
Total	$ 4,134,399

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	$ (1,300,000)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	$ (37,646)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds $28,246) differs from the "change in net position" for governmental activities, $(101,273) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	$ (165,633)

Long-term debt transactions

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Principal payments	$ 90,000
Accrued interest	2,606
Total	$ 92,606

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was $281,940 and the carrying value was $219,146. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value
First American Government Obligation Fund	14 days*	$ 111,043
Florida PRIME	49 days*	359,870
Total		$ 470,913

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investments in First American Government Obligation Fund and Florida PRIME were rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represent 24% of the District's investments. The remaining 76% is represented by Florida PRIME.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in October 2020. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	October 1, 2020 Balance	Additions	Deletions	September 30, 2021 Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	$ 3,266,092	$ -	$ -	$ 3,266,092
Capital assets, being depreciated:				
Buildings	1,384,314	-	-	1,384,314
Improvements other than buildings	1,291,941	-	-	1,291,941
Infrastructure	2,309,880	-	-	2,309,880
Equipment	206,868	-	-	206,868
Total Capital Assets being depreciated	5,193,003	-	-	5,193,003
Less: accumulated depreciation	(4,159,063)	(165,633)	-	(4,324,696)
Total Capital Assets Depreciated, Net	1,033,940	(165,633)	-	868,307
Governmental Activities Capital Assets	$ 4,300,032	$ (165,633)	$ -	$ 4,134,399

Depreciation of $3,630 was charged to physical environment and $162,003 was charged to culture/recreation.

NOTE F – LONG-TERM DEBT

Long-term debt is comprised of the following:

$3,360,000 Series 1999A Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2002 and maturing May 2031. Interest is due semi-annually on May 1 and November 1, beginning May 2000, at a fixed interest rate of 6.950%.	$ 1,300,000

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	$ 95,000	$ 90,349	$ 185,349
2023	100,000	83,748	183,748
2024	105,000	76,798	181,798
2025	115,000	69,500	184,500
2026	125,000	61,508	186,508
2027-2031	760,000	166,453	926,453
Totals	$ 1,300,000	$ 548,356	$ 1,848,356

Significant Bond Provisions

The Series 1999A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2021.

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund

The Series 1999A Reserve Accounts were funded from the proceeds of the Series 1999A Bonds in amounts equal to the maximum annual debt service requirements on all outstanding Series 1999A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2021:

	Reserve Balance	Reserve Requirement
Series 1999A Capital Improvement Bonds	$ 76,560	$ 182,896

NOTE G – INTERFUND ACTIVITY

Interfund balances at September 30, 2021, consisted of the following:

	Payable Fund		
Receivable Fund	General Fund	Capital Projects Fund	Total
General Fund	$ -	$ 11,353	$ 11,353
Debt Service Fund	8,981	-	8,981
Total	$ 8,981	$ 11,353	$ 20,334

The General Fund paid for expenditures related to the Capital Projects Fund and collected monies for the Debt Service Fund.

Interfund transfers for the year ended September 30, 2021, consisted of the following:

	Transfers In
	Capital
Transfers Out	Projects Fund
General Fund	$ 130,000

Transfers in the current year were to fund certain maintenance projects.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no settled claims during the past three years that exceeded the commercial coverage.

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Lakeside Plantation Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated August 2, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Lakeside Plantation Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Plantation Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Lakeside Plantation Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam
Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 2, 2022

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeside Plantation Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated August 2, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 2, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. We noted the following findings or recommendations in the preceding audit.

Finding 2018-01, 2017-01 & 2016-01

Finding – The reserve balance at year-end was less than the reserve balance required by the Trust Indenture.

Recommendation – The District should take the steps necessary to restore the reserve balance to the required balance.

Management Response – The applicable Trust Indenture does not require the District to assess property owners who have paid their assessments to make up a shortfall caused by a landowner that did not pay their assessments. The Trustee has not required that the reserve account be replenished.

To the Board of Supervisors
Lakeside Plantation Community Development District

Current Status – The reserve account balance at September 30, 2021 is less than the balance required by the Trust Indenture.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Lakeside Plantation Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Lakeside Plantation Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Lakeside Plantation Community Development District. It is management's responsibility to monitor the Lakeside Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 18
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $9,600
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $978,029
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Plantation Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, $765.66 - $9,170.90 and Debt Service Fund, $328.00 - $3,287.00.
8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was $847,503.
9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 1999A, $1,300,000, maturing May 2031.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 2, 2022

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have examined Lakeside Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Lakeside Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Plantation Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lakeside Plantation Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lakeside Plantation Community Development District's compliance with the specified requirements.

In our opinion, Lakeside Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 2, 2022

SECTION E

RESOLUTION 2022-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT.

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 District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

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

SECTION 1. Sarah R. Sandy of Kutak Rock LLP is hereby designated as the Registered Agent for the Lakeside Plantation Community Development District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301 (Phone: 850-992-7300; Fax: 850-692-7319).

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with the City of North Port and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:	**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

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, **June 15, 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 *(by Zoom)*	District Counsel
Brent Burford	District Engineer
Margie Gertsmann	WTS Amenity Manager
Alex Murphy	WTS Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the June 15, 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 6:00 p.m. and called the roll. All Supervisors were present.

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. A Request to Speak Form was received from Resident Monica Lewis of 1560 Scarlett Avenue who requested that the amended Amenity Facility Rules and Rates be posted on the website prior to the public hearing on August 17th, that the Board consider all comments and enforce the Rules and Rates. There being no further comments, Ms. Lansford closed the public comment period.

FOURTH ORDER OF BUSINESS **Audience Comment Tracker**

Ms. Lansford would record all of the Request to Speak Forms from this meeting on the Audience Comment Tracking Sheet, which would be updated at each meeting.

FIFTH ORDER OF BUSINESS **District Engineer**

A. Pictures of Pool Equipment Drainage System

Mr. Burford included pictures of the pool equipment drainage system in the agenda package. The vendor did an excellent job and it should alleviate the issue. Mr. Roumy questioned if there was corrugated pipe inside of the inlet and the expected lifespan. Mr. Burford stated that there was a double wall with corrugated pipe, which would probably last 25 years. Mr. Roumy hoped that the landscaping equipment was not damaged. Mr. Burford did not expect any damages because it was 8 to 10 inches below the top of the box where the pipe entered the drainage inlet. Mr. Roumy asked whether any maintenance was needed. Mr. Burford noted that the line should be fine, but the pool equipment needed maintenance and asked the Maintenance Supervisor to keep the mulch around the box from going into it and the pipe cleaned out. Mr. Burford was under the impression that the reason for the flooding was the heavy rainfall, but if there was no electricity to the pumps, the pool water would flow into the box and flood it. If they did have an issue with water from the pool backflowing into it, the drainage inlet would handle it.

Mr. Burford completed the 20-year Stormwater System Needs Analysis Report and would submit it to the state tomorrow. It was due on June 30th. He evaluated the lake bank erosion as requested and hoped to have an exhibit for the Board's review at the August meeting. Mr. Szewczyk requested an estimate. Mr. Burford originally estimated $50 per linear foot, but it

was now up to $55 per linear foot. It would be a constant maintenance issue. Mr. Szewczyk recalled that there was a separate line item in the Reserve Study for lake bank restoration. Mr. Roumy questioned the status of the sod repair along the sidewalk by Court 1. Ms. Gertsmann stated that Bloomings was supposed to handle it and would call them tomorrow. If she could not get in touch with them in the next day or two, she would inform Mr. Burford. Mr. Roumy requested that mesh be installed to reinforce it. Mr. Burford believed that irrigating the area would resolve it.

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS New Business Items

A. Consideration of Resolution 2022-10 Resetting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates

Ms. Lansford presented Resolution 2022-10 resetting the public hearing on adopting the Amended Amenity Facility Rules and Rates for August 17th at 6:00 p.m. The purpose was to re-advertise as the advertisement was only for the rules as opposed to changing the fee. At Mr. Roumy's request, Ms. Lansford would provide a redlined version to the Board after the meeting. Mr. Szewczyk questioned how soon the rules could be posted on the website to fulfill Ms. Lewis' request to provide enough time for resident review. Ms. Sandy stated after her review and deciding which version to present to the Board, it could be posted to the website. Ms. Lansford would post it prior to the distribution of the agenda.

> On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor Resolution 2022-10 Resetting the Public Hearing on Adopting Amenity Facility Rules & Rates and Setting the Public Hearing for August 17, 2022 at 6:00 p.m. at this location was adopted.

B. Review of Resident Facility Access Form and Waiver

Ms. Murphy presented the Resident Facility Access Form and Waiver, which would be used when the fobs were issued. The contact information of all household members and signed waiver of liability would be entered into the member management system. If approved, it would be emailed to the community tomorrow with a timeline for the fob system. If homeowners relinquished their rights to the renters, the renters must fill out the form to receive fobs. In

response to Mr. Roumy's question, Ms. Murphy stated that two fobs would be issued per household and two additional fobs could be purchased for $25, for a maximum of four. The form and waiver were reviewed by District Counsel.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Resident Facility Access Form and Waiver was approved.

Mr. Roumy questioned whether the form and waiver could be used for tennis memberships. Ms. Gertsmann planned to use same form for tennis, except with different verbiage. Residents would be able to purchase a guest FOB with a deposit of $50. After paying for the membership, the fob would be turned on and turned off on the last day of the membership unless it was renewed.

C. Discussion of Memorial Tribute

Ms. Lansford recalled at the last meeting, the Board directed staff to provide recommendations for some trees and plants. Mr. Monahan spoke to Ms. Benjamin about his ideas for a memorial type of garden, but after Ms. Benjamin expressed interest in residents buying or sponsoring trees, Mr. Monahan presented some ideas for trees. Mr. Roumy asked if each tree would have a plaque with the name of the person. Mr. Monahan recommended that residents sponsor a tree and place a small plaque in front of the tree or on the tree. Mr. Sabol did not want it look like a memorial garden or cemetery. Ms. Lansford spoke to Ms. Sandy who recommended that residents fill out a form and pay for the tree and the CDD would maintain the area. Ms. Benjamin selected an area that would provide a visual barrier between Cypress Falls and the District and the sponsorship would pay for the maintenance cost. Mr. Sabol liked the idea of having a natural barrier between the District and Cypress Falls. Mr. Szewczyk proposed that Ms. Chichelli work with Mr. Monahan on three different options to present to the Board and for Bloomings to provide the number of trees that could be planted in the chosen location. *There was Board consensus for Mr. Monahan to provide the options at the next meeting along with costs for the trees, planting each tree, plaques and maintenance costs.*

SEVENTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the May 18, 2022 Meeting

Mr. Monahan presented the minutes of the May 18, 2022 meeting, which were included in the agenda package. Mr. Roumy stated on Page 3, he did not suggest the location of the memorial and on Page 7, *"Playground much"* should be *"Playground mulch."*

On MOTION by Ms. Benjamin 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

C. Balance Sheet and Income Statement

Mr. Monahan presented the Check Register from May 1, 2022 to May 31, 2022 in the amount of $55,977.28 and the May Balance Sheet and Income Statement, which were included in the agenda package.

Mr. Szewczyk questioned the difference between website administration and information technology on the May 1st GMS bill. Ms. Lansford explained that information technology was for the vendor that makes the website ADA compliant and website administration was for GMS employees to work with the website vendor on posting all documents and notices. Mr. Szewczyk questioned the concept incentives on the WTS invoice dated May 12th. Ms. Murphy stated according to the WTS agreement, the District received 10% of the net revenues for the tennis program and the tennis pro received 80%. Mr. Roumy asked why the District paid payroll taxes for the tennis pro when the District did not want them on their payroll. Ms. Murphy did not know why the District was billed and would look into it. Mr. Roumy questioned the 10% net revenue that the District received because at the end of the month, the District only received $6 versus 20% of $1,100. Ms. Murphy would review the contract and the invoice and provide an update to the Board. Mr. Sabol referred to a freon charge of $2,744 on the Conditioned Air invoice and asked if there was a freon leak. Ms. Gertsmann stated that it was a one-time charge when the freon was low and not a monthly occurrence. Freon was very expensive. It was an old unit that was included in the Reserve Fund to be replaced. The freon should be fine until the unit was replaced.

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%. Mr. Szewczyk asked out of the 9% that remained, how much was from lot owners that were not going to pay. Ms. Lansford believed that it was 4%, but would check with Ms. Hannah Henry, the District Accountant.

Mr. Roumy asked why *Clubhouse Personnel Services (Management Contract)* on the Balance Sheet, increased $1,000 last month. Ms. Lansford would ask Ms. Henry but believed that there was some re-coding of line items. Mr. Roumy asked where the $11,000 collected for the Tennis Pro was accounted for. Ms. Gertsmann believed that it was reported under *Program Revenue* or *General Revenue* but would find out. Mr. Szewczyk requested that the tennis portion be split out under *Miscellaneous* and a second line item be added. Ms. Lansford would have it start on October 1, for the new fiscal year.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Check Register from May 1, 2022 to May 31, 2022 in the amount of $55,977.28, May Balance Sheet and Income Statement and Special Assessment Receipt Schedule were approved.

Ms. Lansford would circulate the follow up questions to the Board.

SEVENTH ORDER OF BUSINESS General Audience Comments

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

- Donna Keller of 2395 Savannah Drive voiced concern about the District purchasing a tax certificate for the property at the entrance of Toledo Blade, due to taking seven years to mature with the remote possibility of any gain, expenses with the fob system and the Clubhouse Management Fee increasing $14,000, high inflation and raising CDD fees for a second year in a row. The Board should be using the money meant to improve and maintain the development.
  - Mr. Sabol pointed out that the tax certificate sale may not happen, even though it was budgeted.

- A Resident who was an HOA Member, requested that the Board look at the parking lot surrounding the Clubhouse, particularly by the pickleball courts, which was unused space and the least disruptive place for parking because there were no homes as the swale on Scarlett Avenue was not aesthetically pleasing.
- Resident Nina Blair of 1544 Scarlett Avenue stated that an email was sent out on November 21st stating that property between the road and the sidewalk (swale) was owned by the CDD.

There being no additional comments, Ms. Lansford closed the general audience comments period.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Sandy prepared a standard form agreement with Welch Tennis based on the proposal that the Board approved for the pickleball court resurfacing at the last meeting. Welsh would not enter into the agreement and required that the District use their proposal but did allow for an addendum to include some statutory provisions that were required. It did not have all of the provisions Board hoped to see in an agreement, but it was executed and the work should be proceeding.

B. District Manager

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

Mr. Monahan presented the Action Items List, which was included in the agenda package. The traffic enforcement was completed. They were working with Mr. Burford on the Stormwater Needs Analysis Report. Mr. Szewczyk asked if the District paid for any extra traffic enforcement. Ms. Lansford reported that they were only out for two days. They were supposed to start on June 1st, but it was pushed to June 13th. The results would be presented at the August meeting. In Mr. Szewczyk's opinion, it did not make sense to have an extra patrol if there was construction. Ms. Gertsmann was not aware of the construction and would find out.

2. Filing of Form 1 Statement of Financial Interests

Ms. Lansford reminded the Board to file their Form 1 by June 30th.

Mr. Roumy stated that the Action Items List showed that the Board approved a not-to-exceed amount of $3,000 for the drainage behind the tennis courts, but the Board actually approved $7,500. Ms. Chichelli confirmed that the Board approved a not-to-exceed amount of $3,300. Ms. Lansford would revise the Action items List.

Ms. Lansford asked if the Board wanted to use iPads for their agenda packages versus receiving hard copies. *There was Board consensus to continue receiving hard copies of the agenda package.* Ms. Lansford asked if the Board wanted to cancel the July 20, 2022 meeting as the Board did not typically meet in July. Mr. Szewczyk preferred to wait until a week prior to the meeting to cancel in case there was any business items.

C. Amenities Manager

1. Monthly Report

Ms. Gertsmann presented the Amenities Manager Report, which was included in the agenda package. The proposal from Bloomings was $675 to repair the tennis court drainage. ADT should be completed with the camera installation by the end of next week. The pickleball court resurfacing was proceeding and Welsh Tennis was requesting a deposit check, which would be provided to the Ms. Henry tomorrow. Once they receive the deposit, the work would be scheduled. The spa heater wiring was replaced under the warranty. There was a leak in the pool heater, which was repaired by Dart. The irrigation timers for Plantation and Scarlett were repaired by Bloomings. The fence installation was completed. The pump for the exit fountain was installed on Friday. The fob pick-ups were starting on July 15th and once the fob system installation was completed, the vendor would train staff.

Mr. Roumy asked if the Culligan bottled water that was purchased each month was $65. Ms. Gertsmann stated that they only pay for the water that was used. Mr. Roumy suggested installing a water bottle filling station. Mr. Szewczyk agreed. Ms. Gertsmann would obtain estimates. Mr. Roumy asked if Ms. Gertsmann obtained a quote from an electrician to put the tennis court lights on a timer as requested by the Board at the last meeting. Ms. Gertsmann would have the electrician change the timer. Mr. Szewczyk recalled that the Board agreed to have the lights shut off at 9:15 p.m. Mr. Roumy doubted that the fob system was going to work. Yesterday, he was on the tennis court playing from 5:00 p.m. to 7:30 p.m. and the same three guests were playing tennis, but no one approached them. Ms. Lansford pointed out that if they were playing with a member, the member was allowed to bring guests. Mr. Sabol believed that

the fobs would work great and it was up to office staff, who the District paid a large amount of money to, to speak to these people. Ms. Gertsmann agreed and would speak to staff.

2. Proposals for Fountain Maintenance Services

Ms. Gertsmann presented a proposal from Aquascape Water Gardens for fountain maintenance services. Ms. Lansford provided the proposals that the Board received at the last meeting. Ms. Gertsmann did not receive any response from Living Water Fountain Service regarding recommendations and could not find anything online about them. However, she received a response from Professional Fountain Services and spoke to the City of Sarasota Parks and Recreation who said that they were very responsive and highly recommended them. They provided videos and pictures of the fountains that Professional Fountain Services maintained and they look beautiful. Mr. Sabol recommended using Professional Fountain Services for $6,000 per year as they needed someone to be responsible for their fountains and they provided references. Ms. Gertsmann explained that they would come out to clean twice a year for $1,600 and $500 per month to maintain it.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the proposal from Professional Fountain Services to maintain the fountains twice a year in the amount of $1,600 and clean the fountains for $500 per month was approved.

Mr. Roumy asked if Ms. Gertsmann spoke to AT&T about the gates. Ms. Gertsmann stated that she did not have a chance to speak to them, but a locksmith was coming out tomorrow. The installation people would not be back until next Monday. Mr. Roumy voiced concern about leaving the gate open. Ms. Gertsmann stated that they might be able to install a hinge that makes sure that the gate closes. Mr. Roumy suggested having a signal that the gate was open. Ms. Gertsmann would ask if an alert could be placed on her phone. Mr. Sabol felt that this was going to be an inconvenience and there were going to be issues. Ms. Gertsmann stated if there were issues, the guards must follow procedure by speaking to the individual first and then sending a letter.

Ms. Lansford stated in regards to the question that Mr. Roumy had on the Balance Sheet on why there was a $2,000 increase in the management contract, it was misquoted. The concept

incentive amounts of $1,147 and $818.40 that Mr. Szewczyk questioned for WTS, would be reallocated to the new line item that the Board requested for tennis or other memberships.

TENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Szewczyk hoped that Resident Monica Lewis' concerns were addressed regarding the fobs and follow through with due diligence, agreed with Resident Nina Blair that parking has always been allowed on the swale and appreciated that Ms. Gertsmann was meeting with the residents to get their input. Their comments were not 100% positive, but overall, they were positive. Mr. Sabol agreed that Ms. Gertsmann was doing a great job and there was a vast improvement in the amenities. Sometimes it needed to be refined, but overall, they were doing a great job. Mr. Roumy agreed.

TWELFTH ORDER OF BUSINESS **Next Scheduled Board Meeting is July 20, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse**

The next meeting was scheduled for July 20, 2022 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

June 1, 2022 to June 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	6/21/22	2778-2796	$	41,878.94
	6/29/22	2797-2798	$	6,079.00
			$	47,957.94
Capital Reserve Fund	6/21/22	130-131	$	17,212.03
	6/29/22	132	$	1,239.70
			$	18,451.73
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,100.04
		2200 Plantation Blvd - Fountain	$	367.56
		2200 Plantation Blvd - Pool	$	1,589.01
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	204.22
		2200 Plantation Blvd - Fountain	$	59.36
		2200 Plantation Blvd - Pool	$	491.58
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	321.87
	ASCAP	Annual Subscription	$	911.00
	Florida Dept of Health	Pool Permit Renewal	$	675.35
			$	5,736.06
			$	**53,694.00**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/22	00383	6/19/22	14563378	202206	330-53800-48400		*	149.80		
			MONTHLY SVC CHARGE							
						ADT COMMERCIAL			149.80	002778
6/21/22	00353	6/15/22	BB061520	202206	310-51300-11000		*	200.00		
			BOS MEETING 6/15/22							
						BONNIE J BENJAMIN			200.00	002779
6/21/22	00200	6/15/22	AS061520	202206	310-51300-11000		*	200.00		
			BOS MEETING 6/15/22							
						ALAN SABOL			200.00	002780
6/21/22	00010	4/29/22	2022-019	202204	320-53800-46700		*	398.00		
			IRRIGATION MAINT APR22							
		5/30/22	2022-023	202205	320-53800-46300		*	260.00		
			INSTALL PLAYGROUND MULCH							
		6/01/22	2022-025	202206	320-53800-46400		*	7,655.00		
			LANDSCAPE MAINT JUN22							
						BLOOMINGS LANDSCAPE & TURF MGMT,INC			8,313.00	002781
6/21/22	00260	5/01/22	81027	202110	330-53800-51100		*	350.00		
			POOL CLEANING MAY21							
		5/12/22	WO-00096	202206	330-53800-51000		*	320.01		
			REPAIR OF LEAK OF PUMP							
		5/20/22	WO-00100	202205	330-53800-51000		*	95.00		
			FIXED LIGHT							
		6/01/22	WO-00101	202206	330-53800-51000		*	207.92		
			SPA PLUMBING							
		6/01/22	90181	202206	330-53800-51100		*	850.00		
			POOL MAINTENANCE JUN22							
						DART POOL SOLUTIONS, INC			1,822.93	002782
6/21/22	00104	12/17/21	104720	202112	330-53800-48700		*	84.00		
			TIGHTENED NECK FRAME							
						FITNESS LOGIC			84.00	002783
6/21/22	00001	6/01/22	138	202206	310-51300-34000		*	3,282.75		
			MANAGEMENT FEES JUN22							
		6/01/22	138	202206	310-51300-35200		*	66.57		
			WEBSITE ADMIN JUN22							
		6/01/22	138	202206	310-51300-35100		*	104.17		
			INFORMATION TECH JUN22							
		6/01/22	138	202206	310-51300-31300		*	83.33		
			DISSEMINATION SVC JUN22							
		6/01/22	138	202206	310-51300-51000		*	.69		
			OFFICE SUPPLIES							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/01/22	138 POSTAGE	202206	310-51300-42000			*	97.16		
							GOVERNMENTAL MANAGEMENT SERVICES			3,634.67	002784
6/21/22	00056	6/15/22	JS061520 BOS MEETING 6/15/22	202206	310-51300-11000			*	200.00		
							JOE SZEWCZYK			200.00	002785
6/21/22	00193	5/26/22	4A ENGINEERING FEES	202205	310-51300-31100			*	304.80		
							JOHNSON ENGINEERING, INC.			304.80	002786
6/21/22	00376	5/24/22	05242022 CANVAS'S FOR PAINTING	202205	330-53800-48000			*	20.31		
		5/24/22	05242022 CANVAS'S FOR PAINTING	202106	330-53800-48000			V	20.31-		
							MARJORIE GERSTMANN			.00	002787
6/21/22	00123	6/09/22	06092022 NYE DEPOSIT	202206	300-15500-10000			*	300.00		
		6/09/22	06102022 HALLOWEEN DEPOSIT	202206	300-15500-10000			*	100.00		
							MARK R. WOLF			400.00	002788
6/21/22	00351	6/15/22	BR061520 BOS MEETING 6/15/22	202206	310-51300-11000			*	200.00		
							NABIL ROUMY			200.00	002789
6/21/22	00282	6/15/22	MC061520 BOS MEETING 6/15/22	202206	310-51300-11000			*	200.00		
							MARIA J CHICHELLI			200.00	002790
6/21/22	00303	5/08/22	4A SECURITY SVC APR22	202204	330-53800-48401			*	1,540.00		
		5/08/22	4A SECURITY SVC APR22	202204	330-53800-48401			V	1,540.00-		
							RELION SOLUTIONS			.00	002791
6/21/22	00272	5/01/22	PI-A0080 LAKE/POND MGMT MAY22	202205	320-53800-46000			*	966.00		
		6/01/22	PI-A0062 LAKE/POND MGMT JUN22	202206	320-53800-46000			*	966.00		
							SOLITUDE LAKE MANAGEMENT LLC			1,932.00	002792
6/21/22	00106	5/11/22	3847017 QUAL PERIOD	202205	310-51300-48000			*	81.51		
							SUN NEWSPAPERS			81.51	002793

*** CHECK DATES 06/01/2022 - 06/30/2022 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/22	00369	6/01/22	12337883	202206	330	53800-12000				*	22,595.92		
			MONTHLY MANAGEMENT JUN22										
									WTS INTERNATIONAL, LLC			22,595.92	002794
6/21/22	00376	5/24/22	05242022	202205	330	53800-48000				*	20.31		
			CANVAS'S FOR PAINTING										
									MARJORIE GERSTMANN			20.31	002795
6/21/22	00303	5/08/22	4A	202204	330	53800-48401				*	1,540.00		
			SECURITY SVC APR22										
									RELION SOLUTIONS			1,540.00	002796
6/29/22	00193	6/23/22	79	202206	310	51300-31100				*	2,887.50		
			ENGINEERING FEES										
									JOHNSON ENGINEERING, INC.			2,887.50	002797
6/29/22	00371	6/22/22	3066537	202205	310	51300-31500				*	3,191.50		
			ATTORNEY FEES										
									KUTAK ROCK LLP			3,191.50	002798

TOTAL FOR BANK A 47,957.94

TOTAL FOR REGISTER 47,957.94

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event:

Event Date:

Check Request Date:

CHECK PAYABLE TO:

Name: ADT Commercial

Address: PO Box 49292

City, State, Zip: Wichata KS 67201

Phone #: 1800 642 2874

Check needed by date:

DESCRIPTION	AMOUNT
Monthly service charge.	149.80
* Maybe you can put this on a recurring debit? *	
TOTAL	$ 149.80

330538 48400

Request made by: ~~Alex Murphy~~ Margi Gestmann

6/20/22

ADT Commercial

Invoice 145633787

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	05/19/2022	06/13/2022		$149.80

Welcome to ADT Commercial

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD	
Services Provided (05/19/22 - 07/18/22)	$140.00
Includes: Extended Service Protection	
Total Tax	$9.80
Sub Total	**$149.80**
INVOICE AMOUNT DUE	**$149.80**

Save a stamp!
Pay by phone:
1-800-606-3535

Electronic Funds Transfer or Credit Card:
Please complete information on back of Remit section.

Questions?
Call Toll-Free:
1-800-642-2874
Hearing Impaired:
1-800-395-6137
Email:
customerservice@adt.com

adt.com/commercial

We appreciate your business. Please note our new remittance address.

Thank you for choosing ADT Commercial

You will be charged a $25.00 fee for any payment returned.
Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number	145633787
Account Number	70180815
Invoice Date	05/19/2022
Payment Due Date	06/13/2022
Amount Due	**$149.80**
Amount Enclosed	$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 241 - 335
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

0000 01 070180815 00000014980 5 145633787 0

1oz - #10 - 241 - 338

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: June 15, 2022

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
1	Bill Roumy	X	Yes ($200)
2	Bud Sabol	X	Yes ($200)
3	Joe Szewczyk	X	Yes ($200)
4	Bonnie Benjamin	X	Yes ($200)
5	Pina Chichelli	X	Yes ($200)

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

Approved for Payment:

District Manager Signature

6/15/22
Date

RETURN SIGNED DOCUMENT TO Hannah Henry*

310513 11000

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
4/29/2022	2022-01980

Bill To:

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

Terms	Due on receipt

Description	Amount
April Irrigation Inspection	
Repairs completed during inspection	
MPR Nozzle	20.00
MP Rotator/RVAN Nozzle	10.00
6" Popup	60.00
Rotor	25.00
Swing Joint Fitting	4.00
Swing Pipe/ft.	4.00
1/2" PVC Fitting	3.00
1" PVC Fitting	6.00
1/2" Flex Pipe/ft.	2.00
1" Flex Pipe/ft.	4.00
Irritrol Solenoid	150.00
King Connector	20.00
Labor - Technician	55.00
Labor - Helper	35.00

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	$398.00
Payments/Credits	$0.00
Balance Due	$398.00

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

320 538 46700

Bloomings

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
5/30/2022	2022-02313

Bill To:

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

Terms Due on receipt

Description	Amount
Service Date: 05/17/2022 Install mulch in the playground Playsafe Mulch - Bag	260.00

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	$260.00
Payments/Credits	$0.00
Balance Due	$260.00

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

#46300

320538 46300

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
6/1/2022	2022-02526

Bill To:

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

Terms	Due Date
Net 30	7/1/2022

Description	Qty	Amount
Month of June 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 #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

320 538 4640U

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
5/20/2022	WO-0010077

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	6/19/2022	SB	5/20/2022

Description	Qty	Rate	Amount
Andy dove pool and fixed light			
Dive	1	95.00	95.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finanace 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	$95.00
Payments/Credits	$0.00
Balance Due	$95.00

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

MS

51000

330 538 51000

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
5/12/2022	WO-0009645

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	6/30/2022	SB	5/12/2022

Description	Qty	Rate	Amount
I repaired a suction leak in front of the pump then tested but found it needs a new lid and o-ring.			
Strainer cover oring	1	35.01	35.01
Trip Fee	1	100.00	100.00
Labor	1	120.00	120.00
Duraglass lid	1	65.00	65.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finanace 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	$320.01
Payments/Credits	$0.00
Balance Due	$320.01

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

#51 000

330 538 51000

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
6/1/2022	WO-0010119

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	7/1/2022	SB	6/1/2022

Description	Qty	Rate	Amount
repaired return side spa plumbing			
Labor	1.5	120.00	180.00
1.5 inch valve	1	27.92	27.92
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finanace 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	$207.92
Payments/Credits	$0.00
Balance Due	$207.92

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

#51000

330 538 51000

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
5/1/2021	81027

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	5/31/2021	SB	5/1/2021

Description	Qty	Rate	Amount
Pool cleaning maintenance May --this invoice still open from last year. We had applied a credit of $500 but the balance has never been paid		850.00	850.00
FL Sales Tax		7.00%	0.00

10/21

330 538 5110

* This has been paid but never received

Thank you for your business!

A finanace 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	-$500.00
Balance Due	$350.00

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

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
6/1/2022	90181

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	7/1/2022	SB	6/1/2022

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

Thank you for your business!

A finanace 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	

330 538 5110 0

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone # 727-784-4964
Fax # 727-784-0223
E-mail fitlogic@aol.com

Invoice

Date	Invoice #
12/17/2021	104720

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	FB	104447	12/13/2021

Item Code	Description	Quantity	Price Each	Amount
Labor	Looked at Vision elliptical with wobbly neck. Tightened neck to bottom frame	1	84.00	84.00

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

Subtotal	$84.00
Sales Tax (0.0%)	$0.00
Total	$84.00

#48700

330 538 48700

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 138
Invoice Date: 6/1/22
Due Date: 6/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022 310 513 34000		3,282.75	3,282.75
Website Administration - June 2022 310 513 35200		66.67	66.67
Information Technology - June 2022 310 513 35100		104.17	104.17
Dissemination Agent Services - June 2022 310 513 31300		83.33	83.33
Office Supplies 310 51351000		0.69	0.69
Postage 310 51342000		97.16	97.16

Total	$3,634.77
Payments/Credits	$0.00
Balance Due	$3,634.77

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

RECEIVED
BY:

Invoice

Project Manager Andrew Tilton

May 26, 2022
Project No: 20150050-001
Invoice No: 4

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 May 15, 2022

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	40 %	6,096.00	5,791.20	304.80	9,144.00
REIM	Reimbursable Expeses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
	Totals	15,290.00			6,096.00	5,791.20	304.80	9,194.00

SUB-TOTAL PROFESSIONAL SERVICES: **304.80**

INVOICE TOTAL: **304.80**

W-9 Can be found at our Website: www.johnsonengineering.com

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

FEID #59-1173834

Project Manager Andrew Tilton

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

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**

310513 3110

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

W-9 Can be found at our Website: www.johnsonengineering.com

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

WTS INTERNATIONAL

Invoice

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

Invoice Number: 12337883
Date: 06/01/2022
Terms Code: Due on receipt
Due Date: 06/01/2022
PO:

Invoice Description: JUNE 2022

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

330538 12006

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

~~**Event:**~~ Create 3 Sip

Event Date: 6/24/22

Check Request Date: 5-24-22

CHECK PAYABLE TO:

Name: Marjorie Gerstmann

Address: 19449 Edgewater Drive

City, State, Zip: Port Charlotte, FL 33948

Phone #: 570-994-2770

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Canvas for Alcohol painting	20.31
TOTAL	$ 20.31

Request made by: [signature] 330 538 48000

ROSS

DRESS FOR LESS

PORT CHARLOTTE, FL 33948

941-255-0602

Receipt # 2214-05-8578-2141-3

400218734245 9X12 6PK FRM & PAN	$5.99R
400218737239 8X10 12PK CANVAS F	$12.99R
Subtotal	$18.98
Sales Tax 7.000%	$1.33
Total	$20.31

Sold: 2 Returned: 0

Debit $20.31

Card No. XXXXXXXXXXXX5359 <I>

802141022140052O529

Auth. No. 001221

AID: A0000000980840

Cardholder

Please Retain for Your Records

Receipt #:2214-05-8578-2141-3

Tender Detail #:1-01-2-18-002031

1-01-2-18-002031

Store: 2214 Reg: 05 Tran: 8578

Date: 05/21/22 10:25:06 AM Assoc: 2137976

****

Like us on Facebook!

www.facebook.com/RossDressforLess

****

You Could Win a $1000 Gift Card!

Take a short survey for the chance to win a $1000 gift card Grand Prize or be one of 5 winners of a $100 gift card.

www.RossListens.com

Winners will be drawn monthly.

Visit website above for complete rules.

No purchase necessary.

¡Participe en una encuesta para la oportunidad de ganar $1000!

****

Thank you for shopping at Ross!

www.rossstores.com

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD
Event: NYE bash
Event Date: 12-31-22

Check Request Date: 6/9/22

CHECK PAYABLE TO:
Name: Mark Wolf
Address: 1501 Scarletti Ave
City, State, Zip: North Port, FL, 34289
Phone #: 717-891-2347

Check needed by date: ASAP

DESCRIPTION	AMOUNT
NYE Deposit	300.00
TOTAL	$ 300.00

Request made by: Courtney Sm

300 15510000

Contract for musical services

This contract between Robert & Wolfie, herein referred to as "performer" and

Name: Lakeside Plantation herein referred to as "buyer".

Buyer agrees to hire performer on this date, Date of event: Dec. 31, 2022 from the hours of 8pm (start time) and 12 pm (end time) at

Location: _____

_____

Performers will be set up one half hour before start time unless otherwise specified. Performers are entitled to two, 20 minute breaks per three hours of performance.

Buyer agrees to pay performer the sum of $ 2,000.00, with a $ 300.00 non-refundable deposit due at the signing of the contract to hold the date, with the balance to be paid at time of performance.

Overtime fees are $ 100.00 per hour. Please make cash or check payable to Mark Wolf.

Performers will provide all music equipment, backup equipment, break music, power strips, etc. for on stage electric, and stage lighting if needed.

Buyer or venue must provide adequate power to stage or playing area, adequate shelter from weather and direct sunlight, stage or risers if necessary. Stage dimensions, approximately 20 ft. wide by 10 ft. deep.

If applicable: green room or changing area and meals for the band.

Buyer must specify any special requests, example: special songs, attire, special set times or set up times, announcements. Themes, (Valentines, Halloween, birthday, etc.)

Special requests

_____

_____

_____

Additional terms

Both parties acknowledge and agree that cancellation of this contract must be addressed within 60 days after the signing date. After 60 days neither party may cancel this agreement. If buyer cancels for any reason, they agree to pay performer one half (1/2) of agreed upon amount.

This contract allows no changes or modifications unless it is in writing and agreed upon and signed by all parties involved.

Both parties have read and understand and agree to these terms and the signing of this contract binds and benefits both parties and any successors and assigns.

PERFORMER	BUYER
Signature Mark R Wolf	Signature [signature]
Date: May 30, 2022	Date: 6/9/22

Contact info: Please print

Name Mark R. Wolf	Name Courtney Sears
Phone 717-891-2347	Phone 941-423-5500
Email wolfie in fla@gmail.com	Email lifestyle@lakesideplantationcdd.com
Address 1501 Scarlett Ave. North Port, Fl. 34289	Address 2200 Plantation Blvd. North Port, FL, 34287

This contract including any attachments is the entire agreement between all involved parties and is governed by the contract guideline laws of the **State of Florida**

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD
Event: Halloween Party
Event Date: 10-30-22

Check Request Date: 6/9/22

CHECK PAYABLE TO:
Name: Mark Wolf
Address: 1501 Scarlett Ave
City, State, Zip: North Port, FL, 34289
Phone #: 717-891-2347

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Halloween deposit	100.00
TOTAL	$ 100.00

Request made by: Courtney Sm

001 300 155 10000

Contract for musical services

This contract between Robert & Wolfie, herein referred to as "performer" and

Name: Lakeside Plantation herein referred to as "buyer".

Buyer agrees to hire performer on this date, Date of event: Oct. 30, 2022 from the hours of 7pm (start time) and 10 pm (end time) at

Location: _____

_____

Performers will be set up one half hour before start time unless otherwise specified. Performers are entitled to two, 20 minute breaks per three hours of performance.

Buyer agrees to pay performer the sum of $ 300.00, with a $100.00 non-refundable deposit due at the signing of the contract to hold the date, with the balance to be paid at time of performance.

Overtime fees are $ 100.00 per hour. Please make cash or check payable to Mark Wolf.

Performers will provide all music equipment, backup equipment, break music, power strips, etc. for on stage electric, and stage lighting if needed.

Buyer or venue must provide adequate power to stage or playing area, adequate shelter from weather and direct sunlight, stage or risers if necessary. Stage dimensions, approximately 20 ft. wide by 10 ft. deep.

If applicable: green room or changing area and meals for the band.

Buyer must specify any special requests, example: special songs, attire, special set times or set up times, announcements. Themes, (Valentines, Halloween, birthday, etc.)

Special requests

_____

_____

_____

Additional terms

Both parties acknowledge and agree that cancellation of this contract must be addressed within 60 days after the signing date. After 60 days neither party may cancel this agreement. If buyer cancels for any reason, they agree to pay performer one half (1/2) of agreed upon amount.

This contract allows no changes or modifications unless it is in writing and agreed upon and signed by all parties involved.

Both parties have read and understand and agree to these terms and the signing of this contract binds and benefits both parties and any successors and assigns.

PERFORMER	BUYER
Signature Mark R Wolf	Signature [signature]
Date: May 30, 2022	Date: 6/9/22

Contact info: Please print

Name Mark R. Wolf	Name Courtney Sears
Phone 717-891-2347	Phone 941-423-5500
Email wbtfinfl@gmail.com	Email lifestyle@lakeside plantationcdd.com
Address 501 Scarlett Ave. North Port, FL 34289	Address 2700 Plantation Blvd North Port, FL 34289

This contract including any attachments is the entire agreement between all involved parties and is governed by the contract guideline laws of the State of Florida

SOLITUDE
LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00809810
Invoice Date: 05/01/22

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth			05/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 05/01/22 - 05/31/22 Lake & Pond Management Services		966.00	966.00

05/22

320538 460

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	**966.00**
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	966.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

SOLITUDE
LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00828518
Invoice Date: 06/01/22

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth			06/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 06/01/22 - 06/30/22 Lake & Pond Management Services		966.00	966.00

320 538 4160

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	**966.00**
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	**966.00**

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

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

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

RECEIVED
BY:

05/11/22

Acct#: **297693**	Date: **05/11/22**
	Ad Date: **05/19/22**
	Class: **3138**
LAUREN VANDERVEER	Ad ID: **3847017**
LAKESIDE PLANTATION CDD	Ad Taker: **MPRESCOTT**
219 EAST LIVINGSTON ST	Sales Person: **200**
ORLANDO, FL 32801	Words: **246**
	Lines: **57**
	Agate Lines: **64**
Telephone: **(407) 841-5524**	Depth: **6.736**
	Inserts: **1**
	Description: **QUALIFYING**

Other Charges:	**$0.00**	Gross:	**$81.51**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**6.736**	Amount Due:	**$81.51**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/19/22	05/19/22	1	$81.51

Ad Note:

Customer Note:

310 513 4800

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Biscayne Plaza, 13640 Tamiami Trail, North Port, Florida 34287; Ph: (941) 423-9540. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakeside Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.
Pubilsh: May 19, 2022
297693 3847017

Relion Solutions

INVOICE

Date: 05/8/2022
INVOICE # 4

From: Relion Solutions LLC.
21378 Glendale Ave.
Port Charlotte, FL. 33952

To: Lakeside Plantation CDD
4648 Eagle Falls Place
Tampa, FL 33619

Salesperson	Job	Payment Terms	Due Date
A. SAMPIERE	LAKESIDE PLANTATION	DUE ON RECIEPT	05/30/2022

Qty	Description	Unit Price	Line Total
88	APRIL 2022 GUARD SERVICE HOURS (1ST – 25TH)	$17.50	$1,540
0	4/20/2022:		0.00
0	END SVC. AGREEMENT, PER REQUEST OF MGMT.		0.00
0	NEW HOURLY RATES:		0.00
0	HOLLIDAY RATE: $30.00		0.00
0	NON-HOLLIDAY RATE: $23.00		0.00

Subtotal	$1,540
Sales Tax	N/A
Total	$1,540

Make all checks payable to Relion Solutions LLC.

Thank you for your business!

Relion Solutions LLC. 21378 Glendale Ave. Port Charlotte, FL. 33952
Phone: 941-883-8063 Email: security@myrelion.com

#48401

04/22

330 538 48401

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

Invoice

June 23, 2022
Project No: 20150050-000
Invoice No: 79

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 June 12, 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	76,926.76	T&M	100 %	76,926.76	74,039.26	2,887.50	0.00
	Totals	76,926.76			76,926.76	74,039.26	2,887.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **2,887.50**

INVOICE TOTAL: **2,887.50**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	5/17/2022	6.00	Hrs @	140.00	840.00
Lake bank inspections. Coordinate onsite with pool equipment drainage contractor.					
Burford, Brent	5/18/2022	5.75	Hrs @	140.00	805.00
Lake bank inspections. Prepare for and attend via phone the Lakeside Plantation CDD Board of Supervisors meeting.					

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD			Invoice	79
Burford, Brent		5/19/2022	3.00	Hrs @	140.00	420.00
Construction observation pool equipment drainage.						
Burford, Brent		5/23/2022	4.00	Hrs @	140.00	560.00
Lake bank erosion inspection.						
Technician 2						
Marino, Brian		5/23/2022	1.00	Hrs @	75.00	75.00
Created Pool Equipment pad ADS Drain Details;						
Marino, Brian		5/24/2022	.50	Hrs @	75.00	37.50
Revised Per comments						
Marino, Brian		5/25/2022	.25	Hrs @	75.00	18.75
Revised Per comments						
Marino, Brian		5/26/2022	.50	Hrs @	75.00	37.50
Revised Per comments						
Marino, Brian		6/3/2022	1.25	Hrs @	75.00	93.75
Setup GIS exhibit for lake repairs						
1. - General Engineering Total			22.25			2,887.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 22, 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. 3066537
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. 3066537
12323-1

3105133 15

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

05/03/22	S. Sandy	0.20	57.00	Confer with Lansford regarding memorial policy
05/03/22	D. Wilbourn	0.30	43.50	Prepare resolution adopting amended amenity rules
05/05/22	S. Sandy	0.40	114.00	Prepare notice of rule development and rule making; confer with Ferguson regarding same
05/05/22	D. Wilbourn	0.80	116.00	Prepare notices of rule development and rule making
05/09/22	S. Sandy	0.30	85.50	Attend agenda call
05/11/22	S. Sandy	0.20	57.00	Confer regarding sidewalk access and repair request
05/18/22	S. Sandy	4.50	1,282.50	Review correspondence regarding sidewalk maintenance; prepare budget resolution; confer with Lansford; prepare for and attend board meeting; conduct follow-up regarding same; review amenity access form; confer with Murphy regarding same

05/18/22	D. Wilbourn	0.30	43.50	Prepare O&M declaring resolution
05/19/22	S. Sandy	0.50	142.50	Prepare Welch agreement; confer with Wilbourn regarding budget documents
05/19/22	D. Wilbourn	1.80	261.00	Prepare budget documents; prepare pickleball court resurfacing agreement; board meeting follow-up
05/20/22	D. Wilbourn	0.30	43.50	Revise swim lessons license agreement
05/23/22	S. Sandy	0.30	85.50	Confer with Lansford regarding access agreement
05/25/22	S. Sandy	1.10	313.50	Conduct research regarding access agreement; confer with Lansford regarding same
05/25/22	D. Wilbourn	1.60	232.00	Prepare temporary access agreement
05/26/22	S. Sandy	0.90	256.50	Prepare access agreement, pickleball court resurfacing agreement, and swimming lesson license agreement; conduct research regarding inquiry from Chichelli regarding signage; review draft minutes
05/27/22	D. Wilbourn	0.40	58.00	Finalize license agreement for swim lessons; finalize pickleball court resurfacing agreement

TOTAL HOURS	13.90	
TOTAL FOR SERVICES RENDERED		$3,191.50
TOTAL CURRENT AMOUNT DUE		$3,191.50
UNPAID INVOICES:		
April 28, 2022	Invoice No. 3039751	1,542.50
TOTAL DUE		$4,734.00

*** CHECK DATES 06/01/2022 - 06/30/2022 *** LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/22	00052	5/19/22	14562170	202205	600	53800	60000			*	12,787.03		
			CAMERA INSTALL										
									ADT COMMERCIAL			12,787.03	000130
6/21/22	00021	5/20/22	4964	202205	600	53800	60000			*	4,425.00		
			SCHEDULING DEPOSIT										
									WELCH TENNIS COURTS, INC.			4,425.00	000131
6/29/22	00049	6/17/22	140192	202206	600	53800	62000			*	1,239.70		
			FENCE PROJECT										
									FLORIDA STATE FENCE			1,239.70	000132

TOTAL FOR BANK C 18,451.73

TOTAL FOR REGISTER 18,451.73

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD
Event: Camera Install
Event Date: 6-20-22

Check Request Date:

CHECK PAYABLE TO:
Name: ADT Commercial
Address: PO Box 49292
City, State, Zip: Wichita KS. 67201
Phone #: 1800 642 2874

Check needed by date: ASAP - Priority

DESCRIPTION	AMOUNT
Completed Camera Install	12,778.03
* Please send check ASAP *	
* Priority if possible *	
TOTAL	$ 12,778.03

as per board approved

Request made by: ~~Alex Murphy~~ Margie Gerstmann Access Control Project

031 400 538 40000

ADT Commercial

Invoice 145621701

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	05/19/2022	06/13/2022		$12,778.03

Welcome to ADT Commercial

Save a stamp!
Pay by phone:
1-800-606-3535

Electronic Funds Transfer or Credit Card:
Please complete information on back of Remit section.

Questions?
Call Toll-Free:
1-800-642-2874
Hearing Impaired:
1-800-395-6137
Email:
customerservice@adt.com

adt.com/commercial

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD			
Job# 281373198			
INSTALL LABOR CCTV (TANGIBLE)	1	$5,673.13	$5,673.13
36-Port Managed Gigabit Switch	1	$874.08	$874.08
5GHz NanoBeam ac Gen2 19dBi US	2	$151.26	$302.52
32 Channel NVR 4K IP H.265 12T	1	$1,660.91	$1,660.91
4Mp Bullet H.265 Ip Camera, w-	10	$155.42	$1,554.20
17 Inch LED 4:3 monitor, VGA B	1	$338.10	$338.10
4 port PoE Switch w 1 uplink p	1	$146.46	$146.46
24/4 CAT5E CM WH 1M BX	2	$0.14	$0.28
4MP Dome H.265 IP Camera, w- A	9	$155.41	$1,398.69
Total Tax			$829.66
Sub Total			**$12,778.03**
INVOICE AMOUNT DUE			**$12,778.03**

We appreciate your business. Please note our new remittance address.

Thank you for choosing ADT Commercial

You will be charged a $25.00 fee for any payment returned.
Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number	145621701
Account Number	70180815
Invoice Date	05/19/2022
Payment Due Date	06/13/2022
Amount Due	**$12,778.03**
Amount Enclosed	$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 810 - 1187
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

0000 01 070180815 00001277803 9 145621701 5

1oz - #10 - 810 - 1187

ADT Commercial

Service Work Order

Job # 281373198

Customer	LAKESIDE PLANTATION COMMUNITY	**Customer#**	70180815
Site	LAKESIDE PLANTATION CDD	**Site#**	183336892
CS#	1001274598		
Address	2800 PLANTATION RD		
	NORTH PORT, FL 34289-		
Site Phone	941 423-5500		
Requested By		**Phone**	
Service Plan	PTSLBR-Covered Parts & Labor		
Warranty Status	Parts and Labor		
System Type	SP00-Speco		
Panel Location			
Job Request Commitment	05/18/2022 80:00-12:00		

SALESAGREEMENTID:891386586 SYSTEMDESIGNID:891012391 VIDEO SURVEILLANCE: AD HOC - ADT PROTECTION PLAN

Comment
Job integration is completed
Created Change Order 1 for Sales Agreement 891322784.
Created Change Order 2 for Sales Agreement 891322784.
Change Order 891386579 has been marked as lost.
Electronic COC Created from form. Tech 189318
Job re-integration is completed
Change Order 2 has been integrated with Sales Agreement 891386586.

System Instructions

Service Company Instructions

Site Instructions

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: Pickleball court resurface

Event Date:

Check Request Date:

CHECK PAYABLE TO:

Name: Welch Tennis Courts

Address: 4501 old US HWY 41 South

City, State, Zip: PO Box 7770

Phone #: 813-641-7787 Sun City FL 33586

Check needed by date: *ASAP*

DESCRIPTION	AMOUNT
Scheduling deposit	4,425.00
TOTAL	$ 4425.00

Request made by: ~~Alex Murphy~~ Margi Gustman

031 000 538 60000

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Invoice 4964

Application: 1
Period: 05/20/2022
Job Number: 220140

Bill to: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Job Location: Lakeside 2 PB Res
2200 Plantation Blvd.
North Port FL 34289

	Scheduled Plus Changes	Previous Complete	Current Complete	Total Complete	Balance Contract
Scheduling Deposit	4,425.00	0.00	4,425.00	4,425.00	0.00
Due on Compleetion	4,425.00	0.00	0.00	0.00	4,425.00
Totals:	**8,850.00**		**4,425.00**	**4,425.00**	**4,425.00**

Sales Tax: 0
Net Due **4,425.00**

Description of Work

COURT RESURFACING: The Contractor shall resurface two (2) all-weather pickleball courts measuring approximately 60 feet by 60 feet.

a. COURT PREPARATION: Contractor shall remove loose dirt, mildew, oil spots and foreign matter from courts.
b. VEGETATION REMOVAL: Remove grass or other vegetation growing on the pad surface, sterilize and patch with acrylic patch binder as necessary.
c. CRACK REPAIR: Patch cracks wider than 1/16 inch with acrylic crack filler (not including expansion joints). All filled cracks will be sanded level with surrounding court surface.
d. PATCHING: All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder. All patches will be sanded level with surrounding court surface.
e. ACRYLIC RESURFACER COURSE: Over the entire court area, apply one (1) coat of Deco Acrylic Resurfacer.
f. ACRYLIC TEXTURE COURSE: Apply two (2) coats of Deco Color MP with silica sand.
g. PLAYING LINES: Accurately locate, mark, and paint two inch wide playing lines.
h. COURT COMPLETION: Paint the existing net posts and re-install the existing nets.

OR per Board of Supervisors MS

Thank you for your business!

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH. THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID FOR IN FULL. THERE WILL BE AN ADDITIONAL 4% PROCESSING FEE FOR ANY INVOICE PAID BY CREDIT CARD.

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event:

~~Event~~ **Date:** 6/29/22

Check Request Date:

CHECK PAYABLE TO:

Name: Florida State Fence

Address: 4330 South 66th st

City, State, Zip: Tampa, FL 33619

Phone #:

Check needed by date: Please MAIL ASAP

DESCRIPTION	AMOUNT
Gate Balance due (Fence project)	1239.70
TOTAL	$ 1239.70

31 400 53800 62000

Request made by: ~~Alex Murphy~~

Margie Gerstmann

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

Invoice

Date	Invoice #
6/17/2022	140192

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

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.

Total	$1,239.70
Payments/Credits	$0.00
Balance Due	$1,239.70

"Fences Make Better Neighbors"!

Balance due of GATE Installation

OK per Margie

Electric Bill Statement
For: Apr 25, 2022 to May 24, 2022 (29 days)
Statement Date: May 24, 2022
Account Number: 57421-67439
Service Address:
2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

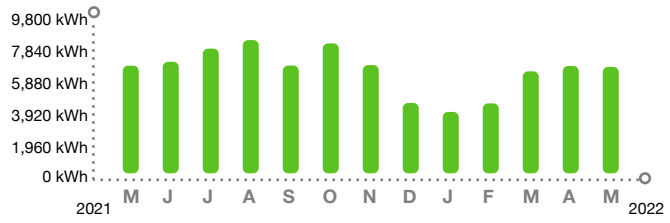
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$1,100.04
TOTAL AMOUNT YOU OWE

Jun 14, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,026.32
Payments received	-1,026.32
Balance before new charges	0.00
Total new charges	1,100.04
Total amount you owe	**$1,100.04**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 15, 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 June 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

57421-67439	$1,100.04	Jun 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,026.32
Payment received - Thank you		–1,026.32
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$186.92	
Fuel: *($0.038060 per kWh)*	$270.61	
Demand: *($11.93 per KW)*	$524.92	
Electric service amount	1,010.62	
Gross rec. tax/Regulatory fee	26.66	
Franchise charge	62.76	
Taxes and charges	89.42	
Total new charges		$1,100.04
Total amount you owe		**$1,100.04**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jun 23, 2022.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	80291		79580		10		7110
Demand KW	4.35				10.00		44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2022	Apr 25, 2022	May 24, 2021
kWh Used	7110	7170	7190
Service days	29	32	31
kWh/day	245	224	231
Amount	$1,100.04	$1,026.32	$926.33

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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: Apr 25, 2022 to May 24, 2022 (29 days)
Statement Date: May 24, 2022
Account Number: 04126-05586
Service Address:
2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

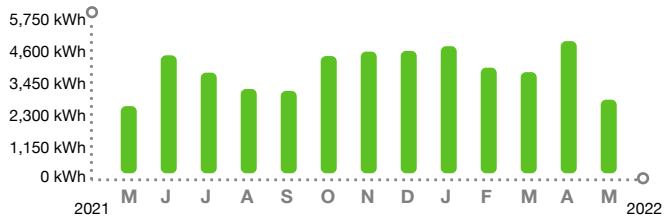
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$367.56
TOTAL AMOUNT YOU OWE

Jun 14, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	649.65
Payments received	-649.65
Balance before new charges	0.00
Total new charges	367.56
Total amount you owe	**$367.56**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 15, 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 June 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

A new minimum base bill of $25, which was approved by the Florida Public Service Commission, goes into effect next month for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below $25.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

04126-05586	$367.56	Jun 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		649.65
Payment received - Thank you		–649.65
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)*	$215.93	
Fuel: *($0.038060 per kWh)*	$109.84	
Electric service amount	337.68	
Gross rec. tax/Regulatory fee	8.91	
Franchise charge	20.97	
Taxes and charges	29.88	
Total new charges		$367.56
Total amount you owe		**$367.56**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jun 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	13921		11035		2886

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2022	Apr 25, 2022	May 24, 2021
kWh Used	2886	5182	2634
Service days	29	32	31
kWh/day	99	161	84
Amount	$367.56	$649.65	$280.66

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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: Apr 25, 2022 to May 24, 2022 (29 days)
Statement Date: May 24, 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

$1,589.01
TOTAL AMOUNT YOU OWE

Jun 14, 2022
NEW CHARGES DUE BY

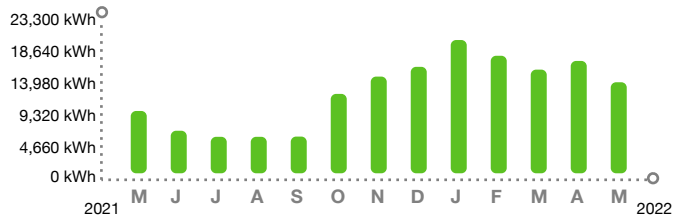
BILL SUMMARY

Amount of your last bill	1,852.23
Payments received	-1,852.23
Balance before new charges	0.00
Total new charges	1,589.01
Total amount you owe	**$1,589.01**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 15, 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 June 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

84595-15071	$1,589.01	Jun 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,852.23
Payment received - Thank you		–1,852.23
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$380.20	
Fuel: *($0.038060 per kWh)*	$550.42	
Demand: *($11.93 per KW)*	$501.06	
Electric service amount	1,459.85	
Gross rec. tax/Regulatory fee	38.51	
Franchise charge	90.65	
Taxes and charges	129.16	
Total new charges		$1,589.01
Total amount you owe		**$1,589.01**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jun 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	20862		06400		14462
Demand KW	41.89				42

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2022	Apr 25, 2022	May 24, 2021
kWh Used	14462	17849	9899
Service days	29	32	31
kWh/day	498	557	319
Amount	$1,589.01	$1,852.23	$944.07

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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.

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	5/26/2022	6/16/2022

Total Current Charges	204.22
Balance Forward	0.00
Total Amount Due	204.22

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015605200000020422 3

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	5/26/2022	6/16/2022

Rate Class: COMMERCIAL
Last payment amount/date: 388.22 5/18/2022

Last Bill Amount	388.22
Payments	-388.22
Adjustments	0.00
Balance Forward	0.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/22	5/19/22	30	54830746	1.000	TGAL	109	102	7
							USAGE FOR		5

Service		Consumption	Charge	Total
WA	Base facility chg		49.18	0.00
WA	Usage block 1	7.00	31.50	0.00
	TOTAL WATER			80.68
SE	Base facility chg		76.78	0.00
SE	Consumption	7.00	46.76	0.00
	TOTAL SEWER			123.54

Total Current Charges	204.22
Balance Forward	0.00
Total Amount Due	204.22

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	5/26/2022	6/16/2022

Total Current Charges	59.36
Balance Forward	0.00
Total Amount Due	59.36

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465800000059369

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	5/26/2022	6/16/2022

Rate Class: COMMERCIAL
Last payment amount/date: 104.03 5/18/2022

Last Bill Amount	104.03
Payments	-104.03
Adjustments	0.00
Balance Forward	0.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/22	5/19/22	30	36607560	1.000	TGAL	1266	1259	7
							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	3.00	20.25	0.00
	TOTAL WATER			59.36

Total Current Charges	59.36
Balance Forward	0.00
Total Amount Due	59.36

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	5/26/2022	6/16/2022

Total Current Charges	491.58
Balance Forward	0.00
Total Amount Due	491.58

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

00004312300015465600000491582

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	5/26/2022	6/16/2022

Rate Class: COMMERCIAL
Last payment amount/date: 877.15 5/18/2022

Last Bill Amount	877.15
Payments	-877.15
Adjustments	0.00
Balance Forward	0.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/22	5/19/22	30	80005382	1.000	TGAL	4954	4896	58
							USAGE FOR		65

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	18.00	170.64	0.00
	TOTAL WATER			491.58

Total Current Charges	491.58
Balance Forward	0.00
Total Amount Due	491.58

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		$321.87
EFT Payment - thank you	May 13	-$321.87
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**

Thanks for paying by Automatic Payment

Your automatic payment on Jun 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.

Your bill explained

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

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	Jun 12, 2022
Please pay	**$321.87**

Electronic payment will be applied Jun 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8535100550624394003218 77

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

Voice Numbers: (941)423-5500, (941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more details

You've saved $194.90 this month with your promotional discount.

Additional information

PO BOX 331608, Attn: Account Services
Nashville, TN 37203-7515
Attn: Account Services
Phone: 1-800-505-4052
Fax: 1-770-805-3475
Email: glcs@ascap.com

Invoice/Statement of Account as of: 06/24/2022
(All Open Transactions)

Hannah Smith
Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

Re: Lakeside Plantation Community Developeme
Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

If You Have Already Made Payment, Please Disregard This Invoice.
In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500821973	06/24/2022	$911.00	$0.00	**$911.00**

CONTRACT RATE
$911.00

Charges per applicable Operating Policy and Rate Schedule "copies available on request".

Residcmty

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	ORIGINAL AMOUNT	CURRENT AMOUNT
100005905465	6/20/2022	-	License Fee	07/01/2022 to 06/30/2023	$911.00	$911.00

Thank you in advance for your timely payment.
Securely manage your account on line at www.ascap.com/mylicense

---------- **TEAR ON THE DOTTED LINE** ----------

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE CHECK PAYABLE TO *"ASCAP".*

Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500821973	$911.00	$

95008219735000091100

Name, Address, Telephone Changes

Licencee:_____

Premise:_____

Street:

City, State, Zip:

Contact

Telephone:

W **06/24/2022**

Residcmty

ASCAP
21678 Network Place
Chicago, IL 60673-1216

ASCAP Account No: **500821973**
Legal Entity: Lakeside Plantation CDD
Premise: Lakeside Plantation Community Developeme
Class: Residcmty

Payment Submitted Successfully

Transaction #: **590178**

$911.00
Bank Acct. No.: XXXX-XXXX-XXXX-5372

Thank you for your payment.

Save As PDF

Welcome Hannah! Log Out

MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

Home | Permits | County Health Departments | FAQ | About Us | ?

View Item(s) in Cart: 0

HOME > SHOPPING CART > READ ONLY SHOPPING CART > PAYMENT CONFIRMATION

You have successfully made this payment.

Before you can print your permit, please return to the Permits page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: T1P35OQ2

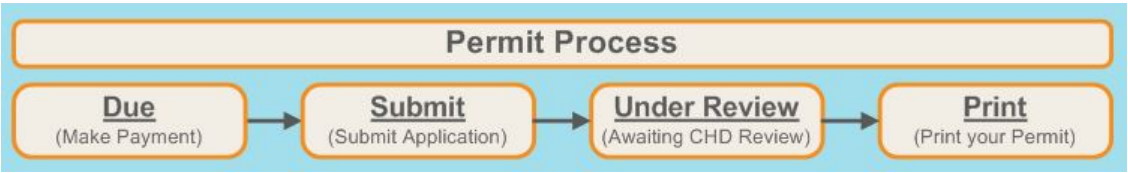
Payment Type: ACH

Payment Date: 6/20/2022 12:43:00 PM

Permit Number	Facility Name	Payment Amount
58-60-01251	Lakeside Plantation Community Pool	400.00
58-60-01252	Lakeside Plantation Community Spa	275.00

Convienence Fee: 0.35

Total Paid: 675.35



Privacy Statement | Disclaimer | Accessibility Information | Email Advisory

© 2016 Florida Department of Health (Version 2.0)

FaceBook | Twitter | YouTube | RSS

Lakeside Plantation
Community Development District

Summary of Invoices

July 1, 2022 to July 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	7/8/22	2799-2808	$	38,084.18
	7/14/22	2809	$	250.00
	7/26/22	2810-2812	$	1,850.48
			$	40,184.66
Capital Reserve Fund	7/8/22	133-134	$	23,266.53
	7/14/22	135	$	9,630.00
			$	32,896.53
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,191.95
		2200 Plantation Blvd - Fountain	$	378.00
		2200 Plantation Blvd - Pool	$	1,580.35
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	170.98
		2200 Plantation Blvd - Fountain	$	94.55
		2200 Plantation Blvd - Pool	$	725.59
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	539.82
			$	4,697.31
			$	**44,881.97**

*** CHECK DATES 07/01/2022 - 07/31/2022 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/08/22	00005	6/13/22	SPE64763	202206	330-53800-48102				*	281.25		
			REPAIR BACKFLOW PREVENTER									
		6/24/22	SPE64445	202205	320-53800-47301				*	94.75		
			BACKFLOW CERTIFICATION									
								ALLIANCE FIRE & SAFETY			376.00	002799
7/08/22	00010	6/30/22	2022-028	202206	320-53800-46500				*	675.00		
			INSTALL SOD ALONG SIDEWAL									
		6/30/22	2022-028	202206	320-53800-46700				*	180.00		
			IRRIGATION INSPECTION									
		7/01/22	2022-030	202207	320-53800-46500				*	7,655.00		
			JULY LANDSCAPE MAINTENANC									
								BLOOMINGS LANDSCAPE & TURF MGMT,INC			8,510.00	002800
7/08/22	00014	6/14/22	894546	202206	330-53800-48101				*	62.47		
			WATER DELIVERY									
								CULLIGAN WATER			62.47	002801
7/08/22	00260	7/01/22	90211	202207	330-53800-51100				*	850.00		
			JULY POOL MAINTENANCE									
								DART POOL SOLUTIONS, INC			850.00	002802
7/08/22	00001	7/01/22	139	202207	310-51300-34000				*	3,282.75		
			MANAGEMENT FEES									
		7/01/22	139	202207	310-51300-35200				*	66.67		
			WEBSITE MANAGEMENT									
		7/01/22	139	202207	310-51300-35100				*	104.17		
			INFORMATION TECHNOLOGY									
		7/01/22	139	202207	310-51300-31300				*	83.33		
			DISSEMINATION AGENT									
		7/01/22	139	202207	310-51300-42000				*	26.06		
			POSTAGE									
		7/01/22	139	202207	310-51300-51000				*	.03		
			OFFICE SUPPLIES									
								GOVERNMENTAL MANAGEMENT SERVICES			3,563.01	002803
7/08/22	00105	6/09/22	6079	202206	320-53800-46200				*	150.00		
			SERVICE CALL									
								JOHN'S ELECTRIC MOTORS			150.00	002804
7/08/22	00382	7/02/22	07022022	202207	330-53800-48000				*	43.87		
			REIMB 4TH OF JULY BBQ									
								MARJORIE GERSTMANN			43.87	002805
7/08/22	00041	6/17/22	258272	202206	330-53800-48103				*	570.00		
			FIRE ALARM SERV CALL									
								SECURITY ALARM CORP.			570.00	002806

*** CHECK DATES 07/01/2022 - 07/31/2022 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/08/22	00369	7/01/22	12339673	202207	330-53800-12000				*	22,595.92		
			JULY AMENITY MANAGEMENT									
								WTS INTERNATIONAL, LLC			22,595.92	002807
7/08/22	00052	4/21/22	66519	202204	330-53800-52000				*	74.51		
			HYDROGID FLOAT VALVE									
		6/13/22	33957	202207	330-53800-52000				*	1,288.40		
			2 PALLETS HYDROBLEND									
								WELCH TENNIS COURTS, INC.			1,362.91	002808
7/14/22	00375	8/05/22	08/05/20	202208	300-15500-10000				*	250.00		
			END OF SUMMER DJ FEE									
								VICTOR RIVERA			250.00	002809
7/26/22	00381	7/21/22	07212022	202207	300-15500-10000				*	50.00		
			POOL PARTY DEPOSIT									
		7/21/22	07212022	202207	300-15500-10000				*	50.00		
			HOLLYWOOD DANCE DEPOSIT									
		7/21/22	07212022	202207	300-15500-10000				*	50.00		
			VALENTINES DANCE DEPOSIT									
		7/21/22	07212022	202207	300-15500-10000				*	50.00		
			ST PATRICK DEPOSIT									
								LATE NIGHT ENTERTAINMENT LLC			200.00	002810
7/26/22	00272	7/01/22	PI-A0085	202207	320-53800-46000				*	966.00		
			LAKE & POND MGMT JUL22									
								SOLITUDE LAKE MANAGEMENT LLC			966.00	002811
7/26/22	00369	7/18/22	12342796	202207	330-53800-12000				*	684.48		
			TENNIS									
								WTS INTERNATIONAL, LLC			684.48	002812

TOTAL FOR BANK A 40,184.66

TOTAL FOR REGISTER 40,184.66

Invoice

Alliance Fire & Safety

Date: 6/13/2022
Customer ID: 3941
Invoice No.: SPE64763
Reference: Work Order 86933 / Field Invoice FA85624

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

P.O. Number:

Terms:

Description:

Work Order 86933 Leak Backflow Potable

Item	Description	Quantity	Unit Price	Amount
Labor				
06/13/22	**Repair/Service Backflow Preventer**	0.75	$155.0000	$116.25
		Labor Subtotal:		**$116.25**
Flat Rate				
	SVC-1STHHR First Half Hour	1.00	$155.0000	$155.00
	SVC-FSC Fuel Surcharge	1.00	$10.0000	$10.00
		Flat Rate Subtotal:		**$165.00**
Miscellaneous				
	Scope	1.00	$0.0000	$0.00
	Service requested for potable backflow that is dripping. Tech opened backflow check valves & flushed device to clear any debris. Dripping stopped & tech retested the checks. Backflow no longer dripping. Repair Complete.			
		Miscellaneous Subtotal:		**$0.00**

Additional Notes:

48102

Subtotal:	$281.25
Sales Tax:	$0.00
Payments:	$0.00
Total Due:	**$281.25**

VISA MasterCard

Thank You For Your Business

* CONVENIENCE FEE OF 3.5% IS CHARGED FOR ALL CREDIT CARD PAYMENTS *

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Invoice

Alliance
Fire & Safety

Date: 5/24/2022
Customer ID: 3941
Invoice No.: SPE64445
Reference: Work Order 86255 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

P.O. Number:

Terms:

Description:

Work Order 86255 Backflow Certification

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	BFP-POT Backflow Certification Potable	1.00	$85.0000	$85.00
	INS-AHJRQ1 Required 3rd Party Fees & Processing	1.00	$9.7500	$9.75
	**Backflow certification(s) complete – device(s) Passed.*			
	Front Right of Clubhouse // FEBCO 825YA 1" , SN#189415 METER#54830746			
			Flat Rate Subtotal:	**$94.75**

Additional Notes:

#54000

Subtotal:	$94.75
Sales Tax:	$0.00
Payments:	$0.00
Total Due:	**$94.75**

VISA MasterCard

Thank You For Your Business

* CONVENIENCE FEE OF 3.5% IS CHARGED FOR ALL CREDIT CARD PAYMENTS *
INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
7/1/2022	2022-03026

Bill To:

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

Terms	Due Date
Net 30	7/31/2022

Description	Qty	Amount
Month of July 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 #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

Bloomings
Landscape & Turf Management, Inc.

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
6/30/2022	2022-02871

Bill To:

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

Terms **Due on receipt**

Description	Amount
Service Date: 06/21/2022	
Install sod and topsoil along the sidewalk to the tennis court to clubhouse	
St. Augustine 'Floratam' Sod - Sq ft	450.00
Topsoil - Yard	225.00

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	$675.00
Payments/Credits	$0.00
Balance Due	$675.00

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

#46500

Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date	Invoice #
6/30/2022	2022-02872

Bill To:

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

Terms **Due on receipt**

Description	Amount
June Irrigation Inspection	
Repairs completed during inspection	
MPR Nozzle	6.00
6" Popup	20.00
Rotor	50.00
Swing Joint Fitting	2.00
Swing Pipe/ft.	2.00
1/2" PVC Fitting	1.00
3/4" PVC Fitting	4.50
3/4" Flex Pipe/ft.	4.50
Labor - Technician	55.00
Labor - Helper	35.00

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	$180.00
Payments/Credits	$0.00
Balance Due	$180.00

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

#46700

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

53800-48101

Approved
CS

Invoice #894546

Vendor #

06/14/2022 13:41:03
Driver Route
JARED PARMER 41110

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

Desc	Qty	Unit $	Total
5 GALLON DRINK	8	$7.00	$56.00
DELIVERY CHARG	1	$2.49	$2.49
Subtotal			$58.49
Tax			$0.00
Invoice Total			$58.49
Previous Balance			$1.99
Payments: None			
Net Due			$60.48

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

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
7/1/2022	90211

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	7/31/2022	SB	7/1/2022

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

Thank you for your business!

A finanace 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	

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 139
Invoice Date: 7/1/22
Due Date: 7/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022		3,282.75	3,282.75
Website Administration - July 2022		66.67	66.67
Information Technology - July 2022		104.17	104.17
Dissemination Agent Services - July 2022		83.33	83.33
Office Supplies		0.03	0.03
Postage		26.06	26.06

Total	$3,563.01
Payments/Credits	$0.00
Balance Due	$3,563.01

53800-461200

Approved CS

John's Electric Motors and WaterWorld Pool Supply
3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289

Invoice #	6079
Invoice Date	06-09-22
Balance Due	**$150.00**

Item	Description	Unit Cost	Quantity	Line Total
Labor Service Calls	Service Call Labor	$125.00	1.0	$125.00
Freight	Frieght for shipping of an item	$25.00	1.0	$25.00

Subtotal	**$150.00**
Tax	$0.00
Invoice Total	$150.00
Payments	$0.00
Credits	$0.00
Balance Due	**$150.00**

Signed: M Gerstmann

Date: 6/10/22

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: 4th of July BBQ

Event Date: 7/2/22

Check Request Date:

CHECK PAYABLE TO:

Name: Marjorie Gerstmann

Address: 19444 Edgewater Drive

City, State, Zip: Port Charlotte, FL 33948

Phone #: 570 994 2770

Check needed by date:

DESCRIPTION	AMOUNT
Potato Salad	13.11
Art + Craft Supply	30.76
TOTAL	$ ~~43.87~~ 43.87

Code to # 53800-418000

Request made by: ~~Alex Murphy~~ Marji Gerstmann

approved

x

DOLLAR TREE

Store# 7947
1001 Gateway Ave
North Port FL 34289-0000
(941) 240-3065

DESCRIPTION	QTY	PRICE	TOTAL
ARTIST BRUSHES 5CT	1	1.25	1.25T
SEQUIN CONFETTI 6PK	1	1.25	1.25T
ARTIST BRUSHES 5CT	1	1.25	1.25T
MAGNETIC BUTTONS	1	1.25	1.25T
MAGNETIC BUTTONS	1	1.25	1.25T
LARGE GLUE STICKS	1	1.25	1.25T
MINI HOT MELT GLUE STICKS 20CT	1	1.25	1.25T
ARTIST PAINT BRUSHES 6PK	1	1.25	1.25T
ARTIST BRUSHES 12PCS	1	1.25	1.25T
ARTIST BRUSHES 5CT	1	1.25	1.25T
GLITTER GLUE 10PK	1	1.25	1.25T
RESEAL BAG 4X3IN 20CT	1	1.25	1.25T
RESEAL BAG 4X3IN 20CT	1	1.25	1.25T
MAGNETIC BUTTONS	1	1.25	1.25T
MAGNETIC BUTTONS	1	1.25	1.25T
GOOGLY EYES 125CT	1	1.25	1.25T
CHUNKY BRUSHES 3CT	1	1.25	1.25T
HYBRID POCKET LIGHTER	1	1.25	1.25T
POLYSTYRENE FOAM BEADS WHITE	1	1.25	1.25T
TRAY 3 COMPARTMENT PLASTIC	1	1.25	1.25T
SMALL CRAFT CADDY	1	1.25	1.25T
PAPER PLATE HOLDER 4PK PR	1	1.25	1.25T
PAPER PLATE HOLDER 4PK PR	1	1.25	1.25T

Sub Total	$28.75
SALES TAX	$2.01
Total	$30.76
Mastercard	$30.76
**********7521	Approved
Purchase	Chip

Auth/Trace Number: 00217Y/040323
Chip Card AID: A0000000041010

NOW SHOP ON-LINE AT DOLLARTREE.COM

****
* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *
****

4708 07947 04 041 27184636 7/02/22 11:07
Sales Associate:deyonne

Give us feedback @ survey.walmart.com
Thank you! ID #:7RG8C77T39Z

Walmart

941-625-2399 Mgr:WADE
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 009050 TE# 50 TR# 02614

FG AMI POTA 007874202671 F	4.37 O
FG AMI POTA 007874202671 F	4.37 O
FG AMI POTA 007874202671 F	4.37 O
SUBTOTAL	13.11
TOTAL	13.11
DEBIT TEND	13.11
CHANGE DUE	0.00

PAY FROM PRIMARY
EFT DEBIT
13.11 TOTAL PURCHASE
US DEBIT **** **** **** 5359 I O
REF # 218200732780
NETWORK ID. 0056 APPR CODE 008625
US DEBIT
AID A0000000980840
TC 95171BCF8D778D44
*Pin Verified
TERMINAL # SC010370
07/01/22 19:41:28
ITEMS SOLD 3
TC# 4878 8730 7827 8737 9961

acerca de su visita a Walmart hoy y usted
anar una de las 5 tarjetas de regalo de
de $1000 o una de las 750 tarjetas de

tell us about your visit today and you could win 1 of 5
$1000 Walmart gift cards or 1 of 750 $100 Walmart

Security Alarm Corporation
17776 Toledo Blade Boulevard
Port Charlotte, FL 33948
Tel. (941) 625-9700
Fax. (941) 625-9804
accounting@securityalarmcorp.com

Please call into our office to discuss how to pay your invoice by ACH or Credit Card, also you can now receive your invoice by email for your convenience.

Security Alarm Corporation
Since 1979

Invoice Number	**258272**
Sale Date	6/17/2022
Due Date	6/27/2022
CSID	2564

Lakeside Plantation CDD
Care Of: GMS
219 E Livingston St
Orlando, FL 32801

RECEIVED
BY:

Service Address
Lakeside Plantation-F
2200 Plantation Blvd.
North Port, FL 34286

Description	Qty	Price	Net	Tax	Total
Fire Alarm Service Call - Per Labor Hour	2	$125.00	$250.00	$0.00	$250.00
System Sensor 2-Wire Photoelectric Duct Smoke Detecl	1	$320.00	$320.00	$0.00	$320.00
		TOTALS	**$570.00**	**$0.00**	**$570.00**

For Service Provided As Per Work Order Number 100078
06/07/2022 12:35:51 PM - tbandows:Margie called in and confirm appointment for 6/14 between 8-10am.
06/03/2022 10:09:24 AM - tbandows:Spoke to Margie and she stated she needs a quote
04/13/2022 07:38:40 AM - tbandows:The Duct Detector outisde the mech room is bad and needs to be replaced. This is already order. Once we receive the part we will go out and replace.
04/11/2022 10:42:31 AM - tbandows:spoke to Courtney to reschedule today appointment. She stated they do not get in until 9am.
04/05/2022 03:35:10 PM - tbandows:spoke to Margie and confirm Monday 4/11 appointment.

2022-06-14 09:55:41 Signed by : Margie
2022-06-14 10:05:34 - replaced duct detector which is outside mechanical room with system sensor two wire duct smoke detector was there for about an hour and a half work well after that

#48103

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD

Invoice Number 258272
Bill Payer ID 11765
CSID

Acct. Bal. $570.00 **Amount Remitted** ☐☐☐☐☐.☐☐

Payment Method **Check** ☐ **Check Number** ☐☐☐☐☐☐☐☐ **Date Remitted** ☐☐☐☐☐☐

Charge* ☐ **Card Number** _____ **Billing Zipcode** _____
Name On Card _____ **Exp Date** _____
Card ID _____

Signature _____

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa

Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948 **Inv No. 258272**

WTS INTERNATIONAL

Invoice

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

Invoice Number: 12339673
Date: 07/01/2022
Terms Code: Due on receipt
Due Date: 07/01/2022
PO:

Invoice Description: JUL 2022

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

53800-52000

Estimate

Date	Estimate #
6/13/2022	33957

Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Bill To	Ship To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801	Nathan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Sales Rep	Ship Via	Expires
Shannon Wilder		6/13/2022

Notes

Quantity	Units	Description	Options	Rate	Amount
2.8		HydroBlend in 80# bags. Each pallet is 1.4 tons or 35 bags. 2.8 tons = 2 pallets	Size: 80lb	390.50	1,093.40
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		195.00	195.00

Thank you for your business.

Total $1,288.40

Please note that prices quoted at the time of order are subject to change without notice.

Per Joe
MS

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: End of Summer Party

Event Date: 8-5-22

Check Request Date: ASAP

CHECK PAYABLE TO:

Name: Victor Rivera

Address: 27328 Puno DR

City, State, Zip: Punta Gorda, FL 33983

Phone #:

Check needed by date: ~~*~~ ASAP - need to give to him at party ~~*~~

DESCRIPTION	AMOUNT
End of ~~Year~~ summer DJ Fee	250.00
TOTAL	$ 250 -0

Request made by: ~~Alex Murphy~~

DJ Slick Vic

DJ Services.

End of Summer Party

8-05-22

6 P.M. to 8 P.M.

2 hours @ $125

Total: $250 any additional time will be $50 per ½ hour

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: 9/9/22; 1/14/23; 2/14/23; 3/17/23

Event Date: Pool Party; Dance; Dance; Dance

Check Request Date: 7/21/22

CHECK PAYABLE TO:

Name: Late Night Entertainment LLC

Address: 2800 Plantation Blvd.

City, State, Zip: North Port, FL 34289

Phone #:

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Pool party deposit	50.00
Hollywood dance	50.00
Valentines dance	50.00
St. Patrick dance	50.00
TOTAL	$ 200.00

300 155 10000

- make each line -

Request made by: Courtney Sears

Late Night
Entertainment
Pro Audio,DJ,Karaoke

Rep: Katie Lukasek
Bill To: LakeSide Plantation CDD

Invoice Date: July 6, 2022
Non Refundable Deposit: $50.00
Payment Due on or before 9/9/2022: $300.00

Description of Services:	Price
DJ Services - 3 Hours	$350.00
Location:	
North Port FL, 34289	

Total: $ 350.00
Balance Due: $ 350.00
Tax : Exemption on file

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!

Late Night
Entertainment
Pro Audio, DJ, Karaoke

Rep: Katie Lukasek
Bill To: LakeSide Plantation CDD

Invoice Date: July 6, 2022
Non Refundable Deposit: $50.00
Payment Due on or before 1/14/2023: $300.00

Description of Services:	Price
DJ Services - 3 Hours	$350.00
Location:	
North Port FL, 34289	

Total: $ 350.00
Balance Due: $ 350.00
Tax: Exemption on file

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!

Late Night
Entertainment
Pro Audio, DJ, Karaoke

Rep: Katie Lukasek
Bill To: LakeSide Plantation CDD

Invoice Date: July 6, 2022
Non Refundable Deposit: $50.00
Payment Due on or before 2/14/2023: $300.00

Description of Services:	Price
DJ Services - 3 Hours	$350.00
Location:	
North Port FL, 34289	

Total: $ 350.00
Balance Due: $ 350.00
Tax: Exemption on file

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!

Late Night
Entertainment
Pro Audio, DJ, Karaoke

Rep: Katie Lukasek
Bill To: LakeSide Plantation CDD

Invoice Date: July 6, 2022
Non Refundable Deposit: $50.00
Payment Due on or before 3/17/2023: $300.00

Description of Services:	Price
DJ Services - 3 Hours	$350.00
Location:	
North Port FL, 34289	

Total: $ 350.00
Balance Due: $ 350.00
Tax: Exemption on file

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!

SOLITUDE
LAKE MANAGEMENT

INVOICE

Invoice Number: PI-A00851237
Invoice Date: 07/01/22

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth			07/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 07/01/22 - 07/31/22 Lake & Pond Management Services		966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	**966.00**
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	**966.00**

WTS INTERNATIONAL

Invoice

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

Invoice Number:	12342796
Date:	07/18/2022
Terms Code:	NET10
Due Date:	07/28/2022
PO:	

Invoice Description: JUN 2022 - INCENTIVES

Item	Description	Amount
Contract Incentives - Programming	JUNE 2022 - see attached	$684.48

Subtotal	$684.48
Tax (0%)	$0.00
Invoice Total	$684.48
Total Paid	$0.00
Balance Due	$684.48

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

LAKESIDE PLANTATION CDD

Month: **June 2022**

Pro Tennis Revenue		**$**	**690.00**
Pro Tennis Pay	80%	$	552.00
Payroll Taxes	15%	$	82.80
Total Payroll			$634.80
Net Revenue		$	55.20
Revenue Share to CDD	10%	**$**	**5.52**
AAG Invoice- Due from CDD		**$**	**684.48**

*** CHECK DATES 07/01/2022 - 07/31/2022 *** LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/08/22	00052	7/01/22	14621440	202207	600-53800-60000				*	11,560.28		
			SYSTEM INSTALLATION									
		7/01/22	14621440	202207	600-53800-60000				*	7,281.25		
			SYSTEM INSTALL- LABOR									
								ADT COMMERCIAL			18,841.53	000133
7/08/22	00021	5/20/22	4964 B	202207	600-53800-60000				*	4,425.00		
			PICKLEBALL RESURFACE BAL									
								WELCH TENNIS COURTS, INC.			4,425.00	000134
7/14/22	00052	6/23/22	14609742	202206	600-53800-60000				*	9,630.00		
			SECURITY SYSTEM									
								ADT COMMERCIAL			9,630.00	000135

TOTAL FOR BANK C 32,896.53

TOTAL FOR REGISTER 32,896.53

ADT Commercial

Invoice 146214406

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	7/1/2022	7/26/2022		$11,560.28

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD NORTH PORT, FL 34289			
Job # 281373197			
Services Provided			$11,062.53
Includes: 42 inch BLACK, STEEL, GOOSENEC, 8 PTC OUTPUTS POWER SUPPLY ACC, ACS6100 Large Panel (Accommoda, ARIBA - To flow parts to MMB, HOOD PRTRAIT 45 X 6 X 3, Labor Install Charge, PROFUSION ACCESS CNTL PLENUM 5, Single gang tri-technology rea, Two Reader Expansion Board wit, UNIV BUTTON W PNEUMATIC TIMER			
Sales Tax			$497.75
Sub Total			**$11,560.28**

Save a stamp!
Pay online

or call **1-800-606-3535**

Questions?
Call Toll-Free:
1-855-238-2666

Hearing Impaired:
1-800-395-6137

Email:
comcare@adt.com

www.adt.com/commercial

Thank you for choosing ADT Commercial

Please detach this portion and send with your payment.

ADT Commercial

PO Box 49292 · Wichita, KS 67201

Invoice Number	**146214406**
Account Number	**70180815**
Invoice Date	**7/1/2022**
Payment Due Date	**7/26/2022**
Amount Due	**$11560.28**
Amount Enclosed: $	

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

ADT Commercial

Invoice 146214407

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	7/1/2022	7/26/2022		$7,281.25

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD NORTH PORT, FL 34289			
Job # 281373201			
Services Provided			$7,281.25
Includes: Labor Install Charge			
Sub Total			**$7,281.25**

Save a stamp!
Pay online

or call **1-800-606-3535**

Questions?
Call Toll-Free:
1-855-238-2666

Hearing Impaired:
1-800-395-6137

Email:
comcare@adt.com

www.adt.com/commercial

Thank you for choosing ADT Commercial

Please detach this portion and send with your payment.

ADT Commercial

PO Box 49292 · Wichita, KS 67201

Invoice Number	**146214407**
Account Number	**70180815**
Invoice Date	**7/1/2022**
Payment Due Date	**7/26/2022**
Amount Due	**$7281.25**

Amount Enclosed: $

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

~~**Event:**~~

~~**Event Date:**~~ 6/29/22

Check Request Date:

CHECK PAYABLE TO:

Name: Welch Tennis Courts Inc

Address: 4501 old Highway 41 South

City, State, Zip: Po Box 7770
Sun City FL 33586

Phone #: 813-641-7787

Check needed by date: ~~ASAP~~ 7/8/22

DESCRIPTION	AMOUNT
Balance due Pickleball Court Resurface	4,425.00
TOTAL	$ 4,425.00

Request made by: ~~Alex Murphy~~

Margie Gerstman LCAM

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Invoice 4964

Application: 1
Period: 05/20/2022
Job Number: 220140

Bill to: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Job Location: Lakeside 2 PB Res
2200 Plantation Blvd.
North Port FL 34289

	Scheduled Plus Changes	Previous Complete	Current Complete	Total Complete	Balance Contract
Scheduling Deposit	4,425.00	0.00	4,425.00	4,425.00	0.00
Due on Completion	4,425.00	0.00	0.00	0.00	4,425.00
Totals:	**8,850.00**		**4,425.00**	**4,425.00**	**4,425.00**
			Sales Tax:		0
			Net Due		**4,425.00**

Description of Work

COURT RESURFACING: The Contractor shall resurface two (2) all-weather pickleball courts measuring approximately 60 feet by 60 feet.

a. COURT PREPARATION: Contractor shall remove loose dirt, mildew, oil spots and foreign matter from courts.
b. VEGETATION REMOVAL: Remove grass or other vegetation growing on the pad surface, sterilize and patch with acrylic patch binder as necessary.
c. CRACK REPAIR: Patch cracks wider than 1/16 inch with acrylic crack filler (not including expansion joints). All filled cracks will be sanded level with surrounding court surface.
d. PATCHING: All areas holding 1/8 inch of water for more than one hour after flooding shall be patched using up to five gallons of acrylic patch binder. All patches will be sanded level with surrounding court surface.
e. ACRYLIC RESURFACER COURSE: Over the entire court area, apply one (1) coat of Deco Acrylic Resurfacer.
f. ACRYLIC TEXTURE COURSE: Apply two (2) coats of Deco Color MP with silica sand.
g. PLAYING LINES: Accurately locate, mark, and paint two inch wide playing lines.
h. COURT COMPLETION: Paint the existing net posts and re-install the existing nets.

OK per Board of Supervisors MH

Thank you for your business!

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH. THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID FOR IN FULL. THERE WILL BE AN ADDITIONAL 4% PROCESSING FEE FOR ANY INVOICE PAID BY CREDIT CARD.

ADT Commercial

Invoice 146097423

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	06/23/2022	07/18/2022		$9,630.00

Welcome to ADT Commercial

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD			
Job# 281373200			
Iclass Se Keyfob 2K/2,Prog Icl	2000	$4.50	$9,000.00
Total Tax			$630.00
Sub Total			**$9,630.00**
INVOICE AMOUNT DUE			$9,630.00

Save a stamp!
Pay by phone:
1-800-606-3535

Electronic Funds Transfer or Credit Card:
Please complete information on back of Remit section.

Questions?
Call Toll-Free:
1-800-642-2874
Hearing impaired:
1-800-395-6137
Email:
customerservice@adt.com

adt.com/commercial

Part of security access system OR per manager

We appreciate your business. Please note our new remittance address.

Thank you for choosing ADT Commercial

You will be charged a $25.00 fee for any payment returned.
Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number	146097423
Account Number	70180815
Invoice Date	06/23/2022
Payment Due Date	07/18/2022
Amount Due	**$9,630.00**
Amount Enclosed	$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 381 - 571
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

0000 01 070180815 00000963000 3 146097423 9

1oz - #10 - 381 - 571

Electric Bill Statement
For: May 24, 2022 to Jun 23, 2022 (30 days)
Statement Date: Jun 23, 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

$1,191.95
TOTAL AMOUNT YOU OWE

Jul 14, 2022
NEW CHARGES DUE BY

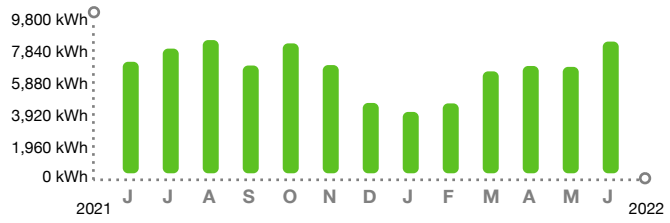
BILL SUMMARY

Amount of your last bill	1,100.04
Payments received	-1,100.04
Additional Activity	–39.45
Balance before new charges	–39.45
Total new charges	1,231.40
Total amount you owe	**$1,191.95**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 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 July 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

57421-67439	$1,191.95	Jul 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill			1,100.04
Payment received - Thank you			–1,100.04
Additional activity			
Deposit Interest			–39.45
Balance before new charges			–$39.45
New Charges			
Rate: GSD-1 GENERAL SERVICE DEMAND			
Base charge:		$28.17	
Non-fuel:	*($0.026290 per kWh)*	$231.36	
Fuel:	*($0.038060 per kWh)*	$334.93	
Demand:	*($11.93 per KW)*	$536.85	
Electric service amount		1,131.31	
Gross rec. tax/Regulatory fee		29.84	
Franchise charge		70.25	
Taxes and charges		100.09	
Total new charges			$1,231.40
Total amount you owe			**$1,191.95**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jul 25, 2022.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	81171		80291		10		8800
Demand KW	4.45				10.00		45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2022	May 24, 2022	Jun 23, 2021
kWh Used	8800	7110	7450
Service days	30	29	30
kWh/day	293	245	248
Amount	$1,231.40	$1,100.04	$1,137.65

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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: May 24, 2022 to Jun 23, 2022 (30 days)
Statement Date: Jun 23, 2022
Account Number: 04126-05586
Service Address:
2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

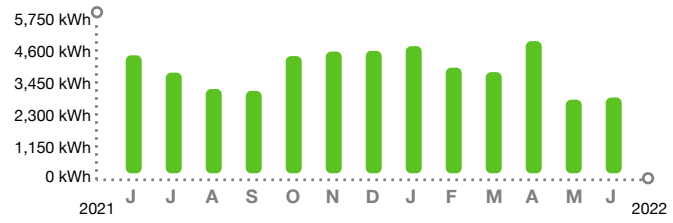
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$378.00
TOTAL AMOUNT YOU OWE

Jul 14, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	367.56
Payments received	-367.56
Balance before new charges	0.00
Total new charges	378.00
Total amount you owe	**$378.00**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 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 July 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

A new minimum base bill of $25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below $25.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

04126-05586	$378.00	Jul 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		367.56
Payment received - Thank you		–367.56
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)*	$222.29	
Fuel: *($0.038060 per kWh)*	$113.08	
Electric service amount	347.28	
Gross rec. tax/Regulatory fee	9.16	
Franchise charge	21.56	
Taxes and charges	30.72	
Total new charges		$378.00
Total amount you owe		**$378.00**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jul 25, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	16892		13921		2971

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2022	May 24, 2022	Jun 23, 2021
kWh Used	2971	2886	4626
Service days	30	29	30
kWh/day	99	99	154
Amount	$378.00	$367.56	$484.16

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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: May 24, 2022 to Jun 23, 2022 (30 days)
Statement Date: Jun 23, 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.

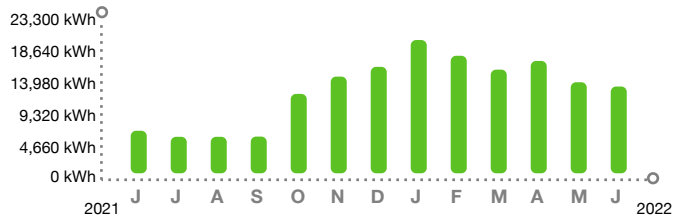
CURRENT BILL

$1,580.35
TOTAL AMOUNT YOU OWE

Jul 14, 2022
NEW CHARGES DUE BY

Have $1,394.20 withdrawn instead of $1,580.35. Enroll in FPL Budget Billing®. **FPL.com/AutoBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,589.01
Payments received	-1,589.01
Balance before new charges	0.00
Total new charges	1,580.35
Total amount you owe	**$1,580.35**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $1,394.20 instead of $1,580.35 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 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 July 04, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

84595-15071	$1,580.35	Jul 14, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,589.01
Payment received - Thank you		–1,589.01
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$362.33	
Fuel: *($0.038060 per kWh)*	$524.54	
Demand: *($11.93 per KW)*	$536.85	
Electric service amount	1,451.89	
Gross rec. tax/Regulatory fee	38.30	
Franchise charge	90.16	
Taxes and charges	128.46	
Total new charges		$1,580.35
Total amount you owe		**$1,580.35**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jul 25, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	34644		20862		13782
Demand KW	45.48				45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2022	May 24, 2022	Jun 23, 2021
kWh Used	13782	14462	6758
Service days	30	29	30
kWh/day	459	498	225
Amount	$1,580.35	$1,589.01	$729.88

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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.

TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 06/21/2022
Account: 211014212750

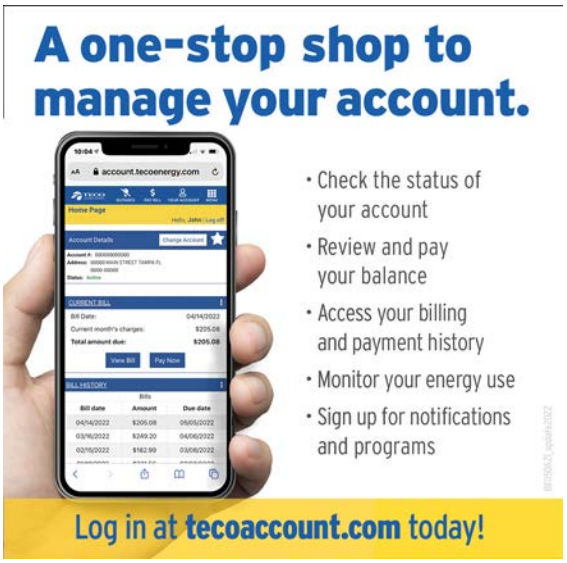
LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	**$16.07**
Total amount due:	**$16.07**
Payment Due By:	**07/12/2022**

Your Account Summary

Previous Amount Due	$16.07
Payment(s) Received Since Last Statement	-$16.07
Current Month's Charges	**$16.07**
Total Amount Due	**$16.07**

DO NOT PAY. Your account will be drafted on 07/12/2022



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO PEOPLES GAS
AN EMERA COMPANY

WAYS TO PAY YOUR BILL
mail phone online pay agent
See reverse side for more information

Account: 211014212750

Current month's charges:	**$16.07**
Total amount due:	**$16.07**
Payment Due By:	**07/12/2022**
Amount Enclosed	**$_____**

603235705615 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/12/2022

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
9145 NARCOOSSEE RD, STE 206
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

Account: **211014212750**
Statement Date: 06/21/2022
Current month's charges due **07/12/2022**

Details of Current Month's Charges – Service from - 05/20/2022 to 06/15/2022

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	06/15/2022	405		405		0 CCF		1.037		1.0000		0.0 Therms	27 Days

Customer Charge	$15.10	
Natural Gas Service Cost	**$15.10**	
Franchise Fee	$0.97	
Total Natural Gas Cost, Local Fees and Taxes		**$16.07**
Total Current Month's Charges		**$16.07**

Peoples Gas Usage History

Therms Per Day (Average)

JUN 2022	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN 2021	0.0

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8535 10 055 0624394	Jun 21, 2022	Jun 25, 2022 to Jul 24, 2022	1 of 4

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		$321.87
EFT Payment - thank you	Jun 13	-$321.87
Balance forward		**$0.00**
Partial charges	Page 3	$21.63
Regular monthly charges	Page 3	$358.10
One-time charges	Page 4	$119.95
Taxes, fees and other charges	Page 4	$40.14
New charges		**$539.82**
Amount due		**$539.82**

Thanks for paying by Automatic Payment

Your automatic payment on Jul 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.

Your bill explained

- We've applied a partial charge of $21.63 as a result of Data, SecurityEdge,, Equipment Fee and Wifi Pro change(s) made to your account on Jun 15.
- Regular monthly charges have increased by $64.95 as a result of service change(s) made to Comcast Business and Equipment & services.
- Your one-time charges are $119.95 due to Install Fee charge(s).
- Taxes, fees & other charges have increased by $11.42 on your account as a result of changes to your services.

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

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

Please write your account number on your check or money order

Account number	**8535 10 055 0624394**
Automatic payment	Jul 12, 2022
Please pay	**$539.82**

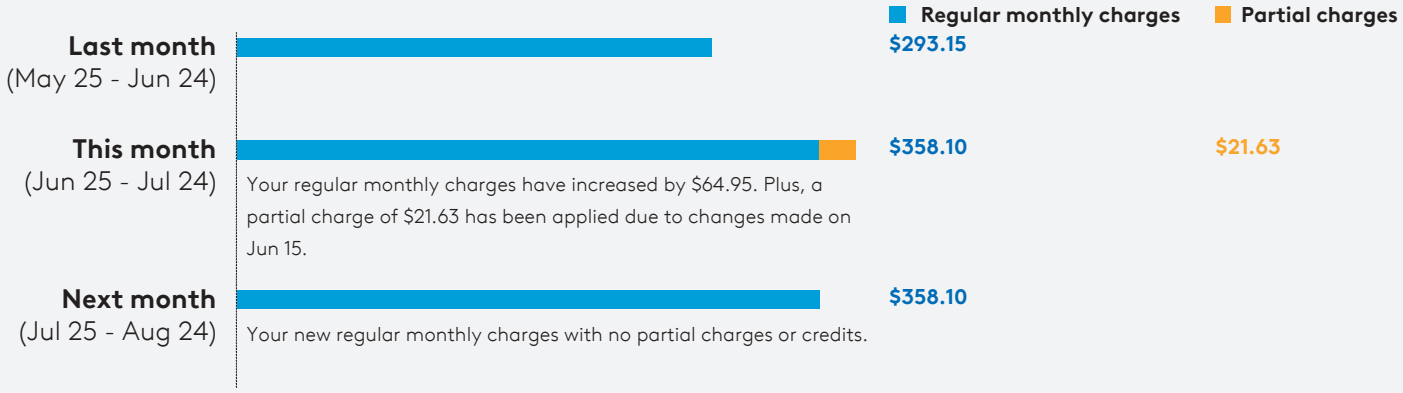
Electronic payment will be applied Jul 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8535100550624394005398 25

Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:



Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

Partial charges $21.63

Services removed	Jun 15 - Jun 24	**-$46.64**
Data, SecurityEdge, and Equipment Fee		
Services added	Jun 15 - Jun 24	**$68.27**
Data, SecurityEdge,, Equipment Fee and Wifi Pro		

Please note: Credits for service you were billed for in advance last month.

Please note: Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

On your last bill you were billed in advance for services between May 25 - Jun 24. We've applied a charge of $21.63 as a result of your change(s) on Jun 15. For more details about the change to your service please go to **business.comcast.com/myaccount.**

Regular monthly charges $358.10

Comcast Business		**$274.90**
Packaged services		**$344.00**
Mobility Voice Line Business Voice. Qty 2 @ $25.00 each	$50.00	
Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	$294.00	
Discounts		**-$129.00**
Bundle Discount	-$129.00	
Comcast Business services		**$59.90**
TV Select Business Video.	$39.95	
Wifi Pro	$14.95	
Voice Mail Service	$5.00	

What's included?

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

TV: Keep your employees informed and customers entertained

Voice Numbers: (941)423-5500, (941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more details

You've saved $129.00 this month with your bundle discount.

Equipment & services			$54.80
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	
Equipment Fee Access Point.		$5.00	

Service fees			$28.40
Voice Ntwrk Investment - Adjustment	Jun 16 - Jul 24	-$1.01	
Directory Listing Management Fee		$3.00	
Voice Network Investment		$4.01	
Broadcast TV Fee		$22.40	

One-time charges $119.95

Installation fees			$119.95
Install Fee	Jun 15	$119.95	

Taxes, fees and other charges $40.14

Other charges			$3.74
Federal Universal Service Fund		$1.99	
Regulatory Cost Recovery		$1.75	

Taxes & government fees			$36.40
Sales Tax		$11.35	
State Communications Services Tax		$12.90	
Local Communications Services Tax		$10.95	
911 Fees		$1.20	

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

TV Update: Effective June 14, 2022, the subscription-only Russian language channels Channel One Russia, RTR Planeta, and Rossiya 24 will no longer be available.

Update to Terms and Conditions: Relevant terms have been added to Article 30 of the Terms and Conditions to include SecurityEdge Extended Coverage. The additional terms can be found at business.comcast.com/terms-conditions-smb.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
July 31, 2022

TABLE OF CONTENTS

1 Balance Sheet

2-3 General Fund Statement

4 Capital Reserve Statement

5 Debt Service Statement Series 1999

6-7 Month by Month- General Fund

8 Long Term Debt Report

9 Assessment Receipts Schedule

Lakeside Plantation
Community Development District
Combined Balance Sheet
July 31, 2022

Governmental Fund Types

	General	***Capital Reserve***	***Debt Service***	***Totals (memorandum only)***
Assets				
Cash:				
Operating Account	$70,883	$78,713	----	$149,597
Debit Card Account	$3,754	----	----	$3,754
Money Market Account	$214,127	----	----	$214,127
Petty Cash	$3	----	----	$3
Investments:				
Reserve	----	----	$76,623	$76,623
Revenue	----	----	$16,527	$16,527
Prepayment	----	----	$0	$0
SBA	$510	$360,951	----	$361,461
Due from General Fund	----	----	$27,746	$27,746
Due from Capital Reserve	$2,626	----	----	$2,626
Due from Other	$111	----	----	$111
Deposits	$517	----	----	$517
Prepaid Expenses	$850	----	----	$850
Total Assets	**$293,381**	**$439,664**	**$120,896**	**$853,941**
Liabilities				
Accounts Payable	$10,148	----	----	$10,148
Accrued Expenses	$337	----	----	$337
Due to Debt Service	$27,746	----	----	$27,746
Due to General Fund	----	$2,626	----	$2,626
Fund Equity				
Net Assets	----	----	----	$0
Fund Balances				
Unassigned	$253,784	----	----	$253,784
Assigned for Capital Reserve Fund	----	$437,038	----	$437,038
Nonspendable- Deposits	$517	----	----	$517
Nonspendable- Prepaid	$850	----	----	$850
Restricted for Capital Projects	----	----	----	$0
Restricted for Debt Service	----	----	$120,896	$120,896
Total Liabilities, Fund Equity, Other	**$293,381**	**$439,664**	**$120,896**	**$853,941**

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

	Adopted Budget	Prorated Budget 7/31/22	Actual 7/31/22	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$751,261	$751,261	$764,544	$13,283
Tennis Club	$20,000	$16,667	$18,209	$1,543
Activities	$10,000	$8,333	$5,384	($2,950)
Clubhouse Rentals	$5,000	$4,167	$1,398	($2,769)
Miscellaneous	$1,500	$1,250	$661	($590)
Interest Earnings	$50	$42	$17	($25)
Total Revenues	**$787,811**	**$781,719**	**$790,212**	**$8,493**
Administrative Expenditures				
Supervisor Fees	$11,000	$9,167	$8,800	$367
District Manager	$39,393	$32,828	$32,828	$0
District Counsel	$25,750	$21,458	$23,355	($1,897)
District Engineer	$14,000	$11,667	$12,951	($1,284)
Disclosure Report	$1,000	$833	$833	$0
Trustee Fees	$4,771	$3,180	$3,180	$0
Audit Fees	$3,350	$2,792	$0	$2,792
Postage, Phone, Faxes, Copies	$1,500	$1,250	$718	$532
General Liability Insurance	$6,689	$6,689	$6,294	$395
Legal Advertising	$2,000	$1,667	$2,142	($476)
Dues, Licenses & Fees	$175	$175	$175	$0
Other Current Charges	$1,900	$1,583	$2,022	($439)
Property Insurance	$10,849	$10,849	$10,207	$642
Information Technology	$1,250	$1,042	$1,042	($0)
Website Administration	$800	$667	$667	$0
Total Administrative	**$124,427**	**$105,846**	**$105,215**	**$631**
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	$2,500	$2,500	$13,800	($11,300)
Common Area Renewal & Maintenance	$5,000	$4,167	$7,644	($3,478)
Street Light/Decorative Light	$5,000	$4,167	$0	$4,167
Landscape Maintenance - Contract	$114,500	$95,417	$76,550	$18,867
Landscape Maintenance - Other	$5,000	$4,167	$3,304	$862
Mulch	$10,740	$10,740	$9,200	$1,540
Irrigation Maintenance	$4,500	$3,750	$5,378	($1,628)
Lake Maintenance	$15,000	$12,500	$9,660	$2,840
Electric Utility Services - Entrance Feature	$9,000	$7,500	$4,866	$2,634
Water Utility Services - Entrance Feature	$1,600	$1,333	$5,259	($3,926)
Repairs & Maintenance - Entrance Feature	$3,000	$2,500	$3,536	($1,036)
Miscellaneous Tools & Equipment	$1,000	$833	$0	$833
Total Field	**$176,840**	**$149,573**	**$139,197**	**$10,376**

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

	Adopted Budget	Prorated Budget 7/31/22	Actual 7/31/22	Variance
Clubhouse				
Personnel Services (Management Contract)	$196,544	$163,787	$214,107	($50,320)
Activities	$20,000	$16,667	$15,151	$1,516
License/Fees	$1,200	$1,000	$2,254	($1,254)
General Supplies	$10,000	$8,333	$6,469	$1,864
Maintenance	$14,000	$11,667	$4,704	$6,962
Office Supplies	$3,500	$2,917	$3,315	($398)
Public Communication	$1,500	$1,250	$0	$1,250
Pest Control	$600	$500	$0	$500
Security	$1,500	$1,250	$1,366	($116)
Security Patrol	$25,000	$20,833	$15,867	$4,966
AED	$500	$417	$249	$168
Telephone & Internet Services	$5,500	$4,583	$3,416	$1,167
Janitorial Supplies	$3,250	$2,708	$962	$1,746
Electric Utility Services - Clubhouse	$14,000	$11,667	$10,506	$1,161
Gas Utility	$250	$208	$161	$48
Garbage Collection	$2,100	$1,750	$1,690	$60
Water Utility Services - Clubhouse	$4,400	$3,667	$2,723	$944
Electric Utility Services - Pool	$16,000	$13,333	$15,441	($2,108)
Pool Cleaning	$10,200	$8,500	$8,957	($457)
Pool Maintenance - Other	$10,000	$8,333	$1,817	$6,516
Tennis Courts - Maintenance	$5,000	$4,167	$3,255	$912
Water Utility Services -Pool	$6,000	$5,000	$6,563	($1,563)
Total Clubhouse	**$351,044**	**$292,537**	**$318,973**	**($26,436)**
Total Revenues	**$787,811**	**$781,719**	**$790,212**	**$8,493**
Total Expenditures	**$652,311**	**$547,956**	**$563,385**	**($15,429)**
Operating Income (Loss)	**$135,500**	**$233,763**	**$226,827**	**($6,936)**
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)**		**$91,327**	
Beginning Fund Balance	**$0**		**$163,823**	
Ending Fund Balance	**($0)**		**$255,151**	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending July 31, 2022

	Adopted Budget	Prorated Budget 7/31/22	Actual 7/31/22	Variance
Revenues				
Transfer In - General Fund	$135,500	$135,500	$135,500	$0
Interest Income	$0	$0	$1,589	$1,589
Total Revenues	**$135,500**	**$135,500**	**$137,089**	**$1,589**
Expenditures				
Property Site Elements	$3,878	$3,878	$70,730	($66,852)
Total Expenditures	**$3,878**	**$3,878**	**$70,730**	**($66,852)**
Excess Revenues/(Expenditures)	**$131,622**		**$66,359**	
Beginning Fund Balance	**$0**		**$370,679**	
Ending Fund Balance	**$131,622**		**$437,038**	

Lakeside Plantation
Community Development District
Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending July 31, 2022

	Adopted Budget	Prorated Budget 7/31/22	Actual 7/31/22	Variance
Revenues				
Special Assessments- Tax Roll	$175,905	$175,905	$177,300	$1,394
Special Assessments- Off Roll	$8,842	$8,842	$8,842	$0
Interest Income	$0	$0	$80	$80
Total Revenues	**$184,748**	**$184,748**	**$186,222**	**$1,474**
Expenditures				
Series 1999				
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)**		**$872**	
Beginning Fund Balance	**$49,212**		**$120,024**	
Ending Fund Balance	**$48,609**		**$120,896**	

Due from General Fund	$	27,746
Reserve	$	76,623
Revenue	$	16,527
Prepayment	$	0
Total	**$**	**120,896**

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$237,688	$365,041	$19,358	$22,814	$5,559	$31,934	$0	$46,838	$35,312	$0	$0	$764,544
Tennis Club	$4,890	$3,540	$1,130	$1,572	$645	$1,075	$1,690	$1,952	$350	$1,366	$0	$0	$18,209
Activities	$541	$1,427	$697	$100	$1,079	$569	$101	$254	$145	$471	$0	$0	$5,384
Clubhouse Rentals	$0	$0	$0	$0	$0	$600	$200	$240	$0	$358	$0	$0	$1,398
Miscellaneous	$210	$0	$49	$0	$15	$5	$21	$91	$140	$130	$0	$0	$661
Interest Earnings	$1	$0	$3	$2	$2	$3	$2	$1	$2	$1	$0	$0	$17
Total Revenues	$5,642	$242,656	$366,919	$21,032	$24,555	$7,811	$33,947	$2,538	$47,475	$37,637	$0	$0	$790,212
Administrative Expenditures													
Supervisor Fees	$1,000	$2,000	$0	$1,000	$1,000	$800	$1,000	$1,000	$1,000	$0	$0	$0	$8,800
District Manager	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$0	$0	$32,828
District Counsel	$4,065	$980	$611	$4,749	$3,758	$0	$3,288	$3,192	$2,714	$0	$0	$0	$23,355
District Engineer	$0	$446	$910	$70	$1,293	$3,813	$2,611	$655	$2,888	$266	$0	$0	$12,951
Disclosure Report	$83	$83	$83	$83	$83	$83	$83	$83	$83	$83	$0	$0	$833
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	$97	$26	$0	$0	$718
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	$388	$50	$885	$0	$0	$2,142
Dues, Licenses & Fees	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Other Current Charges	$51	$44	$475	$454	$134	$127	$157	$332	$81	$167	$0	$0	$2,022
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	$104	$104	$0	$0	$1,042
Website Administration	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$0	$0	$667
Total Administrative	$28,635	$7,117	$5,710	$10,072	$9,773	$8,825	$10,703	$9,132	$10,367	$4,881	$0	$0	$105,215
Field Expenditures													
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	$1,086	$2,854	$339	$368	$366	$738	$1,261	$0	$0	$7,644
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	$7,655	$7,655	$0	$0	$76,550
Landscape Maintenance - Other	$0	$0	$0	$0	$932	$468	$0	$0	$675	$1,230	$0	$0	$3,304
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	$398	$0	$180	$0	$0	$0	$5,378
Lake Maintenance	$966	$966	$966	$966	$966	$966	$966	$966	$966	$966	$0	$0	$9,660
Electric Utility Services - Entrance Feature	$342	$481	$499	$502	$625	$522	$500	$650	$368	$378	$0	$0	$4,866
Water Utility Services - Entrance Feature	$0	$0	$445	$1,641	$1,934	$896	$85	$104	$59	$95	$0	$0	$5,259
Repairs & Maintenance - Entrance Feature	$0	$0	$0	$0	$518	$1,268	$0	$0	$150	$1,600	$0	$0	$3,536
Miscellaneous Tools & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Field	$10,866	$18,302	$10,199	$26,711	$15,484	$13,947	$9,972	$9,740	$10,790	$13,184	$0	$0	$139,197

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Clubhouse													
Personnel Services (Management Contract)	$12,394	$18,294	$22,596	$22,596	$22,596	$22,596	$22,596	$24,562	$22,596	$23,280	$0	$0	$214,107
Activities	$1,763	$1,405	$2,621	$2,654	$1,613	$2,169	$339	$817	$1,211	$558	$0	$0	$15,151
License/Fees	$643	$0	$0	$0	$0	$0	$0	$0	$1,611	$0	$0	$0	$2,254
General Supplies	$705	$450	$1,100	$522	$526	$337	$562	$668	$986	$614	$0	$0	$6,469
Maintenance	$274	$0	$525	$324	$1,277	$208	$0	$358	$504	$1,235	$0	$0	$4,704
Office Supplies	$170	$0	$923	$357	$683	$103	$115	$110	$552	$302	$0	$0	$3,315
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	$150	$0	$0	$0	$1,366
Security Patrol	$1,960	$1,960	$1,680	$2,135	$4,366	$1,960	$1,540	$0	$266	$0	$0	$0	$15,867
AED	$0	$0	$0	$249	$0	$0	$0	$0	$0	$0	$0	$0	$249
Telephone & Internet Services	$316	$316	$316	$321	$321	$322	$322	$322	$322	$540	$0	$0	$3,416
Janitorial Supplies	$220	$94	$98	$180	$0	$0	$29	$0	$97	$244	$0	$0	$962
Electric Utility Services - Clubhouse	$1,013	$1,146	$1,039	$872	$954	$1,007	$1,157	$1,026	$1,100	$1,192	$0	$0	$10,506
Gas Utility	$16	$16	$16	$16	$16	$16	$16	$16	$16	$16	$0	$0	$161
Garbage Collection	$175	$168	$168	$160	$168	$168	$175	$168	$168	$168	$0	$0	$1,690
Water Utility Services - Clubhouse	$177	$675	$171	$260	$148	$359	$171	$388	$204	$171	$0	$0	$2,723
Electric Utility Services - Pool	$604	$1,245	$1,437	$1,475	$2,020	$1,897	$1,742	$1,852	$1,589	$1,580	$0	$0	$15,441
Pool Cleaning	$1,307	$850	$850	$850	$850	$850	$850	$850	$850	$850	$0	$0	$8,957
Pool Maintenance - Other	$62	$0	$0	$0	$0	$314	$18	$647	$633	$143	$0	$0	$1,817
Tennis Courts - Maintenance	$0	$0	$0	$0	$0	$42	$636	$0	$1,288	$1,288	$0	$0	$3,255
Water Utility Services -Pool	$391	$473	$511	$650	$463	$1,088	$894	$877	$492	$726	$0	$0	$6,563
Total Clubhouse	$22,189	$27,670	$34,394	$33,621	$36,149	$33,436	$31,310	$32,662	$34,635	$32,907	$0	$0	$318,973
Total Revenues	$5,642	$242,656	$366,919	$21,032	$24,555	$7,811	$33,947	$2,538	$47,475	$37,637	$0	$0	$790,212
Total Expenditures	$61,691	$53,089	$50,303	$70,404	$61,407	$56,208	$51,985	$51,534	$55,793	$50,972	$0	$0	$563,385
Operating Income/(Loss)	($56,049)	$189,567	$316,617	($49,372)	($36,852)	($48,397)	($18,038)	($48,996)	($8,318)	($13,335)	$0	$0	$226,827
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)	**($56,049)**	**$189,567**	**$181,117**	**($49,372)**	**($36,852)**	**($48,397)**	**($18,038)**	**($48,996)**	**($8,318)**	**($13,335)**	**$0**	**$0**	**$91,327**

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	$ 76,623
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
06/01/22	P/E 4/30/22	$9,231.37	$0.00	$0.00	$0.00	$9,231.37	$7,493.59	$1,737.78	$9,231.37
06/30/22	P/E 6/06/22	$48,468.80	$0.00	$0.00	$0.00	$48,468.80	$39,344.67	$9,124.13	$48,468.80
07/29/22	P/E 6/30/22	$43,501.24	$0.00	$0.00	$0.00	$43,501.24	$35,312.24	$8,189.00	$43,501.24
	TOTAL	$954,645.53	$12,801.66	$0.00	$0.00	$941,843.87	$764,544.20	$177,299.67	$941,843.87

102%	Net Percent Collected

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 A

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT ("**Agreement**") is made and entered into by and between the following parties:

A. Lakeside Plantation Community Development District ("**Client**")
219 E. Livingston Street
Orlando, FL 32801

and

B. Kutak Rock LLP ("**Kutak Rock**")
P.O. Box 10230
Tallahassee, FL 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.

B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client's Board of Supervisors.

III. CLIENT FILES

The files and work product materials ("**Client File**") of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client's expense.

IV. FEES

A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.

B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Michael C. Eckert	$350
Sarah R. Sandy	$285
Associates	$250 - $265
Paralegals	$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond $15/hour.

C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.

D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.

E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("**Trustees**"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT	**KUTAK ROCK LLP**
By:_____	By:_____
Its:_____	Its: _____
Date:_____	Date:_____

ATTACHMENT A

KUTAK ROCK LLP
CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at $0.25 per page (black & white) and $0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

SECTION C

SECTION 1

ARCH AMENITIES GROUP

From the *experts* at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

June 2022

Submitted by:

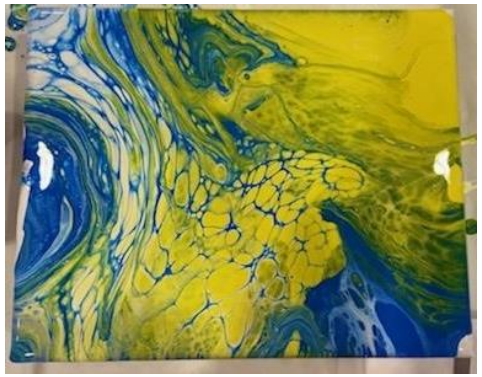
Margie Gerstmann, Lifestyle and Facility Director

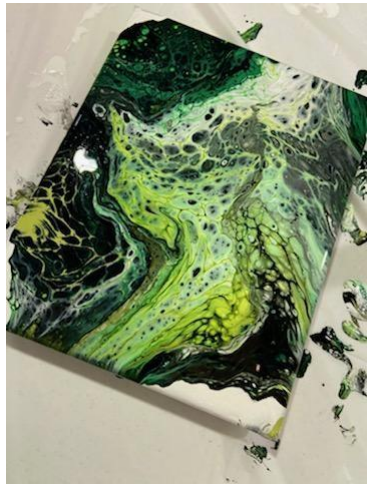
Alex Murphy, Regional Director

Lakeside Plantation CDD

PROGRAMMING

PROGRAM	DATE
Coffee and Donuts	June 3, 2022
Ladies Lunch Bunch	June 14, 2022
Bingo	June 14, 2022
Pool Dance	June 17, 2022
Adult Craft	June 24, 2022





FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
ADT Security and Access install	COMPLETED	Completed by ADT
Pickle Ball Court	COMPLETED	Completed by Welch Tennis
Spa Heater Wiring	COMPLETED	Repaired by Dart
Pool heater bypass plumbing leak	COMPLETED	Repaired by Dart
Irrigation Timer (Plantation and Scarlett)	COMPLETED	Repaired by Blooming's
Fence Install	COMPLETED	Completed by Florida State Fence
Exit fountain	COMPLETED	Johns Pump and Motor installed new motor and Sergeants Electric replaced breakers in exit fountain.

CUSTOMER SERVICE

COMMENT	ACTION TAKEN
Love the access control fob system, hopefully it will help with people from just walking in off the street	N/A
Since when is this place a prison? This is ridiculous why don't we just turn this place into a 55 plus community since everyone is so worried about kids swimming after hours.	Thanked them for their feedback and explained that this is a standard system in most community amenity centers
You think this fob system will help. Haha I climbed the fence to get in here	We let him know there was a doorbell he could have rung. He did come back to apologize.
** We have received both positive and negative feedback on the new access control system	

CURRENT ACTION ITEMS

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Revamp New resident orientation/registration form	Alex/Margie	COMPLETED
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.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
July 4th BBQ	July 2, 2022
Kids Crafts and painting	July 2, 2022
Coffee and donuts	July 5, 2022
Bingo	July 12, 2022
Ice Cream Social	July 15, 2022
Guys night out	July 16, 2022
Ladies Lunch Bunch	July 19, 2022
Adult Create and Sip	July 22, 2022
Tie Dye Fun	July 23, 2022
Wine and Cheese	July 29, 2022

THANK YOU.

ARCH AMENITIES GROUP
From the *experts* at
WTS International, LifeStart
and Meet Hospitality

Lakeside Plantation CDD

ARCH AMENITIES GROUP

From the *experts* at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

July 2022

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

Lakeside Plantation CDD

PROGRAMMING

PROGRAM	DATE
4th of July BBQ	July 2, 2022
Coffee and Donuts	July 5, 2022
Bingo	July 12, 2022
Ice Cream Social	July 15, 2022
Guys night out	July 16, 2022
Ladies Lunch Bunch	July 19, 2022
Create and sip	July 21, 2022
Tie Dye Day	July 23, 2022
Wine and Cheese	July 29, 2022

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Small piece of fence installed near outdoor air conditioner units, by playground	COMPLETED	Completed by Innotech
Flowers along new fencing	COMPLETED	Completed by Blooming's
Obtaining quotes for new A/C unit	In progress	To be included in the September meeting
Obtaining quotes for water and electric to lines moved for outdoor drinking water access	In progress	To be included in the September meeting
Sidewalks	We have approximately 18 areas of sidewalk that need repair throughout the community	We have sprayed the areas to help see them so that they are not trip hazards. We are waiting for a quote from Bradley Ray Concrete Company.

CUSTOMER SERVICE

COMMENT	ACTION TAKEN
Flowers along new fencing looks nice	No action taken but thanked them
Some tennis members want the tennis gates unlocked. They said that it is a safety hazard.	Let them know that the Fire department have keys to all padlocks and doors as well as fobs for gates.
Many residents have complimented us for all the new events and the way things have been running.	No action taken but thanked them.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
End of Summer Party	August 5, 2022
Bingo	August 9, 2022
Wine and Cheese	August 19, 2022
Create and Sip	August 26, 2022

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
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 July meeting.
Collecting registration forms and distributing fobs to all households: Residents– 601 Renters – 31 Tennis membership – 18	All	N/A
Roll out of credit card and online program registration system for clubhouse	Alex/Margie/Courtney	8/31/2022

THANK YOU.

ARCH AMENITIES GROUP
From the *experts* at
WTS International, LifeStart
and Meet Hospitality

Lakeside Plantation CDD

SECTION 2

wts INTERNATIONAL
Incident Report

Use this form to document any accidents, injuries, or violations of policies and procedures. Please follow steps below:

1. Complete Sections 1-3 for ALL incidents.
2. Accidents/Injuries ➔ Complete Section 4.
3. Misconduct/Policy Violation ➔ Complete Section 5.
4. Submit via email to Incidentreports@wtsinternational.com within 24 hours and keep a copy on file on site. If email is not available, call WTS Legal at 301.622.7800 x 124.

NOTE: COPIES OF REPORTS MAY NOT BE GIVEN TO INDIVIDUALS INVOLVED IN THE INCIDENT.

Date: 7-26-22

Facility: LA Reside Plantation

1. PERSONAL INFORMATION OF INDIVIDUAL INVOLVED IN THE INCIDENT

Full Name: Bruzas (Last) Alex (First) S (M.I.)

Address: 3621 NW 25th Terrace (Street Address) (Apartment/Unit #)

Gainesville (City) FL (State) (ZIP Code)

Home Phone: (262) 496-3544 Alternate Phone: ( )

E-mail Address: abruzas98@gmail.com

Status ☐ Resident ☒ Guest ☐ Other

Gender ☒ Male ☐ Female Date of Birth 12/15/98

If Guest, do you have a PCG? ☐ YES ☐ NO ☐ N/A If yes, please attach.

2. INFORMATION OF EMPLOYEE COMPLETING REPORT

Full Name: (Last) (First) (M.I.)

Position:

Primary Phone: ( ) Alternate Phone: ( )

3. WITNESS INFORMATION (Please use additional pages for more information.)

Full Name: Matthew Bruzas (Last) Matthew (First) C (M.I.)

Address: 1211 Jonah Drive (Street Address) (Apartment/Unit #)

North Port, (City) FL (State) 34289 (ZIP Code)

Primary Phone: (262) 960-9390 Alternate Phone: 262) 818-8302

E-mail Address: matthbruzas3@gmail.com

Status ☒ Resident ☐ Guest ☐ Other

wts INTERNATIONAL

Incident Report

4. ACCIDENT/INJURY (Please be specific and use additional pages as necessary.)

Description: alex passed out on Porch

Facility: Lakeside Plantation CDD

Location of Incident: Clubhouse

Action Taken: ice, water, soda(sugar)
Ambulance was called - he did not go to hospital they checked him here

Mood of Injured Party (calm, angry, etc.):

First Aid Provided? ☒ YES ☐ NO Provided By: North Port Ambulance/ Fire department

Description of First Aid Provided:

5. MISCONDUCT/POLICY VIOLATION (Please be specific and use additional pages as necessary.)

Description:

Facility:

Location of Incident:

Action Taken:

Additional Information:

6. ADDITIONAL INDIVIDUALS INVOLVED (Please use additional pages for more information.)

Full Name: *Last* *First* *M.I.*

Address: *Street Address* *Apartment/Unit #*

City *State* *ZIP Code*

Home Phone: ( ) Alternate Phone: ( )

E-mail Address:

Status ☐ Resident ☐ Guest ☐ Other

Gender ☐ Male ☐ Female Date of Birth

WTS INTERNATIONAL
Incident Report

Use this form to document any accidents, injuries, or violations of policies and procedures. Please follow steps below:

1. Complete Sections 1-3 for ALL incidents.
2. Accidents/Injuries → Complete Section 4.
3. Misconduct/Policy Violation → Complete Section 5.
4. Submit via email to Incidentreports@wtsinternational.com within 24 hours and keep a copy on file on site. If email is not available, call WTS Legal at 301.622.7800 x 124.

NOTE: COPIES OF REPORTS MAY NOT BE GIVEN TO INDIVIDUALS INVOLVED IN THE INCIDENT.

Date: 7-28-22

Facility: Lakeside Plantation

1. PERSONAL INFORMATION OF INDIVIDUAL INVOLVED IN THE INCIDENT

Full Name: Shlossberg (Last) Anna (First) (M.I.)

Address: 1539 Scarlett Ave (Street Address) (Apartment/Unit #)

North Port (City) FL (State) 34289 (ZIP Code)

Home Phone: (732) 259-9304 **Alternate Phone:** ( )

E-mail Address: anna.shlossberg@gmail.com

Status ☒ Resident ☐ Guest ☐ Other

Gender ☐ Male ☒ Female **Date of Birth**

If Guest, do you have a PCG? ☐ YES ☐ NO ☐ N/A If yes, please attach.

2. INFORMATION OF EMPLOYEE COMPLETING REPORT

Full Name: Gerstmann (Last) Marjorie (First) (M.I.)

Position: Manger of Amenities

Primary Phone: (570) 994-2770 **Alternate Phone:** (941) 423-5500

3. WITNESS INFORMATION (Please use additional pages for more information.)

Full Name: (Last) (First) (M.I.)

Address: (Street Address) (Apartment/Unit #)

(City) (State) (ZIP Code)

Primary Phone: ( ) **Alternate Phone:** ( )

E-mail Address:

Status ☐ Resident ☐ Guest ☐ Other

wts INTERNATIONAL

Incident Report

7:30 AM

4. ACCIDENT/INJURY (Please be specific and use additional pages as necessary.)

Description: tripped + Fell Playing Pickleball hitting back of head

Facility: LAKeside Plantation CDD

Location of Incident: Pickleball court

Action Taken: Did not want to go to hospital Bob Schmidt drove her home in Golf cart

Mood of Injured Party (calm, angry, etc.):

First Aid Provided? ☒ YES ☐ NO Provided By: (ice) Bob Schmidt (maintenance supervisor)

Description of First Aid Provided: ice 609-997-4238

5. MISCONDUCT/POLICY VIOLATION (Please be specific and use additional pages as necessary.)

Description:

Facility:

Location of Incident:

Action Taken:

Additional Information:

6. ADDITIONAL INDIVIDUALS INVOLVED (Please use additional pages for more information.)

Full Name: *Last* *First* *M.I.*

Address: *Street Address* *Apartment/Unit #*

City *State* *ZIP Code*

Home Phone: ( ) Alternate Phone: ( )

E-mail Address:

Status ☐ Resident ☐ Guest ☐ Other

Gender ☐ Male ☐ Female Date of Birth

wts INTERNATIONAL
Incident Report

Use this form to document any accidents, injuries, or violations of policies and procedures. Please follow steps below:

1. Complete Sections 1-3 for ALL incidents.
2. Accidents/Injuries → Complete Section 4.
3. Misconduct/Policy Violation → Complete Section 5.
4. Submit via email to Incidentreports@wtsinternational.com within 24 hours and keep a copy on file on site. If email is not available, call WTS Legal at 301.622.7800 x 124.

NOTE: COPIES OF REPORTS MAY NOT BE GIVEN TO INDIVIDUALS INVOLVED IN THE INCIDENT.

Date: 8-13-2022

Facility: LAKeside Plantation

1. PERSONAL INFORMATION OF INDIVIDUAL INVOLVED IN THE INCIDENT

Full Name: Siegal (Last) Herb (First) (M.I.)

Address: 1855 Scarlett Ave (Street Address) (Apartment/Unit #)

North Port (City) FL (State) 34286 (ZIP Code)

Home Phone: (914) 649-6126 Alternate Phone: ( )

E-mail Address: herb@herb.com

Status ☒ Resident ☐ Guest ☐ Other

Gender ☒ Male ☐ Female Date of Birth

If Guest, do you have a PCG? ☐ YES ☐ NO ☐ N/A If yes, please attach.

2. INFORMATION OF EMPLOYEE COMPLETING REPORT

Full Name: Ulmer (Last) Heather (First) A (M.I.)

Position: Receptionist

Primary Phone: (941) 286 6409 Alternate Phone: ( )

3. WITNESS INFORMATION (Please use additional pages for more information.)

Full Name: Fitzgerald (Last) Mike (First) (M.I.)

Address: 3205 Santa Barbara DRive (Street Address) (Apartment/Unit #)

Punta Gorda (City) FL (State) 33983 (ZIP Code)

Primary Phone: (941) 661 7557 Alternate Phone: ( )

E-mail Address: michl Fitzgerald@hotmail.com

Status ☐ Resident ☐ Guest ☒ Other Tennis Member

* Dennis Bagwell

wts INTERNATIONAL

Incident Report

4. ACCIDENT/INJURY (Please be specific and use additional pages as necessary.)

Description: Russell Behe hit Herb Siegal with the round part of tennis racket in the middle of his Chest hard enough to knock him down. he landed on his back

Facility:

Location of Incident: Tennis Courts - Lakeside Plantation

Action Taken: Russell left Courts, The team Captain Mike Fitzgerald Let him know he is OFF the team. Herb's leg was bruised + bleeding and his voice was hoar

First Aid Provided? ☐ YES ☒ NO Provided By:

Description of First Aid Provided: Advised victim to go to hospital

5. MISCONDUCT/POLICY VIOLATION (Please be specific and use additional pages as necessary.)

Description: Proper tennis etiquette shall be adhered to at all times. The use of Profanity, yelling or loud/disruptive behavior is prohibited.

Facility: Lakeside Plantation

Location of Incident: Tennis Courts

Action Taken:

Additional Information:

6. ADDITIONAL INDIVIDUALS INVOLVED (Please use additional pages for more information.)

Full Name: Behe (Last) Russell (First) (M.I.)

Address: 1779 Scarlett Ave (Street Address) (Apartment/Unit #)

North Port (City) FL (State) 34286 (ZIP Code)

Home Phone: (410) 375-3612 Alternate Phone: (410) 375-5237

E-mail Address: RussellBehe@yahoo.com

Status ☒ Resident ☐ Guest ☐ Other

Gender ☒ Male ☐ Female Date of Birth

*

SECTION 3

Project List (in order of priority)	Estimated Cost	Notes
AC Unit Replacement	$30,000 -$40,000	see estimates
Move fountain breaker boxes out of pits	$6,186.00	Seargant Electric
New Audio system for great room	TBD	
Conjunction box Blvd. lights-there is a section that is out and has been for many months because a conjunction box needs to be replaced, we have an old quote from Sergent.	$3500 (2021 quote)	
Cardio Equipment		AAG working directly with manufacturers to provide estimates
New tennis lines	$6,900.00	Welch Tennis
PB court full resurface	74,500.00 - $100,000.00	Welch Tennis
Storage shed (activity supplies)	$6,500.00	Tampa shed (only one quote)
Tennis Court Roller	$5,500.00	
Indoor and outdoor furniture recommendations	TBD depending on needs	
Great room remodel-carpet, wallpaper/paint, artwork	TBD depending on needs	

SECTION 4

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
innotechconstructiongroup@gmail.com

Estimate

ADDRESS
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1017
DATE 05/06/2022
EXPIRATION DATE 06/06/2022

PAYMENT TERMS
50/50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Community Center - 15 Ton A/C Replacement	1	28,750.00	28,750.00
	Job Deposit	50% of the Total Cost will be due upon entering the contract before work commences. At job completion, a final invoice will be sent for the remaining 50% Total Due.	0	14,375.00	0.00
	Inclusions	Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00
	Inclusions	Price includes all applicable permitting and application fees. Price Includes a 2 Year Quarterly Service Contract: Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes. The first visit will be scheduled 3 months after the installation date, continuing on a 3-month schedule from that date forward until the 2yr anniversary date of the installation. At that time a final service will be provided, fulfilling the contract. **We reserve the right to shift the calendar date that service is provided to accommodate holidays and weekends. Regardless of how the actual service date falls, the contract will not expire until you have received your 8th and final service.	1	0.00	0.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Inclusions	Warranties Included: 1 Year Warranty on Parts 1 Year Warranty on Labor 5 Year Warranty on the Compressor	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. Replace with a new comparably featured Carrier unit.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C condensing unit; remove and dispose. Replace with a new comparably featured Carrier unit.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring from thermostat; remove and dispose. Replace with a new comparably featured unit and reconnect.	1	0.00	0.00
	Parts, Labor, and Installation	Flush all of the HVAC line sets	1	0.00	0.00
	Parts, Labor, and Installation	Reconnect the pre-existing duct work and wiring to the newly installed A/C handling and condensing units.	1	0.00	0.00
	Parts, Labor, and Installation	Start, program, and run new unit after completed installation; test and charge for proper operations.	1	0.00	0.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL **$28,750.00**

Accepted By

Accepted Date

Conditioned Air®

The Comfort People Since 1962®

www.conditionedair.com

PROPOSAL / CONTRACT

***SUBMITTED TO*:**
LAKESIDE AT PLANTATION CLUBHOUSE
2800 PLANTATION BLVD.
NORTH PORT FL 34289

PROJECT INFORMATION: REPLACEMENT OF 15 TON CARRIER MAIN UNIT
***Attention*:MARGIE**

We propose/contract to furnish material and labor in accordance with the scope and specifications below, for the sum of:

Amount: $ 35,798.00 ***Thirty Five Thousand Seven Hundred Ninety Eight Dollars and No Cents***

This proposal/contract is contingent upon acceptance within 30 days and commencement within 30 days after signature

Scope: REMOVE EXISTING DUAL CIRCUIT AIR HANDLER M/N, 40RM-016, INSTALL NEW AIR HANDLER WITH 10 KW HEATER, INSTALL SECONDARY DRAIN PAN WITH SAFETY FLOAT SWITCH,

TRANSITION TO EXISTING RETURN AND SUPPLY DUCTWORK AND SEAL.

INSTALL NEW TWO STAGE THERMOSTAT

PROVIDE AND SUPERVISE CRANE OPERATION AND REMOVE EXISTING SINGLE CIRCUIT A/C, INSTALL NEW A/C UNIT, TRANSITION EXISTING REFRIGERANT PIPING.

INSTALL HURRICANE RATED FASTNERS AND REUSE EXISTING HIGH VOLTAGE ELECTRICAL DISCONNECT AND WIRING. PROVIDE ADEQUATE FUSE PROTECTION PER MANUFACTURES SPECS.

START AND TEST SYSTEM OPERATION.

***** Notes: CURRENT LEAD TIME FOR SCHEDULING 30 DAYS***

Equipment: TRANE A/C M/N TTA18043CABE001, AIR HANDLER,M/N TWE18043BAAP006 HEATER, M/N,BAYHTRP310A

Thermostats: HONEYWELL T6 PRO

Ducts: TRANSITION TO EXISTING

Piping: TRANSITION TO EXISTING

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any deviation from specifications below involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Salesperson Signature: Mark McCann ***Date:*** 4-22-22

Warranty:
One year on all labor and materials supplied; all other warranties by unit manufacturer.
Warranty does not cover maintenance. Maintenance required to honor unit manufactures warranties

Not included in this proposal/contract unless otherwise noted:
High voltage wiring, smoke detectors, fire dampers, fire suppression, access, walkways, outdoor condenser pads, structural supports, roof work, core drilling, major cutting and patching, performance/payment bonding, asbestos abatement, architectural louvers and motor starters, night / weekend work, duct painting, duct cleaning, equipment concealments, permits, fees and bonds, prior permit issues, prior ductwork issues, prior condensate drain issues and prior refrigerant line issues

Acceptance of Proposal/Contract:
The above specifications, price and conditions are satisfactory and are hereby accepted. You authorize to do work as specified. Upon signature parties agree this proposal will act as the contract between both parties. Payment will be provided as outlined above.

**50% deposit due upon acceptance and 50% upon completion of work.:*

check/card number _____ *check/card date* _____*CVV*_____

check/card amount _____*collected* _____

*job number*_____

Authorized Signature: _____ ***Date:*** ____

Print Name: _____

Our Core Values: Integrity, Respect, Safety, Purposeful Effort & Exceed Expectations

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTI ON RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS :
Construction Industry Licensing Board 2601 Blair Stone Road
Tallahassee, Florida 32399-2215
Phone 850.487.1395

	Conditioned Air (currently our maintenance company)	Innotech Construction Services
Cost for replacement	$35,798.00	$28,750.00
Scope of Services	• Price includes removal dual circuit air handler M/N, 40RM-016. • Install new air handler with 10 kw existing eater, install secondary drain pan with safety float switch. • Includes all applicable permitting and application fees. • Transition to existing return and supply ductwork and seal. • Install new stage thermostat. Provide and supervise crane operation and remove existing single circuit A/C. • Install new A/C unit, transition existing refrigerant piping. • Install hurricane rated fasteners and reuse existing high voltage electrical disconnect and wiring. • Provide adequate fuse protection per manufactures specs. Start and test system operation.	• Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted. Inclusions. • Price includes all applicable permitting and application fees. HVAC Repair and/or Replacement Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. • Replace with a new comparably featured Carrier unit. HVAC Repair and/or Replacement Disconnect wiring and duct work from existing A/C condensing unit, remove and dispose. • Replace with a new comparably featured Carrier unit (see above). HVAC Repair and/or Replacement. • Disconnect wiring from thermostat; remove and dispose. • Replace with a new comparably featured unit and reconnect. Parts, Labor, and Installation • Flush all the HVAC line sets. Parts, Labor, and Installation Reconnect the pre-existing duct work and wiring to the newly installed A/C handling and condensing units. parts, labor, and installation • Start, program, and run new unit after completed installation, test, and charge for proper operations.

Unit to be installed	Trane A/C M/N TTA18043CABE001 15 ton	Comfort Maker by Carrier 15 ton
Warranty	1-year parts and labor and 5-year compressor	1-year parts and labor, 5-year compressor and a 2 Year Quarterly Service Contract: Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes. The first visit will be scheduled 3 months after the installation date, continuing a 3- month schedule from that date forward until the 2yr anniversary date of the installation.
Notes	Current lead time for scheduling 30 days. Estimate valid for 30 days from date of estimate	50% deposit required. Escalation clause: we reserve the right to increase the cost of materials if the material cost escalates between the time of estimate and the time of material acquisition. Estimate valid for 30 days from date of estimate.
My Notes	Once we are ready to proceed, I will see if pricing has changed since original estimate.	Once we are ready to proceed, I will see if pricing has changed since original estimate.