Lakeside Plantation

Community Development District

Joe Szewczyk, Chairman

Maria Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Nabil Roumy, Assistant Secretary

September 21, 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
September 21, 2022
6:00 p.m.

Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, FL 34289
Zoom Link: https://us06web.zoom.us/j/84101046234
Meeting ID: 841 0104 6234
Passcode: 798640
Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

I. Roll Call

II. Pledge of Allegiance

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

IV. Audience Comment Tracker

V. District Engineer

A. Consideration of New Rate Schedule for FY23

VI. New Business Items

A. Consideration of Suspension of Amenity Privileges – Russell Behe

B. Consideration of Proposal for Sidewalk Repairs (to be provided under separate cover)

C. Consideration of Proposals from LMP

D. Consideration of Palm Removal – Joshua Tree

VII. Business Administration

A. Approval of Minutes of the August 17, 2022 Meeting

B. Approval of Check Registers

1. June 2022

2. July 2022

3. August 2022

C. Balance Sheet and Income Statement

D. Special Assessment Receipts Schedule

E. Consideration of Updated Security Alarm Corporation Agreement

F. Ratification of Landscape Services Agreement with LMP

VIII. General Audience Comments

IX. Staff Reports

A. Attorney

B. District Manager

C. Amenities Manager

1. Monthly Report

2. Proposals for AC Unit

3. Consideration of Treadmill Proposals

X. Other Business

XI. Supervisors Requests

XII. Next Scheduled Board Meeting is October 19, 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 V

SECTION A

JOHNSON ENGINEERING

SINCE 1946

September 6, 2022

Ms. Jordan Lansford, District Manager
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Place
Tampa, FL 33619

Delivered via jlansford@gms-tampa.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Ms. Lansford and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on August 9, 2022. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the next Board Meeting in September for an October 1, 2022, start date. You may want to attach these new rates to your Professional Services Agreement with us for future reference.

After 75 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

Andrew D. Tilton
For the Firm

Attachment
ADT/mfc
20150050-000

JOHNSON ENGINEERING

SINCE 1946

PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
August 9, 2022

Professional	
9	$300
8	$245
7	$225
6	$200
5	$175
4	$160
3	$150
2	$125
1	$115

Technician	
6	$165
5	$140
4	$120
3	$100
2	$80
1	$70

Administrative	
3	$95
2	$85
1	$70

Field Crew	
4-Person	$245
3-Person	$210
2-Person	$165

Field Equipment

Field Equipment on Separate Schedule

Expert Witness	$400
Reimbursable Expenses and Sub-Consultants	Cost + 10%

Construction Engineering and Inspection (CEI Services)	
CEI Services Manager	$185
CEI Senior Project Administrator	$165
CEI Project Administrator	$150
Contract Support Specialist	$125
Senior Inspector	$115
CEI Inspector III	$105
CEI Inspector II	$95
CEI Inspector I	$85
Compliance Specialist	$95
CEI Inspector's Aide	$70

Corporate Headquarters: 2122 Johnson Street, Fort Myers, Florida 33901
Mailing Address: PO Box 1550, Fort Myers, Florida 33902-1550
Phone: (239) 334-0046
www.johnsonengineering.com

SECTION VI

SECTION A

August 19, 2022

Via Overnight Delivery

Russell Behe
1779 Scarlett Avenue
North Port, Florida 34286

Re: Notice of Temporary Suspension of Amenity Facilities Use

Dear Mr. Behe:

I serve as District Manager for the Lakeside Plantation Community Development District (the "**District**"). On behalf of the Board of Supervisors (the "**Board**") of the District, I am writing to advise that your privileges to use the District's Amenity Facilities[1] have been suspended until the next regularly scheduled Board meeting. The next Board meeting will be held on September 21, 2022.

We were advised that on August 13, 2022, you physically assaulted another tennis player while participating in a team activity at the District's tennis courts. The incident was subsequently reported to District staff and the North Port Police Department.

Your actions are in violation of the District's Amenity Rules, including, but not limited to: "General Facility Provisions," Rule 11; "General Lakeside Plantation Amenity Facility Usage Policy"; "Tennis Facility Policies"; and, "Suspension and Termination of Privileges."

Pursuant to the Amenity Rules, at the next Board meeting the Board will be presented with the facts surrounding the incident and decide regarding any further suspension, termination, or reinstatement of your Amenity Facilities privileges. You are entitled to attend this meeting of the Board to be heard as to the incident and your suspension.

The next Board meeting is scheduled for **September 21, 2022, at 6:00 p.m.**, to be held at the **Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289**. **You are hereby notified that your suspension shall be in effect until September 21, 2022, at which time the Board will consider any further suspension, termination, or reinstatement of your Amenity Facilities privileges. You are entitled to attend the meeting to testify as to the incident and suspension**.

[1] As defined in the District's Amenity Facilities Policies, as amended and revised on June 15, 2022 (the "**Amenity Rules**"). All capitalized terms used but otherwise defined herein shall have the meanings subscribed to them in the Amenity Rules. A copy of the Amenity Rules can be found on the District's website: www.lakesideplantationcdd.com

Thank you for your cooperation to this matter. Should you have any questions regarding any of the foregoing, please do not hesitate to contact me at jlansford@gms-tampa.com.

Sincerely,

Jordan Lansford
District Manager

cc: Joe Szewczyk, Chair
Sarah Sandy, District Counsel
Margie Gerstmann, Lifestyle & Amenity Director

SECTION C

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	8/31/2022
Estimate #	79231
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Brazilian pepper clean up at the plant bed in the front entrance of Lakeside Plantation.			
Clean-up	40	50.19	2,007.60
Estimate is only good for 21 days from the date of the estimate.			

TERMS AND CONDITIONS:

TOTAL **$2,007.60**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property

OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals, Inc.℠

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79368
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controllers # 1, 2, 3 and 4.

DESCRIPTION	QTY	COST	TOTAL
Install / Replace Hunter Solar Sync ET/Rain/Freeze Sensor Wireless Install Hunter Solar sync sensors for 4 controllers.	4	262.00	1,048.00

TOTAL **$1,048.00**

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals Inc.℠

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79369
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - entrance

DESCRIPTION	QTY	COST	TOTAL
Repair drip irrigation leak	2	5.00	10.00
Replace spray nozzle	21	5.00	105.00
Replace Hunter MP rotator nozzle	8	13.00	104.00
Replace 6 inch spray head	11	24.00	264.00
Raise / straighten heads	1	4.00	4.00
Relocate head	2	29.00	58.00
Replace rotor	1	38.00	38.00
Initial irrigation inspection repairs needed: Repair 2 drip irrigation leaks. Replace 11 leaking or broken 6 inch spray heads. Replace 1 broken or leaking rotor. Reeplace 21 clogged or damaged fixed spray nozzles. Replace 8 clogged or damaged Hunter MP rotator nozzles. Raise or straighten 1 head. Relocate 2 heads for proper coverage. NOTE: A seperate proposal will be submitted for: Zone 4 - leaking valve Zone 5 - valve failing to open or close Zone 8 - valve not working			

TERMS AND CONDITIONS:

TOTAL	$583.00

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals, Inc.

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79370
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - zones 4, 5 and 8.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve	3	445.00	1,335.00
Replace 14 x 19 x 12 inch valve box w/green lid	1	85.00	85.00
Replace 3 faulty 2 inch irrigation control valves.			
Replace damaged rectangular valve box.			

TERMS AND CONDITIONS:

TOTAL	$1,420.00

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals Inc.

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79371
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - irrigation pump.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install PS-200 HIT Pump Start Relay 2 HP 24 V Replace faulty pump start relay.	1	135.00	135.00

TOTAL **$135.00**

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals, Inc.℠

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79372
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 1 - entrance

DESCRIPTION	QTY	COST	TOTAL
Install I2C800PL Hunter ICC2 Modular Controller 8 Station Indoor/Outdoor Plastic Wall Mount Cabinet	1	435.00	435.00
Install ICM800 Hunter ICC/ICC2 Expansion Module 8 Station	1	220.00	220.00
Replace / Upgrade irrigation controller.			

TOTAL **$655.00**

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals, Inc.
PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/9/2022
Estimate #	79373
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2.

DESCRIPTION	QTY	COST	TOTAL
Replace spray nozzle	39	5.00	195.00
Replace 6 inch spray head	7	24.00	168.00
Replace Hunter MP Rotator nozzle	5	13.00	65.00
Raise / Straighten head	31	4.00	124.00
Replace rotor	6	38.00	228.00
Repair flex pipe leak	1	11.00	11.00
Initial irrigation inspection repairs needed:			
Replace 7 broken or leaking 6 inch spray heads.			
Replace 6 broken or leaking rotors.			
Replace 39 clogged or damaged fixed spray nozzles.			
Replace 5 Hunter MP Rotator nozzles.			
Raise or straighten 31 heads.			
Repair 1 flex pipe leak.			
NOTES: A seperate proposal will be submitted for:			
Zone 11 - leaking valve			
Zone 14 - valve not working from controller			

TERMS AND CONDITIONS:

TOTAL	$791.00

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals, Inc.

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79374
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2 - zone 11.

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve Replace leaking 2 inch irrigation control valve.	1	445.00	445.00

TOTAL **$445.00**

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

LMP Landscape Maintenance Professionals Inc.℠

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4648 Eagle Falls Pl Tampa, FL 33619

Date	9/9/2022
Estimate #	79375
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2 - zone 14.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair irrigation valve not working from controller. This will be done on a time and materials basis with a not to exceed limit of $ 200.00 and will include minor wire repairs and solenoid if needed. NOTE: This will not include valve replacements. If valve replacement is needed a seperate proposal will be submitted.	1	200.00	200.00

TOTAL **$200.00**

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

SECTION D

LMP Landscape Maintenance Professionals Inc.

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Lakeside Plantation CDD
c/o GMS -Tampa LLC
4648 Eagle Falls Pl
Tampa, FL 33619

Date	9/8/2022
Estimate #	79346
LMP REPRESENTATIVE	
CB	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Flush cut 3 dead palms			
Flush cut	3	1,360.00	4,080.00
Estimate is only good for 21 days from the date of the estimate.			

TERMS AND CONDITIONS:

TOTAL	$4,080.00

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

ESTIMATE #5243

SENT ON:

Sep 07, 2022

RECIPIENT:

Lakeside Plantation

2200 Plantation Boulevard
North Port, Florida 34289

SENDER:

Joshua Tree, INC

2620 Brightside Court
Cape Coral, Florida 33991

Phone: 2398886817
Email: jtoffice@myjoshuatree.com
Website: www.myjoshuatree.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Palm Removals	Remove (3) Dead Palm Trees Grind stumps Haul all material off-site to Horticulture Facility	1	$2,300.00	$2,300.00
2nd picture		1	$0.00	$0.00

Total **$2,300.00**

This quote is valid for the next 30 days, after which values may be subject to change. All debris will be hauled off site & disposed of in a proper facility. All work will be performed to ANSI A300 Standards with an Arborist on site at all times. Joshua Tree, INC is not responsible for damage to underground utilities or irrigation when stump grinding services are preformed.

Signature: _____ **Date:** _____

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, **August 17, 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 *via Zoom*	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy *via Zoom*	District Counsel
Brent Burford *via Zoom*	District Engineer
Margie Gertsmann	WTS Amenity Manager
Alex Murphy	WTS Operations Manager
Landscape Maintenance Professionals Representatieve	
Residents	

The following is a summary of the discussions and actions taken at the August 17, 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. Resident Pat Lavoy requested that the CDD allow use of the nine parking spaces on the north end of the parking lot for overflow parking. Many residents had kids who drive vehicles and this would resolve the parking issues on the swale, which were not getting resolved. There being no further comments, Ms. Lansford closed the public comment period.

FOURTH ORDER OF BUSINESS **Audience Comment Tracker**

There were no comments from the Board on the Audience Comment Tracker.

FIFTH ORDER OF BUSINESS **District Engineer**

Mr. Sabol requested that Mr. Burford look at trees growing onto CDD property and provide an analysis of having solar panels as electric bills would double in future years.

**Mr. Burford left the meeting.*

Ms. Lansford suggested moving the consideration of the landscape bids since it would affect the budget. Mr. Szewczyk agreed.

- **Consideration of Informal Landscape Bids** *(Item 6C)*
  1. **Landscape Maintenance Professionals**
  2. **Brightview**

Ms. Lansford presented bids received from Landscape Maintenance Professionals (LMP), Brightview and Mainscape for landscaping services, which were included in the agenda package. The District was currently paying $91,860 to Bloomings, who submitted their resignation. Their last day was on September 7th. The bids were as followed:

- Brightview - $221,000 for the first year, which was an increase of $129,140 from the current contract.
- LMP - $154,039.66 for the first year, the lowest bid, which was an increase of $62,179 from the current contract.
- Mainscape - $194,999 for the first year, which was an increase of $137,139.37 from the current contract.

Representatives of LMP and Brightview were present to answer questions. Mr. Szewczyk was not happy with the bid amounts, but would highly consider LMP, based on their rate and the District's current financial situation. In his opinion, an increase of $62,000 was better than an increase of $137,000. Ms. Chichelli agreed. Mr. Sabol felt that LMP was a good landscaping company and an increase of $100,000 was a great deal of money. Discussion ensued.

A representative from LMP stated that they maintained the landscaping for the Bobcat Trail CDD and felt that Lakeside Plantation was a good fit for their company. The bid amount of $154,039.66 included mulch and without mulch, the bid amount would be $138,000. LMP worked with GMS in other CDDs, had a good reputation and was in businesses for 25 years. They had three offices. Their office in Sarasota handled properties from Sarasota to Port Charlotte. Mr. Roumy asked if the Arbor Care Program included palm trimming. The representative explained that the palm trimming was one time per year, but was considered a maintenance item and arbor care was for 10-feet to 12-feet high hardwood trees. They also had an online work order system. Ms. Lansford noted if more than one trimming was needed, LMP would submit a proposal.

> Mr. Roumy MOVED to award the landscape maintenance contract to Landscape Maintenance Professionals with a start date of September 7, 2022 and Ms. Chichelli seconded the motion.

Mr. Sabol questioned the termination period for LMP. Ms. Lansford stated that typically, termination was 30 days with cause and 60 days without cause. Bloomings was going to terminate with 30 days' notice, but since it was without cause, they remained for 60 days until September 7th. Ms. Sandy stated that a form of contract was sent out with the RFP, but at the Board's direction, the contract could be revised to include a 30-day termination with cause and 60 days without cause. In response to Mr. Szewczyk's question, the representative from LMP confirmed that they could start on September 7th.

> On VOICE VOTE with all in favor awarding the landscape maintenance contract to Landscape Maintenance Professionals with a start date of September 7, 2022 was approved.

SIXTH ORDER OF BUSINESS New Business Items

A. Public Hearings

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

Ms. Lansford presented Resolution 2022-11 and the most up-to-date Amenity Policies, which include the tennis rates. Mr. Roumy addressed the following:

- Requested on Page 4, splitting tennis guests into resident/renter guests and tennis member guests and having it reflect that the resident/renter guest must be staying at the resident/renter's house for a period of time, but the tennis member can invite a guest to play for a $10 fee.
  - Ms. Sandy would amend the Guest Policy under the tennis section to provide for the Pay-to-Play Policy, stating the limitation on tennis guests does not apply to registered guests staying in a resident/renter's home located within the District for a period of time.
- Referred to the provision on Page 6 under the Guest Policy, "All guests under 15 years of age must be accompanied full-time using the amenity facility by a parent or adult over 18 years old" and asked what happened if a guest was between 15 years of age and 18 years of age or a 17-year-old.
  - Ms. Gertsmann explained that the person accompanying the person under 15 years of age must be 18 years of age. Ms. Sandy clarified that guests 15 years of age or younger must be accompanied by a guest 18 years of age. A 17-year-old would not have to be accompanied.
- On Page 9, Item 16, where it says, "Skateboarding was not allowed on amenity facility property at any," the word, "Time" was omitted.
  - Ms. Sandy would add the word, "Time" as well as update the definition for tennis; however, the provision for non-resident members renting the amenity facilities would remain, due to a non-resident member paying the rate having the same rights as a resident member to rent the facilities.
- Questioned the provision for normal operating hours on Page 11.
  - Ms. Gertsmann confirmed that the normal operating hours were the hours that the building was open. Ms. Benjamin noted that the tennis court hours were 8:00 a.m., but the gates were programmed for 7:00 a.m., when the

pool opened.

- Referred to the provision on Page 12 where no food or beverage was permitted on the wet deck area within 4-feet and requested that food be prohibited on the pool deck as there were tables in the breezeway.
  - Mr. Szewczyk stated that food was permitted on the pool deck as long as it was away from the wet deck area.
- Questioned whether the Guest Policy on Page 15 for guests who frequently play should be monitored or be no more than twice a month for free.
  - Mr. Szewczyk agreed that it should be defined with a number for guests who frequently play. Mr. Roumy requested that a tennis guest become a tennis member if they play more than twice per week.
- Requested that the Tennis Court Facility Policies include the Ball Machine Policy and fees, turning off the light and Reserve My Court limitations. Ms. Sandy would include this change.
- Requested that the 3% increase for the Tennis Membership Rate effective on October 1st be changed to 5%.
  - Mr. Lansford noted that 3% was standard and could be reviewed each year. Ms. Sandy recalled that when the Board adopted the tennis membership rates last fall, the 3% was based off of a chart for each fiscal year that was included with the rates; however, this was the maximum amount that the Board could go up to. Mr. Szewczyk agreed with 3% as the Board had the flexibility to increase it at any time.

Ms. Chichelli requested a provision to respect wildlife. Ms. Sandy would include this change.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Public Hearing on amending the Amenity Facilities Policies and Amenities Rates, Deposits and Fees was opened.

Ms. Lansford opened the public comment period. Residents were asked to state their name and limit their comments to three minutes. Resident Monica Lewis of 1560 Scarlett Avenue questioned why community clubs fall under the Sunshine Law and if the provision on

Page 19 referring to amenity facilities not being used for commercial purposes, pertained to swim and tennis lessons, classes and if there was compensation back to the CDD. Mr. Szewczyk did not believe that community clubs should follow the Sunshine Law since they were not committees. Ms. Sandy agreed as long as they were not official designated CDD clubs, provided information or advised the Board.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Public Hearing on amending the Amenity Facilities Policies and Amenities Rates, Deposits and Fees was closed.

Mr. Roumy addressed the following:

- Requested on Page 17, that pickleball fall under same Guest Policy as the Tennis Policy for playing no more than twice per week and have the same hours as tennis.
  - Mr. Szewczyk agreed, as long as it was for residents only because there were no memberships for pickleball. Mr. Roumy confirmed that it would be for residents and renters. Ms. Sandy must verify whether the advertisement included a tennis guest fee, but if there was a limitation on guests for pickleball, they would not be able to play at a certain point. *Ms. Sandy would include that guests could only play pickleball no more than twice per week.* Mr. Roumy also wanted pickleball to be open at 8:00 a.m. versus 7:00 a.m. due to the noise. Mr. Szewczyk preferred that the pickleball hours be the same as the tennis hours. Ms. Sandy would include the same hours as tennis for pickleball in the policy.

Mr. Szewczyk requested changing the provision under General Facility Reservation Policy to allow reservations to be made for a maximum of six hours, for all facilities listed in the reservation policy and include a fee in additional 30-minute increments. On Page 17, under the Tennis Facility Policies, he requested the following language to the Sports Policies: "Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play." For the Bocce Policies, Mr. Szewczyk requested no bare feet and cover-ups for swimwear. Ms. Chichelli requested that the rental by HOA, limit the number of copies. Mr. Szewczyk

suggested limiting to 25 black and white pages per meeting. Mr. Roumy requested not making copies for individuals unless it was an emergency. Ms. Sandy would include these changes.

> On MOTION by Ms. Chichelli seconded by Mr. Szewczyk with all in favor Resolution 2022-11 Amending the Amenity Facilities Policies & Amenities Rates, Deposits & Fees was adopted.

2. Public Hearing on the Adoption of the Fiscal Year 2023 Budget

- **Presentation of FY 2022-2023 Budget**

Ms. Lansford presented the Fiscal Year 2023 Budget, noting that the overall increase from last year was $88,194, of which $85,905 was due to the new amenity contract with WTS and $2,289 in other fees that increased. She received several questions about the tax certificate funds of $75,000 and explained that these were funds that were already existing and not being assessed. The budget was adopted at $91,860, with the anticipation that Bloomings would not have resigned, which was increased to $155,000, based on the contract from LMP. The Board set aside $134,000 based on the Reserve Study for repairs this year. Since Bloomings resigned, $62,179.66 of the $134,000 would be used for landscaping, leaving $70,000 for the Clubhouse and AC repairs. She reminded the Board that just because funds were set aside for the tax certificates, did not mean that the Board had an obligation to purchase them. According to the Special Assessment Receipt Schedule, the District was 102% collected, which meant that someone purchased tax certificates; however, the county website did not show that tax certificates were purchased and were confirming this.

a. Open the Public Hearing

> On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Public Hearing on the Adoption of the Fiscal Year 2023 Budget was opened.

b. Presentation of FY 2022-2023 Budget

c. Public Comments

Ms. Lansford opened the public comment period. Residents were asked to state their name and limit their comments to three minutes.

- Resident Donna Keller of 2395 Savannah Drive understood that the tax certificate was off the table, but if not, she had strong objection to the District purchasing tax certificates.
- A Resident received an Excel document showing the increase for the CDD assessments, noting that the assessment in 2020 was $700 for the townhomes and was now over $1,000, for a 35% increase and questioned the $88,194 increase. Ms. Lansford would speak to the resident after the meeting.
- Resident Monica Lewis of 1560 Scarlett Avenue thanked Mr. Szewczyk for responding to the following concerns on the budget: There was a $25,000 line item for *Security Patrol*, but according to the March minutes, *Security Patrol* was eliminated; the revenue line item was optimistic; *Sidewalk Repair* was under budgeted at $2,500 when $13,830 was spent through April 30th, with much more sidewalk repairs; *Water Utility Services* should be increased; *Personnel Services (Management Contract)* should be increased for more coverage in the evening and a professional should provide an opinion on the tax certificates and not the attorney.
- Resident Irving Alston of 1762 Scarlett Avenue questioned the beginning fund balance of $28,257, as there was $36,500 in revenue and what could be done to increase revenue.

d. Close the Public Hearing

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Public Hearing on the Adoption of the Fiscal Year 2023 Budget was closed.

The Board requested the following changes:

- Increasing *Road & Sidewalk Repairs & Maintenance* by $12,500 to $15,000
- Decreasing *Landscape Maintenance* – Contract by $15,000 from $170,000 to $155,000
- Decreasing *Telephone & Internet Service* by $500
- Decrease *Pool Maintenance – Other* to $5,000

- Removing *Mulch*
- Removing *Irrigation*
- Removing *Security Patrol*

Based on the changes, Ms. Lansford estimated $60,740 was removed from the budget and $12,500 was added for a difference of $48,020. The Board had two options, leaving the reserve transfer at $71,820 or adding $48,020 to the *Reserve Fund* for capital improvements, for a total amount of $120,060. Mr. Szewczyk wanted to lower the assessment slightly, yet maintaining the reserve as they had an aging facility. Ms. Chichelli questioned the cost to repair the AC. Ms. Lansford stated the replacement of the AC was a capital expense that was estimated to cost $30,000 to $40,000. To answer the resident's question about the amount of the assessment increase, Ms. Lansford stated for the single-family homes, the overall operation and maintenance (O&M) assessment increase was $247.08 or $20 per month, $197.26 or $16.44 per month for the villas and $166.50 or $13.88 per month for the multi-family, for an overall increase of 20%.

At Mr. Szewczyk's request, Ms. Lansford explained that the CDD fee was made up of the debt service, which was a fixed amount to pay back a 30-year bond and O&M, which goes directly to the Board. Of the $1,400 or $1,500, the District only received 40% to 50%, with the remaining to repay the debt service. The debt service could be lowered by refinancing the bond, which would cost $100,000 to $20,000 to go through the process, but interest rates must be low. Ms. Sandy recalled that several underwriters recently looked at refinancing, but with the history of the bonds and having a few delinquent properties, the District would not be able to refinance at this time. Mr. Szewczyk confirmed that the tax certificate purchase was not part of this budget and staff was verifying whether the tax certificates were purchased. Ms. Lansford clarified that the budget anticipated the District purchasing tax certificates, but if this did not occur, the Board could increase the capital transfer and the budget could be amended to decrease revenues.

The meeting was recessed at 7:53 p.m.

The meeting was reconvened at 8:00 p.m.

Mr. Roumy suggested by decreasing *General Supplies* by $500, *Maintenance* by $3,500, *Office Supplies* by $7,000, *Security* by $300, *Security Patrol* by $25,000, *Janitorial Supplies* by $1,500, *Pool Cleaning* by $500 and *Tennis Courts – Maintenance* by $3,500 to realize savings of $35,000. Ms. Lansford noted some of these items were contractual amounts that could not be removed, and if the goal was to reduce the budget, they would need $100,000 to make up the

reserve balance of $134,000 and have a $2 decrease in assessments. Discussion ensued regarding line items to lower in the budget. Ms. Chichelli questioned why $3,000 was budgeted for *Water Utility Services – Entrance Feature* when $6,000 was projected. Mr. Szewczyk believed this was because of the decreased water usage and repairs due to the maintenance contract. Ms. Lansford would verify, but in her opinion, $3,000 was sufficient. Mr. Roumy suggested having the entry fountain on reclaimed water as reclaimed water cost $0.50 per 1,000-gallon usage versus city water, which was $10.50 per 1,000 gallons for a savings of $2,000.

e. Consideration of Resolution 2022-12 Adopting the Budget for Fiscal Year 2022-2023 Budget

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-12 Adopting the Budget for Fiscal Year 2022-2023 Budget as amended was adopted.

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

a. Open the Public Hearing

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Public Hearing on the Imposition of Special Assessments and Certifying an Assessment Roll was opened.

b. Presentation of FY 2022-2023 Assessment Analysis

c. Public Comments

d. Close the Public Hearing

Ms. Lansford opened the public comment period giving the District the right to levy assessments. There being no public comments, Ms. Lansford closed the public comment period.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Public Hearing on the Imposition of Special Assessments and Certifying an Assessment Roll was closed.

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

> On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor Resolution 2022-13 Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2022-2023 was adopted.

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

Ms. Lansford presented Resolution 2022-14 Adopting the Annual Meeting Schedule for Fiscal Year 2023, which was the third Wednesday of each month, with the exception of December and July, due to holidays. Mr. Szewczyk requested that the December and July meetings be included in the meeting notice.

> On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor Resolution 2022-14 Adopting the Annual Meeting Schedule for Fiscal Year 2023, as amended to include the December and July meetings in the meeting notice was approved.

C. Consideration of Informal Landscape Bids

1. Landscape Maintenance Professionals

2. Brightview

This item was discussed.

D. Acceptance of Annual Audit for Fiscal Year 2021

Ms. Lansford presented the Fiscal Year 2021 Audit Report, which was included in the agenda package. There were no findings from the auditor.

> On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Fiscal Year 2021 audit was accepted.

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

Ms. Sandy presented Resolution 2022-15, Designating the Registered Agent and the

Registered Office, which was included in the agenda package. This was more of an administrative item to change Mr. Mike Eckert to Ms. Sandy as the Registered Agent and the new address of their office as the Registered Office.

> On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-15 Designating Michael C. Eckert and his office of Kutak Rock, LLC. as Registered Agent was adopted.

SEVENTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the June 15, 2022 Meeting

Ms. Lansford presented the minutes of the June 15, 2022 meeting, which were provided under separate cover.

B. Approval of Check Register

C. Balance Sheet and Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the June Check Register, which was included in the agenda package, Balance Sheet and Income Statement and Special Assessment Receipts Schedule, showing a 102% increase.

> On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Minutes of the June 15, 2022 Meeting were approved as presented.

Mr. Szewczyk requested that the Check Register for June and July be placed on the September meeting agenda.

EIGHTH ORDER OF BUSINESS General Audience Comments

Ms. Lansford opened the general audience comments period. Resident Mary Martin of 1771 Scarlett Avenue thanked the Board for installing the fob system. Mr. Szewczyk noted that a couple of times, people were standing outside of the gate waiting for it to open and the fob system was only as good as the residents using it properly. Ms. Lansford received a comment from a resident that left, requesting a fob system on the middle gate to retrieve tennis balls that

go over the fence. Mr. Szewczyk suggested that the Board consider it in the future. There being no additional comments, Ms. Lansford closed the general audience comments period.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney – Retention & Fee Agreement

Ms. Sandy prepared a Retention and Fee Agreement with Kutak Rock, LLP., transferring attorney services from Hopping, Green & Sams, as she was now employed by Kutak Rock. The Board approved the transfer last year, but not the Retention and Fee Agreement. The same rates would apply, with the potential for increases in the future.

> On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Retention and Fee Agreement with Kutak Rock, LLP. was approved.

Ms. Sandy would be sending an amenity suspension letter, due to an incident that occurred on the tennis courts, to hold an amenity suspension hearing at the September meeting.

Mr. Roumy did not see the need for a fob system for the middle gate as tennis balls do not go over the fence every time.

B. District Manager – Update on Memorial

Ms. Lansford was working with Bloomings on the memorial and would now work with the new landscaping company. Mr. Roumy questioned why the CDD was involved with the remembrance tree. Mr. Szewczyk recalled that residents were looking for a border when Del Webb expanded and it should be up to the Del Web HOA. There was Board consensus for this matter to be tabled and revisited in the future.

Ms. Lansford announced that the next CDD Board meeting was scheduled for September 21, 2022 at 6:00 p.m.

C. Amenities Manager

1. Monthly Report

Ms. Gertsmann presented the Amenities Manager Report, which was included in the agenda package. They distributed 601 fobs to residents and 31 fobs to vendors. There were some

issues with the fob system at the pool gate, which she was working on with ADT. The flowers were planted, the fence was installed by the playground and the irrigation timer was changed.

Mr. Sabol asked if there were AC proposals. Ms. Gertsmann provided them. The last one was received this morning, but she did not have time to ask any questions and since the AC unit would not be installed until October, she would come back in September with the proposals.

2. Incident Reports

Ms. Gertsmann presented the incident reports, which were included in the agenda package.

3. Project List

Ms. Gertsmann presented the Project List, which was included in the agenda package and asked if the Board wanted to roll new tennis lines as she had a quote for $5,500. Mr. Roumy felt that not all of the tennis lines needed to be replaced and could be handled by maintenance staff. Ms. Gertsmann stated that she was out there every day and the edges were lifting, which could cause a hazard. Mr. Roumy suggested that the tennis courts be rolled with a roller after it rains when the tennis courts were wet to push any nails down. Ms. Gertsmann noted that the District had a roller, but it was very light. There was Board consensus to table this matter until the next meeting to research this matter, but if it became a safety hazard, Mr. Szewczyk wanted Ms. Gertsmann to send him an email.

4. Proposals for AC Unit

This item was discussed.

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Next Scheduled Board Meeting is September 21, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse**

This item was discussed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION B

SECTION 1

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 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	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	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		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	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

****

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www.facebook.com/RossDressforLess

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****

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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	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
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

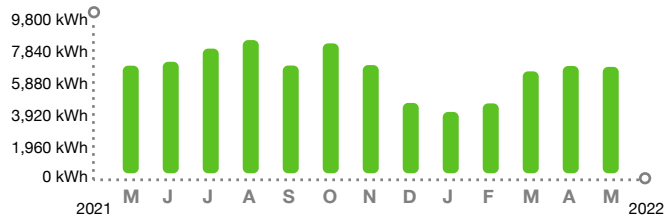
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

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

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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

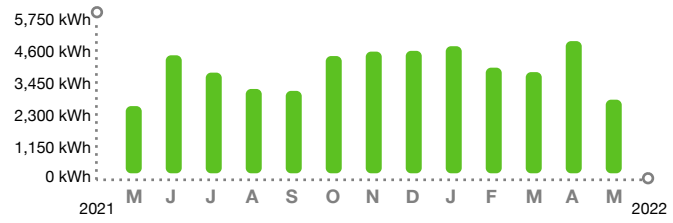
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

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

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- 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

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Learn more ›

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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

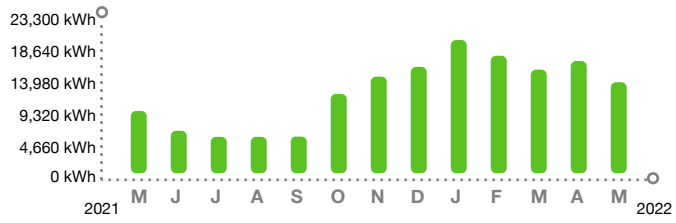
BILL SUMMARY

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

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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 *

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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

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North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	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

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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

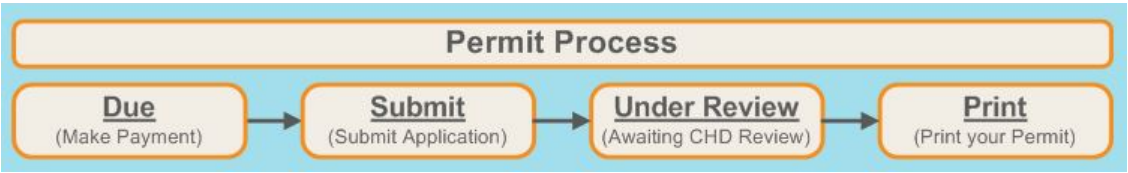
Payment Type: ACH

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



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SECTION 2

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	CHECK #
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

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

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~~ Margi 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: 002177/040323
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 8787 9961

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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

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 Pune 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**

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

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 SYSTEM INSTALLATION	202207	600	53800	60000			*	11,560.28		
		7/01/22	14621440 SYSTEM INSTALL- LABOR	202207	600	53800	60000			*	7,281.25		
									ADT COMMERCIAL			18,841.53	000133
7/08/22	00021	5/20/22	4964 B PICKLEBALL RESURFACE BAL	202207	600	53800	60000			*	4,425.00		
									WELCH TENNIS COURTS, INC.			4,425.00	000134
7/14/22	00052	6/23/22	14609742 SECURITY SYSTEM	202206	600	53800	60000			*	9,630.00		
									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.

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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.

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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.

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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

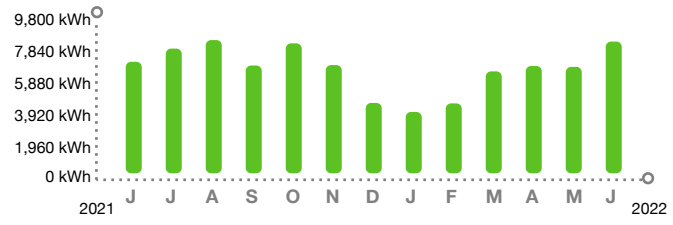
BILL SUMMARY

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

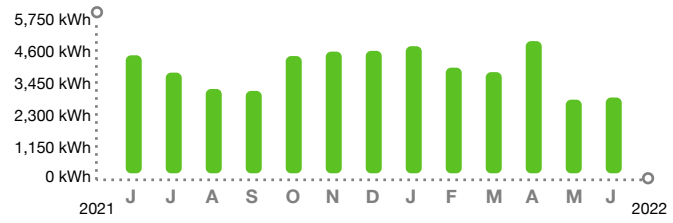
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST, Here's what you owe for this billing period.

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.

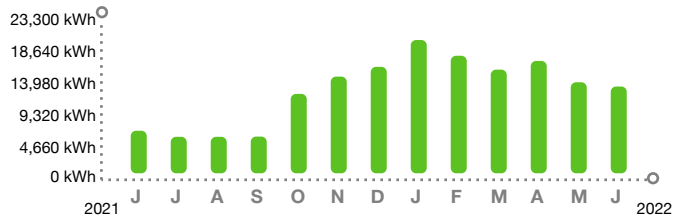
CURRENT BILL

$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

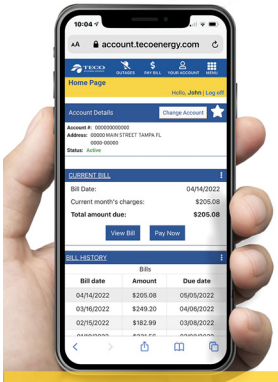
Current month's charges:	**$16.07**
Total amount due:	**$16.07**
Payment Due By:	**07/12/2022**

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

A one-stop shop to manage your account.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **tecoaccount.com** today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Simple changes can add up to big savings

Take our free 2-minute online energy audit

Learn more at PeoplesGas.com/OnlineAudit

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

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	Jul 12, 2022
Please pay	**$539.82**

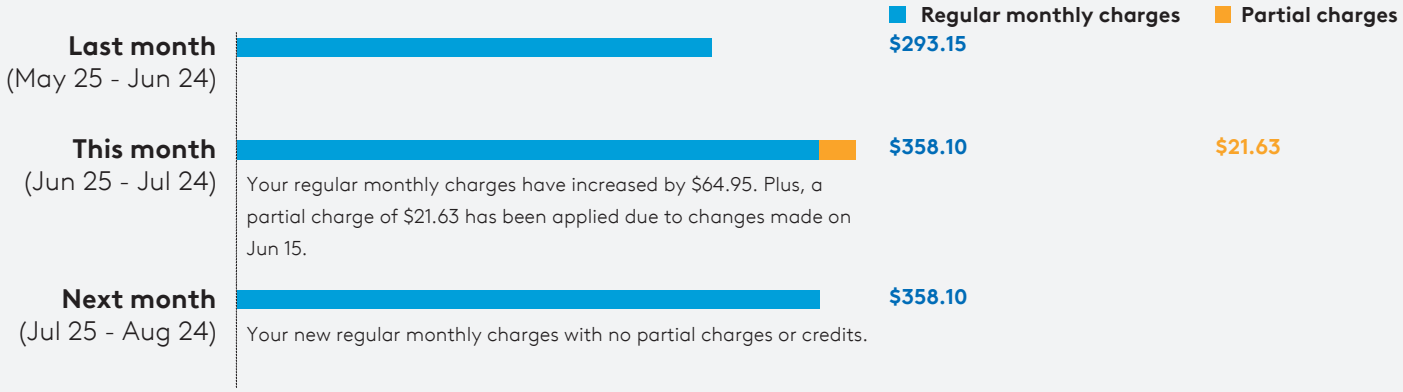
Electronic payment will be applied Jul 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400539825

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 3

Lakeside Plantation
Community Development District

Summary of Invoices

August 1, 2022 to August 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	8/9/22	2813-2827	$	21,961.84
	8/11/22	2828	$	265.68
	8/24/22	2829-2839	$	29,852.06
			$	52,079.58
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,332.37
		2200 Plantation Blvd - Fountain	$	522.36
		2200 Plantation Blvd - Pool	$	1,436.32
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	215.40
		2200 Plantation Blvd - Fountain	$	141.98
		2200 Plantation Blvd - Pool	$	548.47
		2201 Plantation Blvd - Garbage Collection	$	538.77
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	389.44
	ADT	2200 Plantation Blvd - Clubhouse	$	824.88
			$	5,966.06
			$	**58,045.64**

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/09/22	00010	7/14/22	2022-031	202207	320-53800-46500			*	718.50		
			INSTALL PLANTING & MULCH								
		7/28/22	2022-033	202207	320-53800-46500			*	511.20		
			IRRIGATION MAINT								
		8/01/22	2022-034	202208	320-53800-46400			*	7,655.00		
			LANDSCAPE MAINT AUG22								
							BLOOMINGS LANDSCAPE & TURF MGMT,INC			8,884.70	002813
8/09/22	00014	7/15/22	900874	202207	330-53800-48101			*	141.96		
			WATER								
							CULLIGAN WATER			141.96	002814
8/09/22	00260	8/01/22	90238	202208	330-53800-51100			*	850.00		
			POOL MAINT AUG22								
							DART POOL SOLUTIONS, INC			850.00	002815
8/09/22	00104	7/29/22	108358	202207	330-53800-48103			*	1,025.00		
			MAINTENANCE								
							FITNESS LOGIC			1,025.00	002816
8/09/22	00385	7/14/22	309695	202207	330-53800-48200			*	35.19		
			METER								
							GULF BUSINESS SYSTEMS			35.19	002817
8/09/22	00001	8/01/22	140	202208	310-51300-34000			*	3,282.75		
			MANAGEMENT FEES AUG22								
		8/01/22	140	202208	310-51300-35200			*	66.67		
			WEBSITE ADMIN AUG22								
		8/01/22	140	202208	310-51300-35100			*	104.17		
			INFORMATION TECH AUG22								
		8/01/22	140	202208	310-51300-31300			*	83.33		
			DISSEMINATION SVC AUG22								
		8/01/22	140	202208	310-51300-42000			*	110.32		
			POSTAGE								
							GOVERNMENTAL MANAGEMENT SERVICES			3,647.24	002818
8/09/22	00193	7/28/22	80	202207	310-51300-31100			*	266.25		
			ENGINEERING								
							JOHNSON ENGINEERING, INC.			266.25	002819
8/09/22	00371	7/31/22	3083290	202206	310-51300-31500			*	2,714.00		
			ATTORNEY FEES								
							KUTAK ROCK LLP			2,714.00	002820
8/09/22	00384	7/14/22	19963110	202207	330-53800-48200			*	176.86		
			COPIER LEASE								
							MARLIN LEASING CORP			176.86	002821

*** CHECK DATES 08/01/2022 - 08/31/2022 *** 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	CHECK #
8/09/22	00386	7/10/22	2112	202207	320-53800-46200		*	1,600.00		
			CLEANING FOUNTAIN							
						PROFESSIONAL FOUNTAIN SERVICE, LLC			1,600.00	002822
8/09/22	00362	6/03/22	I28139	202206	330-53800-51000		*	105.00		
			SPA HEATER MAINTENANCE							
		7/14/22	I29635	202207	330-53800-51000		*	143.00		
			SPA MAINTENANCE							
						SYMBIONT SERVICES CORP			248.00	002823
8/09/22	00272	8/01/22	PI-A0086	202208	320-53800-46000		*	966.00		
			LAKE/POND MAINT AUG22							
						SOLITUDE LAKE MANAGEMENT LLC			966.00	002824
8/09/22	00298	7/08/22	27895	202207	330-53800-48102		*	579.00		
			INSTALL 230 AMP BREAKER							
						SERGEANT'S ELECTRIC			579.00	002825
8/09/22	00106	7/12/22	3853957	202207	310-51300-48000		*	125.84		
			NOTICE OF PUBLIC HEARING							
		7/18/22	3853956	202207	310-51300-48000		*	701.80		
			LEGAL ADVERTISING							
						SUN NEWSPAPERS			827.64	002826
8/09/22	00052	6/28/22	67459	202206	330-53800-52000		*	1,288.40		
			HYDROBLEND							
		6/28/22	67459	202206	330-53800-52000		V	1,288.40-		
			HYDROBLEND							
						WELCH TENNIS COURTS, INC.			.00	002827
8/11/22	00071	6/08/22	NPPD-202	202206	320-53800-47400		*	265.68		
			SECURITY							
						CITY OF NORTH PORT			265.68	002828
8/24/22	00345	8/08/22	359453	202208	310-51300-32200		*	3,185.00		
			AUDIT FEE FY21							
						BERGER, TOOMBS, ELAM, GAINES&FRANK			3,185.00	002829
8/24/22	00353	8/17/22	BB081720	202208	310-51300-11000		*	200.00		
			BOS MEETING 8/17/22							
						BONNIE J BENJAMIN			200.00	002830
8/24/22	00200	8/17/22	BS081720	202208	310-51300-11000		*	200.00		
			BOS MEETING 8/17/22							
						ALAN SABOL			200.00	002831

*** CHECK DATES 08/01/2022 - 08/31/2022 *** 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	#
8/24/22	00342	8/17/22	BR081720	202208	310	51300	11000			*	200.00		
			BOS MEETING 8/17/22										
									NABIL B ROUMY			200.00	002832
8/24/22	00104	12/02/21	104463	202112	330	53800	48700			*	145.00		
			QUARTERLY MAINT & CLEANIN										
									FITNESS LOGIC			145.00	002833
8/24/22	00056	8/17/22	JS081720	202208	310	51300	11000			*	200.00		
			BOS MEETING 8/17/22										
									JOE SZEWCZYK			200.00	002834
8/24/22	00193	7/28/22	6A	202207	310	51300	31100			*	762.00		
			ENGINEERING FEES										
									JOHNSON ENGINEERING, INC.			762.00	002835
8/24/22	00371	4/28/22	3039751	202203	310	51300	31500			*	1,542.50		
			ATTORNEY FEES										
									KUTAK ROCK LLP			1,542.50	002836
8/24/22	00282	8/17/22	MC081720	202208	310	51300	11000			*	200.00		
			BOS MEETING 8/17/22										
									MARIA J CHICHELLI			200.00	002837
8/24/22	00106	8/09/22	3858125	202208	310	51300	48000			*	363.00		
			LEGAL AD										
		8/11/22	3858104	202208	310	51300	48000			*	80.08		
			NOTICE OF RULE DEVELOPMEN										
									SUN NEWSPAPERS			443.08	002838
8/24/22	00369	7/31/22	12345519	202207	330	53800	12000			*	178.56		
			TENNIS PRO										
		8/01/22	12342615	202208	330	53800	12000			*	22,595.92		
			MANAGEMENT AUG22										
									WTS INTERNATIONAL, LLC			22,774.48	002839

TOTAL FOR BANK A 52,079.58

TOTAL FOR REGISTER 52,079.58

Bloomings
Landscape & Turf Management, Inc.

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
7/14/2022	2022-03176

Bill To:

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

320 538 465

Terms Due on receipt

Description	Amount
Service Date: 07/12/2022 Install new plantings and mulch on both sides of the new fence between the clubhouse and the tennis courts	
Bougainvillea - 7 gallon	480.00
Viburnum Suspensum - 3 gallon	148.50
Coco Brown Mulch - Bag	90.00

Total	$718.50
Payments/Credits	$0.00
Balance Due	$718.50

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

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

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
8/1/2022	2022-03455

Bill To:

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

Terms	Due Date
Net 30	8/31/2022

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

320 538 464

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 #
7/28/2022	2022-03332

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: 07/26/2022	
Replace section of mainline and valve assembly along Plantation Blvd by the clubhouse	
1 1/2" Valve Hunter PGV 151	150.00
2 1/2" PVC Fitting	67.50
1 1/2" PVC Fitting	21.00
1 1/4" PVC Fitting	4.50
1 1/2" PVC Pipe	4.20
2 1/2" PVC Slip Fix	40.00
King Connector	4.00
Labor - Technician	220.00

320 538
#4650

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	$511.20
Payments/Credits	$0.00
Balance Due	$511.20

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

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

Okay CS

330 53800-418101

Invoice #900874

Vendor #

07/15/2022 12:11:32
Driver Route
JARED PARMER 41110

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

Desc	Qty	Unit $	Total
5 GALLON DRINK	11	$7.00	$77.00
DELIVERY CHARG	1	$2.49	$2.49
Subtotal			$79.49
Tax			$0.00
Invoice Total			$79.49
Previous Balance			$62.47
Payments: None			
Net Due			$141.96

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 #
8/1/2022	90238

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	8/31/2022	SB	8/1/2022

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

3 30 538 51100

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
538UU-48103

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone # 727-784-4964
Fax # 727-784-0223
E-mail fitlogic@aol.com

Invoice

Date	Invoice #
7/29/2022	108358

Bill To	Location/Contact/Phone
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827	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	TG	109121	7/28/2022

Item Code	Description	Quantity	Price Each	Amount
Reupholstery	Roller pads	2	60.00	120.00
Reupholstery	Seat pad	1	85.00	85.00
Reupholstery	Large roller pad	1	75.00	75.00
Reupholstery	Seat pad	1	65.00	65.00
Reupholstery	Bicep pad	1	115.00	115.00
Reupholstery	Back pad	1	80.00	80.00
Reupholstery	Seat pad	1	55.00	55.00
Reupholstery	Roller pads	2	60.00	120.00
Reupholstery	Large pad	1	75.00	75.00
Labor	Reupholster and replace pads on various strength units **2 trips required**	2.5	94.00	235.00

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

Subtotal	$1,025.00
Sales Tax (0.0%)	$0.00
Total	$1,025.00

Invoice

Period Billing

INVOICE #:
309695
Page 1 of 1

330
53800-4820

Gulf Business Systems
5961 Cattlemen Lane
Sarasota, FL, 34232
Phone: 941-379-0111
Fax: 941-955-3307

Bill To: LAKESIDEPLANTAT
Lakeside Plantation CDD
2200 Plantation Boulevard
North Port, FL, 34289
(941) 423-5500

INVOICE DATE	CUST. ORDER #	PAYMENT TERMS
07/14/2022		Due Upon Receipt

Invoice Line Items	
Description	Amount
Contract ID 28413	
Monthly Billing For 7/21/2022 To 8/20/2022	
Monthly Period Charge	$20.00
Meter Billing For 6/21/2022 To 7/20/2022	
Customer ID: LAKESIDEPLANTAT Company Name: Lakeside Plantation CDD Address: 2200 Plantation Boulevard, North Port, FL, 34289, (941) 423-5500	
Serial #: RNH2402440 Unit ID: AAG413 Model #: Color Copier/CS 308ci Desc: CS 308ci	
Meter: B&W Last Billed: 0 on 6/21/2022 Current: 878 on 7/17/2022 Usage 878 Unused Clicks Included in Term: 0 Clicks To Bill in Period: 878	
878 @ 0.01 = 8.78	
Total Meter Charge	$8.78
Meter: Color Last Billed: 0 on 6/21/2022 Current: 63 on 7/17/2022 Usage 63 Unused Clicks Included in Term: 0 Clicks To Bill in Period: 63	
63 @ 0.07 = 4.41	
Total Meter Charge	$4.41
Other Charges	
Remote Diagnostic	$2.00
Tax Summary	
No Tax	$0.00

Invoice Comments:

SUBTOTAL:	$33.19
DISCOUNT:	$0.00
OTHER CHARGES:	$2.00
TAX:	$0.00
TOTAL:	$35.19

Customer Signature _____

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 140
Invoice Date: 8/1/22
Due Date: 8/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2022 310 513 34		3,282.75	3,282.75
Website Administration - August 2022 310 513 352		66.67	66.67
Information Technology - August 2022 310 513 351		104.17	104.17
Dissemination Agent Services - August 2022 310 513 313		83.33	83.33
Postage 310 513 420		110.32	110.32

Total	$3,647.24
Payments/Credits	$0.00
Balance Due	$3,647.24

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

Invoice

July 28, 2022
Project No: 20150050-000
Invoice No: 80

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 July 17, 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	77,193.01	T&M	100 %	77,193.01	76,926.76	266.25	0.00
	Totals	77,193.01			77,193.01	76,926.76	266.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **266.25**

INVOICE TOTAL: **266.25**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	7/11/2022	1.00	Hrs @	140.00	140.00
Review files for ownership map. Research Sarasota property Appraiser records and prepare ownership exhibit.					
Burford, Brent	7/12/2022	.50	Hrs @	140.00	70.00
Revisions to map and email CDD manager.					

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD			Invoice	80
Technician 2						
Marino, Brian		7/11/2022	.50	Hrs @	75.00	37.50
Created ownership map;						
Marino, Brian		7/12/2022	.25	Hrs @	75.00	18.75
Labelled side streets						
1. - General Engineering Total			2.25			266.25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 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. 3083290
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. 3083290
12323-1

310 513 315

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

06/01/22	D. Wilbourn	0.20	29.00	Revise and transmit license agreement for swim lessons
06/06/22	S. Sandy	1.00	285.00	Confer with Gertsman regarding Welch Tennis agreement; review same; confer with Lansford and Monahan regarding memorial policy; review draft agenda and minutes; confer with Lansford regarding same; prepare for board meeting
06/06/22	D. Wilbourn	0.20	29.00	Prepare for board meeting
06/07/22	S. Sandy	0.40	114.00	Prepare agreement with Welch Tennis
06/07/22	D. Wilbourn	0.80	116.00	Prepare and transmit addendum to pickleball court resurfacing agreement
06/08/22	S. Sandy	3.80	1,083.00	Attend agenda status call; review the revised amenity policies; confer with Lansford and Ferguson regarding public hearing notice; review notices; prepare resolution to re-set

				public hearing
06/08/22	D. Wilbourn	0.60	87.00	Prepare resolution resetting hearing on amended amenity facilities policies
06/10/22	S. Sandy	0.10	28.50	Confer with Gertsman regarding Welch Tennis agreement
06/13/22	S. Sandy	0.30	85.50	Confer with Murphy regarding amenity facilitation policy
06/15/22	S. Sandy	1.30	370.50	Prepare for and attend board meeting; conduct follow-up regarding same
06/16/22	D. Wilbourn	0.50	72.50	Prepare and disseminate budget documents
06/20/22	S. Sandy	0.20	57.00	Confer regarding fountain maintenance proposal
06/24/22	S. Sandy	0.10	28.50	Prepare response to audit letter request
06/27/22	S. Sandy	1.00	285.00	Prepare agreement for fountain maintenance services; prepare response to audit request
06/28/22	J. Gillis	0.30	43.50	Coordinate response to auditor letter

TOTAL HOURS	10.80	
TOTAL FOR SERVICES RENDERED		$2,714.00
TOTAL CURRENT AMOUNT DUE		$2,714.00
UNPAID INVOICES:		
April 28, 2022	Invoice No. 3039751	1,542.50
TOTAL DUE		$4,256.50

00001001996311020000001798610

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages

MyMarlin

- Pay your bills and manage your account online
- **Now accepting Visa® and Mastercard® for your contract payments***

Visit and register today!

account.marlincapitalsolutions.com

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1833219	07/14/2022	19963110	08/05/2022	

CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	ONETIME DOCUMENTATION FEE	75.00					75.00
	BALANCE DUE:	179.86					179.86

Copier

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409

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

PROFESSIONAL FOUNTAIN SERVICES LLC
QUALITY PRODUCTS-QUALITY WORK

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

INVOICE 2112

DATE 07/10/2022 TERMS Net 30

DUE DATE 08/09/2022

ACTIVITY	QTY	RATE	AMOUNT
One time cleaning ARCHITECTURAL FOUNTAIN SYSTEM: EMPTY FOUNTAIN CLEAN FOUNTAIN STRUCTURE INSIDE/OUTSIDE WITH PRESSURE WASHER CLEAN NOZZLES & LIGHTS CLEAN TILES WITH ACID CHECK VAULT INCLUDING ELECTRICAL, CONTROL BOX, MOTORS, PUMPS, PLUMBING CLEAN FILTRATION SYSTEM CHECK FOR LEAKS FILL FOUNTAIN & STARTUP	2	800.00	1,600.00

* This is a new contract; They will be our Monthly for $ 500.00. With me a year cleaning for More.

All of the above was serviced on two Architectural Fountain system.

If you have any questions please call or email us.

Thank you,

TOTAL DUE **$1,600.00**

320 538 4627

OK
MG

330
53800-51000

Symbiont Service Corp.

approved

Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/

Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Ship to
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 34870 Transaction Date: 7/14/2022 Terms: Net

Invoice #: I29635

Assigned Tech: Caleb S.

Item	Description	Price	Amount	Equipment
Notes	Found system set to cooling. Unit set in spa mode which had a very low set point. Changed lead back to pool mode and set temp to 86°. Also found a large amount of bubbles in pool, indicating a vacuum leak at pool pump. Manager informed me they know of this issue and are working towards rectifying that. System is operating at this time.	$0.00	$0.00	
DIAG FEE (PM)	Diagnostic Fee (PM)	$38.00	$38.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	$105.00	$105.00	
			Subtotal:	$143.00
			Total:	$143.00
			Payments:	$0.00
			Balance Due:	$143.00

Date	Auth #	Method

Symbiont Service Corp.

Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/

Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Ship to
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 32963 Transaction Date: 6/3/2022 Terms: Net

Invoice #: i28139

Assigned Tech: Jimmy D.

Item	Description	Price	Amount	Equipment
Notes	The found Spa heater off at OTA alarm. I rebooted and spa heater came on and worked perfectly fine. Likely a likely air was trapped in condenser coil causing airlock and worked itself out in meantime. I showed Frank how to reboot the spa heater if necessary	$0.00	$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	$105.00	$105.00	

Subtotal:	$105.00
Total:	$105.00
Payments:	$0.00
Balance Due:	$105.00

Date	Auth #	Method

Acceptance

I accept the services performed by Symbiont Service Corp. are to my satisfaction.

330538

#51000

SOLITUDE
LAKE MANAGEMENT

INVOICE

Invoice Number: PI-A00868210
Invoice Date: 08/01/22

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			08/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 08/01/22 - 08/31/22 Lake & Pond Management Services		966.00	966.00

320 538 460

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**

SERGEANT'S ELECTRIC

27895

Lic # EC13005410
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

CUSTOMER INVOICE

HOME OWNER INFORMATION

Date 7/8/22 Technician Sergey/Alcoako

Name Lakeside Plantation CDD Phone (941) 4235500 Email

Address ~~Office~~ 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE? YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	$49.00 x Qty ____ = $ ____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	$99.00 x Qty ____ = $ ____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w lv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	$158.00 x Qty ____ = $ ____	☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	$210.00 x Qty ____ = $ ____	☐	☐

330
53800-46200

ASSESMENTS

PANEL INSPECTION	$99.00 x Qty ____ = $ ____	☐	☐
HOME INSPECTION (up to 2800 sq ft)	$210.00 x Qty ____ = $ ____	☐	☐
SINGLE CIRCUT ANALYSIS	$210.00 x Qty ____ = $ ____	☐	☐
MULTIPLE CIRCUT ANALYSIS	$319.00 x Qty ____ = $ ____	☐	☐
WHOLE HOUSE SURGE PROTECTOR	$423.00 x Qty ____ = $ ____	☐	☐

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cct per 5', u.c. wiring per section	$99.00 x Qty ____ = $ ____	☐	☐
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	$156.00 x Qty ____ = $ ____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	$210.00 x Qty ____ = $ ____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	$269.00 x Qty ____ = $ ____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	$319.00 x Qty ____ = $ ____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	$497.00 x Qty ____ = $ ____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	$679.00 x Qty ____ = $ ____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	$989.00 x Qty ____ = $ ____	☐	☐

ADDITIONAL INSTALLATIONS

	$ x Qty ____ = $ ____	☐	☐
Balance from Invoice # 27797	$ x Qty 1 = $ 579	☑	☐
	$ x Qty ____ = $ ____	☐	☐
	$ x Qty ____ = $ ____	☐	☐
	$ x Qty ____ = $ ____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG AGE

PAID CASH ☐ CHECK ☐ # ____
CREDIT CARD ☐ # ____ EXP / AUTH # ____
AMOUNT $ ____

TOTAL INVESTMENT $ 579

TOTAL FROM "NOTES" FORM $

TOTAL $

DEPOSIT $

PAID TODAY $

BALANCE $ 579

NOTES today we installed 230 Amp GFCI breaker for fountain by Gas Station side. Replaced GFCI outlet tested all works well

payment down in 15 days.

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

Authorization ____

All work has been performed to my satisfaction ____

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

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

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

07/12/22

Acct#: **297693**	Date: **07/12/22**
	Ad Date: **07/25/22**
	Class: **3137**
LAUREN VANDERVEER	Ad ID: **3853957**
LAKESIDE PLANTATION CDD	Ad Taker: **MPRESCOTT**
219 EAST LIVINGSTON ST	Sales Person: **200**
ORLANDO, FL 32801	Words: **367**
	Lines: **88**
	Agate Lines: **99**
Telephone: **(407) 841-5524**	Depth: **10.389**
	Inserts: **1**
	Description: **FY23**

Other Charges:	**$0.00**	Gross:	**$125.84**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**10.389**	Amount Due:	**$125.84**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/25/22	07/25/22	1	$125.84

310 513 480

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Lakeside Plantation Community Development District (**"District"**) will hold a public hearing on August 17, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Lakeside Plantation Blvd., North Port, Florida 34289, for the purpose of hearing comments and objections on the adoption of the proposed budgets (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 4648 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at www.lakesideplantationcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person

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

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

RECEIVED
JUL 20 2022
BY:

07/18/22

Ticket# 3853955-1
Public Hearings FY23
4 x 14.5
Submitted by: Amanda Ferguson
Publish: July 18, 2022
297693 3853956

Acct#:	**297693**	Date:	**07/18/22**
		Ad Date:	**07/18/22**
		Class:	**3138**
LAUREN VANDERVEER		Ad ID:	**3853956**
LAKESIDE PLANTATION CDD		Ad Taker:	**MPRESCOTT**
219 EAST LIVINGSTON ST		Sales Person:	**200**
ORLANDO, FL 32801		Words:	**18**
		Lines:	**7**
		Agate Lines:	**8**
Telephone:	**(407) 841-5524**	Depth:	**0.833**
		Inserts:	**1**
		Description:	**Ticket# 3853955-1**

Other Charges:	**$0.00**	Gross:	**$701.80**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**0.833**	Amount Due:	**$701.80**

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/18/22	07/18/22	1	$701.80

310 513 480

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

North Port Police Department

Invoice

Bill To
GMS

FL

Event ID	NPPD-2022-94
Event Name	Traffic Enforcement Lakeside Plantation - Scarlett Ave
Invoice Number	NPPD-2022-94-01
Invoice Date	06/20/2022
Event Start Date	06/08/2022 12:00 PM
Event End Date	06/20/2022 02:00 PM

Personnel

Description	Amount
Dominick Caravella Officer 06/14/2022 05:00 PM - 06/14/2022 08:00 PM 3.0hrs @ $41.00/hr	$123.00
Dominick Caravella Officer 06/20/2022 11:00 AM - 06/20/2022 02:00 PM 3.0hrs @ $41.00/hr	$123.00
Personnel Cost	**$180.00**
Agency Cost	**$66.00**

Totals	
Personnel	$246.00
Service Fee	$19.68
Event Total	**$265.68**

Balance Due	**$265.68**

Total Due: $265.68

320 538 474

Please make checks payable to : City of North Port
Send payment to 4980 City Hall Blvd North Port FL. 34286
Attn; Sgt Scott Miranda

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: August 17, 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

8/17/22
Date

RETURN SIGNED DOCUMENT TO Hannah Henry*

11000
310 513 4800

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
219 EAST LIVINGSTON STREET
ORLANDO, FL 32801

Invoice No. *359453*
Date *08/08/2022*
Client No. *21240*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount $ 3,185.00

310 913 37200

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone # 727-784-4964
Fax # 727-784-0223
E-mail fitlogic@aol.com

Invoice

Date	Invoice #
12/2/2021	104463

Bill To	Location/Contact/Phone
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827	Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Tamara Phone: 941-423-5500

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	104585	12/1/2021

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during November 330 538 487	1	145.00	145.00

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

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

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

Invoice

July 28, 2022
Project No: 20150050-001
Invoice No: 6

FEID #59-1173834

Project Manager Andrew Tilton

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 July 17, 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	100 %	15,240.00	14,478.00	762.00	0.00
REIM	Reimbursable Expeses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
	Totals	15,290.00			15,240.00	14,478.00	762.00	50.00

SUB-TOTAL PROFESSIONAL SERVICES: **762.00**

INVOICE TOTAL: **762.00**

310 513 31100

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
5	6/23/2022	0.00	8,382.00	0.00	0.00	0.00	8,382.00
	Total	0.00	8,382.00	0.00	0.00	0.00	8,382.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 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. 3039751
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. 3039751
12323-1

310 513 31500

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/03/22	S. Sandy	0.30	85.50	Review and respond to resident correspondence; prepare rule hearing notices
03/03/22	D. Wilbourn	0.20	29.00	Disseminate notices of rule making and development for road verge
03/07/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/08/22	S. Sandy	0.30	85.50	Review draft agenda; confer with Adams and Mossing regarding funding tax certificate purchase
03/13/22	S. Sandy	0.20	57.00	Review minutes; confer with Mossing regarding tax certificate purchase process
03/16/22	S. Sandy	2.30	655.50	Prepare for and attend board meeting; conduct follow-up regarding same
03/22/22	D. Wilbourn	0.40	58.00	Board meeting follow-up

03/23/22	D. Wilbourn	1.10	159.50	Prepare addendum to fountain maintenance and security fencing agreement
03/24/22	D. Wilbourn	0.20	29.00	Prepare general election notice and resolution
03/24/22	D. Wilbourn	0.40	58.00	Conduct research regarding reallocation of funds
03/30/22	S. Sandy	0.20	57.00	Prepare election documents
03/31/22	S. Sandy	0.50	142.50	Prepare addenda for security fencing installation and fountain repairs; review ADT agreement

TOTAL HOURS	6.40	
TOTAL FOR SERVICES RENDERED		$1,542.50
TOTAL CURRENT AMOUNT DUE		$1,542.50

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

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

RECEIVED
AUG 15 2022
BY:

08/08/22

Acct#: **297693**	Date: **08/08/22**
	Ad Date: **08/11/22**
	Class: **3138**
LAUREN VANDERVEER	Ad ID: **3858104**
LAKESIDE PLANTATION CDD	Ad Taker: **JDIBENEDETTO**
219 EAST LIVINGSTON ST	Sales Person: **200**
ORLANDO, FL 32801	Words: **204**
	Lines: **56**
	Agate Lines: **63**
Telephone: **(407) 841-5524**	Depth: **6.611**
	Inserts: **1**
	Description: **Rule Development**

Other Charges:	**$0.00**	Gross:	**$80.08**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**6.611**	Amount Due:	**$80.08**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	08/11/22	08/11/22	1	$80.08

310 51348000

Ad Note:

Customer Note:

NOTICE OF RULE DEVELOPMENT BY LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

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

A public hearing and Board meeting will be conducted by the District on August 17, 2022, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844

Jordan Lansford, District Manager
Lakeside Plantation Community Development District
Publish: August 11, 2022
297693 3858104

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

Sun Newspapers
Classified Advertising
23170 Harborview Road
Port Charlotte, FL 33980
Phone:**(941)429-3110** Fax:**(941)613-0261** Email: classified@sun-herald.com
Classifieds On-Line: **www.sun-classifieds.com**

08/09/22

Lakeside PLantation CDD
Notice of Rulemaking
Ticket #3858124 3 x10
8/15/22
Amanda Ferguson

Date: 08/09/22	Ad Taker: JDIBENEDETTO	Agate Lines: 6
Ad Date: **08/15/22**	Sales Person: **200**	Depth: **0.611**
Class: **3138**	Words: **13**	Inserts: **1**
Ad ID: **3858125**	Lines: **5**	Blind Box:

Account: **297693**

LAUREN VANDERVEER
LAKESIDE PLANTATION CDD
219 EAST LIVINGSTON ST
ORLANDO, FL 32801

Telephone: **(407) 841-5524**
Description: **Lakeside PLantation CDD Notice of Ru**

Other Charges:	**$363.00**	Gross:	**$363.00**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**0.611**	Amount Due:	**$363.00**

Publication	Start	Stop	Inserts	Cost
For Billing Only	08/15/22	08/15/22	1	$363.00

310513480

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You!!

WTS INTERNATIONAL

Invoice

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

Invoice Number:	12342615
Date:	08/01/2022
Terms Code:	Due on receipt
Due Date:	08/01/2022
PO:	

Invoice Description: AUG 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

330 538120000

Invoice

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

Invoice Number:	12345519
Date:	7/31/2022
Terms Code:	NET10
Due Date:	8/10/2022
PO:	

Invoice Description: JUL 2022 - INCENTIVES

Item	Description	Amount
Contract Incentives - Programming	JULY 2022 - see attached	$178.56

Subtotal	$178.56
Tax (0%)	$0.00
Invoice Total	$178.56
Total Paid	$0.00
Balance Due	$178.56

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

330 538 12000

LAKESIDE PLANTATION CDD

Month: **July 2022**

Pro Tennis Revenue		$	**180.00**
Pro Tennis Pay	80%	$	144.00
Payroll Taxes	15%	$	21.60
Total Payroll			$165.60
Net Revenue		$	14.40
Revenue Share to CDD	10%	**$**	**1.44**
AAG Invoice- Due from CDD		**$**	**178.56**

Electric Bill Statement
For: Jun 23, 2022 to Jul 25, 2022 (32 days)
Statement Date: Jul 25, 2022
Account Number: 57421-67439
Service Address:
2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

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

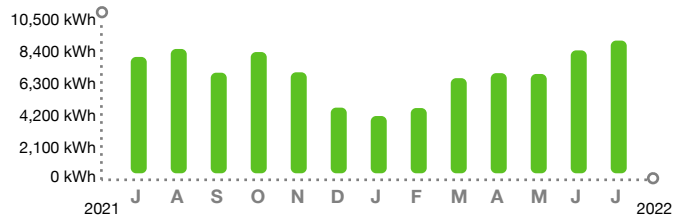
CURRENT BILL

$1,332.37
TOTAL AMOUNT YOU OWE

Aug 15, 2022
NEW CHARGES DUE BY

Have $1,086.32 withdrawn instead of $1,332.37. Enroll in FPL Budget Billing®. **FPL.com/AutoBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,191.95
Payments received	-1,191.95
Balance before new charges	0.00
Total new charges	1,332.37
Total amount you owe	**$1,332.37**

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 $1,086.32 instead of $1,332.37 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 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 August 05, 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	$1,332.37	Aug 15, 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		1,191.95
Payment received - Thank you		–1,191.95
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$249.76	
Fuel: *($0.038060 per kWh)*	$361.57	
Demand: *($11.93 per KW)*	$584.57	
Electric service amount	1,224.07	
Gross rec. tax/Regulatory fee	32.29	
Franchise charge	76.01	
Taxes and charges	108.30	
Total new charges		$1,332.37
Total amount you owe		**$1,332.37**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	82121		81171		10		9500
Demand KW	4.93				10.00		49

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2022	Jun 23, 2022	Jul 24, 2021
kWh Used	9500	8800	8330
Service days	32	30	31
kWh/day	296	293	268
Amount	$1,332.37	$1,231.40	$1,138.17

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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: Jun 23, 2022 to Jul 25, 2022 (32 days)
Statement Date: Jul 25, 2022
Account Number: 04126-05586
Service Address:
2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

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

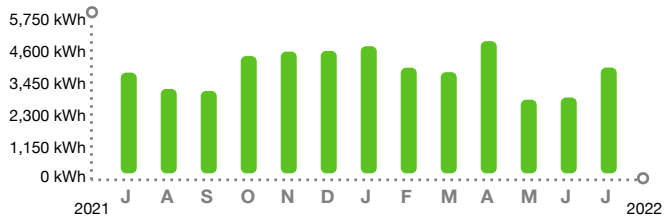
CURRENT BILL

$522.36
TOTAL AMOUNT YOU OWE

Aug 15, 2022
NEW CHARGES DUE BY

Have $478.13 withdrawn instead of $522.36. Enroll in FPL Budget Billing®.
FPL.com/AutoBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	378.00
Payments received	-378.00
Balance before new charges	0.00
Total new charges	522.36
Total amount you owe	**$522.36**

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 $478.13 instead of $522.36 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 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 August 05, 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
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	$522.36	Aug 15, 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		378.00
Payment received - Thank you		–378.00
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)*	$310.19	
Fuel: *($0.038060 per kWh)*	$157.80	
Electric service amount	479.90	
Gross rec. tax/Regulatory fee	12.66	
Franchise charge	29.80	
Taxes and charges	42.46	
Total new charges		$522.36
Total amount you owe		**$522.36**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	21038		16892		4146

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2022	Jun 23, 2022	Jul 24, 2021
kWh Used	4146	2971	3946
Service days	32	30	31
kWh/day	129	99	127
Amount	$522.36	$378.00	$414.71

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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: Jun 23, 2022 to Jul 25, 2022 (32 days)
Statement Date: Jul 25, 2022
Account Number: 84595-15071
Service Address:
2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

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

CURRENT BILL

$1,436.32
TOTAL AMOUNT YOU OWE

Aug 15, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	1,580.35
Payments received	-1,580.35
Balance before new charges	0.00
Total new charges	1,436.32
Total amount you owe	**$1,436.32**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 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 August 05, 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	$1,436.32	Aug 15, 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		1,580.35
Payment received - Thank you		–1,580.35
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$322.89	
Fuel: *($0.038060 per kWh)*	$467.45	
Demand: *($11.93 per KW)*	$501.06	
Electric service amount	1,319.57	
Gross rec. tax/Regulatory fee	34.81	
Franchise charge	81.94	
Taxes and charges	116.75	
Total new charges		$1,436.32
Total amount you owe		**$1,436.32**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	46926		34644		12282
Demand KW	41.85				42

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2022	Jun 23, 2022	Jul 24, 2021
kWh Used	12282	13782	5794
Service days	32	30	31
kWh/day	383	459	186
Amount	$1,436.32	$1,580.35	$675.44

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TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 07/21/2022
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:	**08/11/2022**

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 08/11/2022

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:	**$16.07**
Payment Due By:	**08/11/2022**
Amount Enclosed	**$_____**

692124327555 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/11/2022

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: 07/21/2022
Current month's charges due **08/11/2022**

Details of Current Month's Charges – Service from - 06/16/2022 to 07/15/2022

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	07/15/2022	405		405		0 CCF		1.039		1.0000		0.0 Therms	30 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)

JUL 2022	0.0
JUN	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 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

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		$539.82
EFT Payment - thank you	Jul 13	-$539.82
Balance forward		**$0.00**
Regular monthly charges	Page 3	$358.10
Taxes, fees and other charges	Page 3	$31.34
New charges		**$389.44**
Amount due		**$389.44**

Thanks for paying by Automatic Payment

Your automatic payment on Aug 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

- Taxes, fees & other charges have decreased by $8.80 on your account as a result of changes to your services.
- 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	Aug 12, 2022
Please pay	**$389.44**

Electronic payment will be applied Aug 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8535100550624394003894445

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	

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

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

Taxes, fees and other charges $31.34

Other charges $4.62

Federal Universal Service Fund	$2.85	
Regulatory Cost Recovery	$1.77	

Taxes & government fees $26.72

Sales Tax	$2.83	
State Communications Services Tax	$12.27	
Local Communications Services Tax	$10.42	
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 $129.00 this month with your bundle discount.

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 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
August 31, 2022

Governmental Fund Types

	General	***Capital Reserve***	***Debt Service***	***Totals (memorandum only)***
Assets				
Cash:				
Operating Account	$162,838	$78,713	----	$241,551
Debit Card Account	$3,975	----	----	$3,975
Money Market Account	$60,718	----	----	$60,718
Petty Cash	$3	----	----	$3
Investments:				
Reserve	----	----	$76,695	$76,695
Revenue	----	----	$16,542	$16,542
Prepayment	----	----	$0	$0
SBA	$511	$361,645	----	$362,156
Due from General Fund	----	----	$27,763	$27,763
Due from Capital Reserve	$2,626	----	----	$2,626
Due from Other	$111	----	----	$111
Deposits	$517	----	----	$517
Prepaid Expenses	$600	----	----	$600
Total Assets	**$231,899**	**$440,358**	**$121,000**	**$793,257**
Liabilities				
Accounts Payable	$1,906	----	----	$1,906
Due to Debt Service	$27,763	----	----	$27,763
Due to General Fund	----	$2,626	----	$2,626
Fund Equity				
Net Assets	----	----	----	$0
Fund Balances				
Unassigned	$201,114	----	----	$201,114
Assigned for Capital Reserve Fund	----	$437,732	----	$437,732
Nonspendable- Deposits	$517	----	----	$517
Nonspendable- Prepaid	$600	----	----	$600
Restricted for Capital Projects	----	----	----	$0
Restricted for Debt Service	----	----	$121,000	$121,000
Total Liabilities, Fund Equity, Other	**$231,899**	**$440,358**	**$121,000**	**$793,257**

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

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$751,261	$751,261	$764,617	$13,356
Tennis Club	$20,000	$18,333	$18,209	($124)
Activities	$10,000	$9,167	$5,384	($3,783)
Clubhouse Rentals	$5,000	$4,583	$1,398	($3,185)
Miscellaneous	$1,500	$1,375	$661	($715)
Interest Earnings	$50	$46	$19	($27)
Total Revenues	**$787,811**	**$784,765**	**$790,287**	**$5,522**
Administrative Expenditures				
Supervisor Fees	$11,000	$10,083	$9,800	$283
District Manager	$39,393	$36,110	$36,110	$0
District Counsel	$25,750	$23,604	$24,898	($1,293)
District Engineer	$14,000	$12,833	$14,693	($1,860)
Disclosure Report	$1,000	$917	$917	$0
Trustee Fees	$4,771	$3,180	$3,180	$0
Audit Fees	$3,350	$3,071	$3,185	($114)
Postage, Phone, Faxes, Copies	$1,500	$1,375	$882	$493
General Liability Insurance	$6,689	$6,689	$6,294	$395
Legal Advertising	$2,000	$1,833	$2,642	($809)
Dues, Licenses & Fees	$175	$175	$175	$0
Other Current Charges	$1,900	$1,742	$2,247	($506)
Property Insurance	$10,849	$10,849	$10,207	$642
Information Technology	$1,250	$1,146	$1,146	($0)
Website Administration	$800	$733	$733	$0
Total Administrative	**$124,427**	**$114,341**	**$117,110**	**($2,769)**
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	$2,500	$2,500	$13,800	($11,300)
Common Area Renewal & Maintenance	$5,000	$4,583	$7,970	($3,387)
Street Light/Decorative Light	$5,000	$4,583	$0	$4,583
Landscape Maintenance - Contract	$114,500	$104,958	$84,205	$20,753
Landscape Maintenance - Other	$5,000	$4,583	$3,972	$612
Mulch	$10,740	$10,740	$9,200	$1,540
Irrigation Maintenance	$4,500	$4,125	$5,695	($1,570)
Lake Maintenance	$15,000	$13,750	$10,626	$3,124
Electric Utility Services - Entrance Feature	$9,000	$8,250	$5,388	$2,862
Water Utility Services - Entrance Feature	$1,600	$1,467	$5,401	($3,935)
Repairs & Maintenance - Entrance Feature	$3,000	$2,750	$3,686	($936)
Miscellaneous Tools & Equipment	$1,000	$917	$0	$917
Total Field	**$176,840**	**$163,207**	**$149,944**	**$13,263**

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

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	Variance
Clubhouse				
Personnel Services (Management Contract)	$196,544	$180,165	$236,881	($56,716)
Activities	$20,000	$18,333	$16,404	$1,930
License/Fees	$1,200	$1,100	$2,254	($1,154)
General Supplies	$10,000	$9,167	$6,505	$2,662
Maintenance	$14,000	$12,833	$5,591	$7,242
Office Supplies	$3,500	$3,208	$3,374	($166)
Public Communication	$1,500	$1,375	$0	$1,375
Pest Control	$600	$550	$0	$550
Security	$1,500	$1,375	$2,191	($816)
Security Patrol	$25,000	$22,917	$15,867	$7,050
AED	$500	$458	$996	($537)
Telephone & Internet Services	$5,500	$5,042	$3,806	$1,236
Janitorial Supplies	$3,250	$2,979	$1,033	$1,946
Electric Utility Services - Clubhouse	$14,000	$12,833	$11,838	$995
Gas Utility	$250	$229	$177	$52
Garbage Collection	$2,100	$1,925	$1,892	$33
Water Utility Services - Clubhouse	$4,400	$4,033	$2,939	$1,095
Electric Utility Services - Pool	$16,000	$14,667	$16,877	($2,211)
Pool Cleaning	$10,200	$9,350	$9,807	($457)
Pool Maintenance - Other	$10,000	$9,167	$1,817	$7,349
Tennis Courts - Maintenance	$5,000	$4,583	$1,966	$2,617
Water Utility Services -Pool	$6,000	$5,500	$7,112	($1,612)
Total Clubhouse	**$351,044**	**$321,790**	**$349,326**	**($27,536)**
Total Revenues	**$787,811**	**$784,765**	**$790,287**	**$5,522**
Total Expenditures	**$652,311**	**$599,338**	**$616,380**	**($17,042)**
Operating Income (Loss)	**$135,500**	**$185,427**	**$173,908**	**($11,519)**
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)**		**$38,408**	
Beginning Fund Balance	**$0**		**$163,823**	
Ending Fund Balance	**($0)**		**$202,231**	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	Variance
Revenues				
Transfer In - General Fund	$135,500	$135,500	$135,500	$0
Interest Income	$0	$0	$2,283	$2,283
Total Revenues	**$135,500**	**$135,500**	**$137,783**	**$2,283**
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**		**$67,053**	
Beginning Fund Balance	**$0**		**$370,679**	
Ending Fund Balance	**$131,622**		**$437,732**	

Lakeside Plantation
Community Development District
Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	Variance
Revenues				
Special Assessments- Tax Roll	$175,905	$175,905	$177,317	$1,411
Special Assessments- Off Roll	$8,842	$8,842	$8,842	$0
Interest Income	$0	$0	$168	$168
Total Revenues	**$184,748**	**$184,748**	**$186,326**	**$1,579**
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)**		**$976**	
Beginning Fund Balance	**$49,212**		**$120,024**	
Ending Fund Balance	**$48,609**		**$121,000**	

Due from General Fund	$	27,763
Reserve	$	76,695
Revenue	$	16,542
Prepayment	$	0
Total	**$**	**121,000**

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	$46,911	$35,312	$0	$0	$764,617
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	$2	$0	$19
Total Revenues	$5,642	$242,656	$366,919	$21,032	$24,555	$7,811	$33,947	$2,538	$47,548	$37,637	$2	$0	$790,287
Administrative Expenditures													
Supervisor Fees	$1,000	$2,000	$0	$1,000	$1,000	$800	$1,000	$1,000	$1,000	$0	$1,000	$0	$9,800
District Manager	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$3,283	$0	$36,110
District Counsel	$4,065	$980	$611	$4,749	$3,758	$1,543	$3,288	$3,192	$2,714	$0	$0	$0	$24,898
District Engineer	$0	$446	$910	$70	$1,293	$3,813	$2,611	$655	$2,888	$1,028	$980	$0	$14,693
Disclosure Report	$83	$83	$83	$83	$83	$83	$83	$83	$83	$83	$83	$0	$917
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	$3,185	$0	$3,185
Postage, Phone, Faxes, Copies	$89	$73	$140	$99	$8	$104	$53	$28	$97	$26	$164	$0	$882
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	$500	$0	$2,642
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	$225	$0	$2,247
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	$104	$0	$1,146
Website Administration	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$0	$733
Total Administrative	$28,635	$7,117	$5,710	$10,072	$9,773	$10,367	$10,703	$9,132	$10,367	$5,643	$9,591	$0	$117,110
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	$326	$0	$7,970
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	$7,655	$0	$84,205
Landscape Maintenance - Other	$0	$0	$0	$0	$932	$468	$0	$0	$675	$1,230	$668	$0	$3,972
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	$318	$0	$5,695
Lake Maintenance	$966	$966	$966	$966	$966	$966	$966	$966	$966	$966	$966	$0	$10,626
Electric Utility Services - Entrance Feature	$342	$481	$499	$502	$625	$522	$500	$650	$368	$378	$522	$0	$5,388
Water Utility Services - Entrance Feature	$0	$0	$445	$1,641	$1,934	$896	$85	$104	$59	$95	$142	$0	$5,401
Repairs & Maintenance - Entrance Feature	$0	$0	$0	$0	$518	$1,268	$0	$0	$150	$1,600	$150	$0	$3,686
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	$10,746	$0	$149,944

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	$23,459	$22,596	$0	$236,881
Activities	$1,763	$1,405	$2,621	$2,654	$1,613	$2,169	$339	$817	$1,461	$558	$1,003	$0	$16,404
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	$35	$0	$6,505
Maintenance	$274	$0	$441	$324	$1,277	$208	$0	$213	$504	$1,235	$1,116	$0	$5,591
Office Supplies	$170	$0	$923	$357	$683	$103	$115	$110	$552	$302	$59	$0	$3,374
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	$825	$0	$2,191
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	$747	$0	$996
Telephone & Internet Services	$316	$316	$316	$321	$321	$322	$322	$322	$322	$540	$389	$0	$3,806
Janitorial Supplies	$220	$94	$98	$180	$0	$0	$29	$0	$97	$244	$71	$0	$1,033
Electric Utility Services - Clubhouse	$1,013	$1,146	$1,039	$872	$954	$1,007	$1,157	$1,026	$1,100	$1,192	$1,332	$0	$11,838
Gas Utility	$16	$16	$16	$16	$16	$16	$16	$16	$16	$16	$16	$0	$177
Garbage Collection	$175	$168	$168	$160	$168	$168	$175	$168	$168	$168	$202	$0	$1,892
Water Utility Services - Clubhouse	$177	$675	$171	$260	$148	$359	$171	$388	$204	$171	$215	$0	$2,939
Electric Utility Services - Pool	$604	$1,245	$1,437	$1,475	$2,020	$1,897	$1,742	$1,852	$1,589	$1,580	$1,436	$0	$16,877
Pool Cleaning	$1,307	$850	$850	$850	$850	$850	$850	$850	$850	$850	$850	$0	$9,807
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	$0	$1,288	$0	$0	$1,966
Water Utility Services -Pool	$391	$473	$511	$650	$463	$1,088	$894	$877	$492	$726	$548	$0	$7,112
Total Clubhouse	$22,189	$27,670	$34,310	$33,621	$36,149	$33,436	$31,310	$32,517	$33,597	$33,085	$31,442	$0	$349,326
Total Revenues	$5,642	$242,656	$366,919	$21,032	$24,555	$7,811	$33,947	$2,538	$47,548	$37,637	$2	$0	$790,287
Total Expenditures	$61,691	$53,089	$50,219	$70,404	$61,407	$57,751	$51,985	$51,389	$54,754	$51,913	$51,779	$0	$616,380
Operating Income/(Loss)	($56,049)	$189,567	$316,701	($49,372)	($36,852)	($49,939)	($18,038)	($48,851)	($7,207)	($14,275)	($51,777)	$0	$173,908
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**	**$181,201**	**($49,372)**	**($36,852)**	**($49,939)**	**($18,038)**	**($48,851)**	**($7,207)**	**($14,275)**	**($51,777)**	**$0**	**$38,408**

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	$ 76,695
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	$9,321.27	$0.00	$0.00	$0.00	$9,321.27	$7,566.57	$1,754.70	$9,321.27
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	$954,735.43	$12,801.66	$0.00	$0.00	$941,933.77	$764,617.18	$177,316.59	$941,933.77

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 E

Kenneth Kirschenbaum, Esq., Tel. No. (516) 747-6700
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SECURITY ALARM CORPORATION
17776 Toledo Blade Boulevard, Port Charlotte, FL 33948
T: (941) 625-9700 F: (941) 625-9804 E: accounting@securityalarmcorp.com

Date: 08/26/2022

STANDARD FIRE ALARM AGREEMENT

Subscriber's Name: Lakeside Plantation-F Email: manager@lakesideplantationcdd.com

Address: 2200 Plantation Blvd. Address 2: _____ City/Town: North Port

State: FL Zip Code: 34286 Business Phone: (941)423-5500 Mobile Phone: n/a

SALE AND INSTALLATION

SECURITY ALARM CORPORATION (hereinafter referred to as "SAC") agrees to sell, install, and instruct Subscriber in the proper use of the Fire Alarm Equipment or System, at Subscriber's premises, and Subscriber agrees to buy, such system in accordance with this agreement, consisting of the following equipment: **See attached Schedule of Equipment and Services for included equipment, sale and installation charges.** Passcode to software remains the property of SAC. Software programmed by SAC is the intellectual property of SAC and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright Laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties.

☐ **Check if Communication System, consisting of software, radio, cellular or communication connective devices, remains the property of SAC. The agreed value of the Communication System is $1800.00.**

☐ **Check if Fire Alarm System to Code:**
Initial here _____ if fire alarm system is to be installed pursuant to filed plans and specifications filed by _____ filed with and approved by Authority Having Jurisdiction [AHJ].

All fire alarm systems required by State Fire Marshal's rules shall be installed, serviced, tested, repaired, inspected and improved in compliance with the provisions of the applicable standards of the National Fire Protection Association [NFPA] or other testing laboratory approved by AHJ. Subscriber shall be provided with Test Certificate in form approved by AHJ when the fire alarm system is installed, serviced, tested, repaired, inspected or improved.

☐ **Check if system includes Area of Refuge two-way communication system. If this service is included SAC will install, pursuant to filed and approved plans and specification with the Building Department, AHJ requirements for a two-way communication system which shall have a timed automatic telephone dial-out capability to a monitoring location or 911. The two-way communication system shall include both audible and visible signals unless otherwise directed by the AHJ. All references to the fire alarm system in this agreement shall include the Area of Refuge system.**

☐ **Check if system includes In-Building Wireless Communications Systems for Emergency Responders, Signal Boosters and Bi-Directional Amplifiers (BDA), which systems require testing and service. See Schedule of Equipment and Services to determine if this service includes wireless system design, surveys, radio equipment installation, testing, coordination and permits with AHJ. All references to the fire alarm system in this agreement shall include the In-Building Wireless Communications Systems for Emergency Responders.**

NOTICE: Unless a Fire Alarm System to Code is selected to be installed, SAC makes no representation that the fire alarm detection equipment meets local code, fire department or any Authority Having Jurisdiction [AHJ] requirements, and it is not SAC's responsibility to apply for any permits or fees in connection with such equipment. The law requires and SAC recommends that Subscriber install a Fire Alarm System to code with plans and specifications filed with AHJ, properly permitted, inspected and approved by AHJ. Subscriber represents that existing fire alarm system is approved by AHJ and that any repairs or replacement parts installed by SAC are not additional equipment which would require AHJ approval. SAC may in its sole discretion notify AHJ if SAC's services are to be terminated or have terminated or that the fire alarm system is not functioning and SAC is unable to provide monitoring or the fire alarm system is otherwise non-compliant with applicable fire codes.

CHECK BOX FOR APPROPRIATE SERVICES: Only services selected are included:
SERVICES AND RECURRING CHARGES: All charges are billed in advance and are plus tax, if applicable [select one option]:

Billing shall be: ☐ Monthly ☒ Quarterly ☐ Semi-Annually ☐ Annually

☒ **1. MONITORING CHARGES:**
Subscriber agrees to pay SAC the sum of $28.00 plus tax, per month in advance for the monitoring of the FIRE ALARM system for the term of this agreement

2. SERVICE CHARGES: (Select a or b)
☒ **(a)** Subscriber agrees to pay SAC on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay SAC for all parts and labor at the time of service. **Subscriber to initial for per call service option:** _____

☐ **(b) SERVICE CONTRACT**: Subscriber agrees to pay SAC the sum of $_____, plus tax, per month, for the term of this agreement. SAC will provide 24-hour on-call services and the initial response within 4 hours of Subscriber contact. See separate Service Contract(s) for terms and conditions. Batteries, electrical surges, lightning damage, water, insects, vermin, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in the Service Contract and will be repaired or replaced at Subscriber's expense payable at time of service.

☒ **3. INSPECTIONS: SYSTEMS TO BE INSPECTED: ☒ Fire Alarm ☐ Area of Refuge ☐ In-Building Wireless Communication.** Subscriber agrees to pay SAC the sum of $28.67, plus tax, per month for the term of this agreement, for inspection service. If this option is selected SAC will make 1 inspection(s) of the fire alarm system per year. Any additional inspections required by Authority Having Jurisdiction (AHJ) will be charged at $125.00 per hour which Subscriber agrees to pay. Unless otherwise noted in the Schedule of Equipment and Services inspection will be performed to meet the minimum requirements of the applicable code or AHJ. SAC will notify Subscriber 3 days in advance of inspection date, and it is Subscriber's responsibility to reschedule or permit access. Testing at inspection tests only that accessible components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair. If sprinkler alarm or other device monitoring water flow is inspected, the inspection does not include inspection or testing of sufficiency of water supply, for which SAC has no responsibility or liability.

☐ **4. MONITORING CENTER CERTIFICATE:** Subscriber agrees to pay SAC the sum of $ _____, plus tax, per month for the term of this agreement, for an Underwriters Laboratories Inc. (UL) Fire Alarm Certificate service. If this option is selected SAC will issue a UL Certificate for the fire alarm system. Subscriber acknowledges that UL is a separate AHJ that may want to inspect the fire alarm system. UL or the Local AHJ can require changes to the fire alarm system to keep the Certificate in force. Subscriber agrees to pay SAC for any inspections or required changes at SAC's then prevailing rates.

☐ **IN LIEU OF SEPARATE RECURRING CHARGES IN PARAGRAPHS 1-4 ABOVE, SUBSCRIBER SHALL PAY $_____, PLUS TAX, PER MONTH WHICH INCLUDES ALL THE CHECKED SERVICES IN PARAGRAPHS 1-4.**

6. MONITORING SERVICES PROVIDED: Upon receipt of a fire alarm signal from Subscriber's fire alarm system, SAC or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal fire department and comply with AHJ dispatch procedures. Only Subscriber will be notified of fire trouble, fire supervisory or other off normal signals as soon as may be practical. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to fire departments are not monitored by personnel of SAC or its Monitoring Center and SAC does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted over telephone lines, wire, air waves, internet, Managed Facilities Voice Networks, VOIP, or other modes of communication pass through communication networks wholly beyond the control of SAC and are not maintained by SAC except SAC may own the radio network and SAC shall not be responsible for any failure which prevents transmission signals or data from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the communication equipment. The fire alarm system and communication pathway may not function during a power failure or not maintain functionality for a 24 hour period as required by NFPA-72 for fire alarm systems and Subscriber is responsible for verifying operation of the communication pathway with the communications pathway provider. Subscriber agrees to furnish SAC with a written Call List of names and telephone numbers of persons Subscriber wishes to receive notification of fire alarm signals. Unless otherwise provided in the Call List SAC will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with SAC's notification obligation. All changes and revisions to the account information shall be supplied to SAC in writing. Subscriber authorizes SAC to access the control panel and/or communicator to input or delete data and programming. If Subscriber requests SAC to reprogram system functions remotely, Subscriber shall pay SAC $120.00 for each such service, and any change in programming requires a full physical test of all fire alarm components pursuant to NFPA 72 and AHJ requirements which testing shall be at Subscriber's expense at SAC's customary charges. SAC may, without prior notice, suspend or terminate its services in event of Subscriber's default in performance of this agreement or in event Monitoring Center's facility or communication network is nonoperational or Subscriber's system is sending excessive false alarms. Monitoring Center is authorized to record and maintain all data, voice and alarm communications and shall be the exclusive owner of such property. If AHJ requires a technician to be sent to Subscriber's premises after a fire alarm is dispatched Subscriber agrees to pay $225.00 per call.

7. TERM OF AGREEMENT / RENEWALS: The term of this agreement shall be for a period of three years. This agreement shall renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the agreement at least 30 days prior to the expiration of any term. Termination shall comply with local law. Unless otherwise specified herein, all recurring charges for 1-4 services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month. **LATE CHARGE: Subscriber agrees to pay all invoices within 10 days of invoicing. If payment is not received in full within 10 days after it is due, Subscriber agrees to pay a late charge of 5% of the monthly payment due.**

8. INCREASES OF MONTHLY CHARGE: After the expiration of one year from the date hereof SAC shall be permitted from time to time to increase the monthly charges by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase as invoiced.

9. ALARM EQUIPMENT REMAINS PERSONAL PROPERTY: All equipment and material installed by SAC shall remain Subscriber's personal property and shall not be considered or deemed a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by SAC.

10. EQUIPMENT LIMITED WARRANTY: In the event that any part of the equipment becomes defective, SAC agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of one (1) year from the date of installation. SAC reserves the option to either replace or repair the equipment, and reserves the right to substitute materials of equal quality at time of replacement, or to use reconditioned parts in fulfillment of this warranty. SAC's warranty does not include damage caused by electric, plumbing or construction, nor damage by lightning, electrical surge, or misuse. SAC is not the manufacturer of the equipment and other than SAC's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any**. Except as set forth in this agreement, SAC makes no express warranties as to any matter whatsoever, including but not limited to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose, and SAC shall not be liable for consequential damages. SAC does not represent nor warrant that the equipment may not be compromised or circumvented, or that the system will prevent any loss by fire, smoke or water or otherwise; or that the system will in all cases provide the protection for which it is installed. SAC expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose**. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than SAC. SAC shall not be liable for consequential damages. Subscriber acknowledges that any affirmation of fact or promise made by SAC shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on SAC's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that SAC has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for SAC's breach of this agreement or negligence to any degree under this agreement is to require SAC to repair or replace, at SAC's option, any equipment which is non-operational. Some states do not allow the exclusion or limitation of consequential or incidental damages, or a limitation on the duration of implied warranties, so the above limitations or exclusions may not apply to you. The warranty gives you specific legal rights and you may also have other rights which may vary from state to state. Fire Alarms are required to be approved by AHJ and may require plans and specifications designed, signed and submitted by a licensed architect or professional engineer. If SAC is installing a Fire Alarm System to code installation must be approved by the AHJ. This Limited Warranty is independent of and in addition to repair service contracted under paragraph 2b of this agreement. In accordance with Florida Law 633.348, all equipment supplied shall be approved by NFPA or other nationally recognized testing laboratory approved by AHJ and installed pursuant to standards approved by said testing laboratory. SAC will furnish subscriber with appropriate documentation required by testing laboratory standards, operating instructions for all equipment together with diagram of final installation.

11. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: SAC shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including SAC's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of SAC, SAC shall have such additional time for performance as may be reasonably necessary under the circumstances. If installation is delayed for more than one year from date hereof through no fault of SAC, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site. SAC is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in SAC's sole discretion for the installation and service of the equipment, and SAC shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the equipment, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the equipment under the terms of this agreement.

12. REPAIR SERVICE: The parties agree that the equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to notify SAC if any equipment is in need of repair. SAC shall not be required to service the equipment unless it has received notice from Subscriber, and upon such notice, SAC shall, during the warranty period or if service has been contracted under paragraph 2b of this agreement, service the equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m.

13. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, circuit breaker and dedicated electrical feed, internet connection, high speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by SAC.

14. SUBSCRIBER RESPONSIBLE FOR FALSE ALARMS / PERMIT FEES / NON-SOLICITATION / ADDITIONAL COSTS / OTHER LICENSED TRADES / CO AND ECB VIOLATIONS / AND EXPERT WITNESS FEES: Subscriber is responsible for all alarm permits and permit fees, agrees to file for and maintain any permits required by applicable law and AHJ and indemnify or reimburse SAC for any fees or fines relating to permits, code compliance or false alarms. SAC shall have no liability for permit fees, false alarms, false alarm fines, fire response, any damage to personal or real property or personal injury caused by fire department response to alarm, whether false alarm or otherwise, or the refusal of the fire department to respond. In the event of termination of fire response by the fire department this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. Should SAC be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay SAC for such service or material. Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity any employee of SAC assigned by SAC to perform any service for or on behalf of Subscriber for a period of two years after SAC has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, SAC shall recover from Subscriber an amount equal to such employee's salary based upon the average three months preceding employee's termination of employment with SAC, times twelve, together with SAC's counsel and expert witness fees. Subscriber is responsible for engaging licensed trades to perform any work which SAC is not licensed to perform interconnecting the fire alarm to HVAC, elevators, appliances, and other electronic and mechanical systems. It is Subscriber's responsibility to obtain a Certificate of Occupancy for the intended use of the premises affected by the fire alarm or obtain a Letter of No Objection from the AHJ if a Certificate of Occupancy is not available. It is Subscriber's sole responsibility to cure any building or Environmental Control Board violations. In the event Subscriber or any third party subpoenas or summons SAC requiring any services or appearances, Subscriber agrees to pay SAC $150 per hour for such services and appearances. Subscriber shall reimburse SAC for any Monitoring Center charges for excessive signals.

15. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to and shall defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless SAC, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third parties or Subscriber, including reasonable attorneys' fees and losses asserted against and alleged to be caused by SAC's performance, negligent performance, or failure to perform any obligation under or in furtherance of this agreement. Parties agree that there are no third-party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against SAC or SAC's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of SAC, which shall not unreasonably be withheld. SAC shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations created herein upon such assignment.

16. EXCULPATORY CLAUSE: SAC and Subscriber agree that SAC is not an insurer and no insurance coverage is offered herein. The fire alarm and SAC's services are designed to detect and reduce certain risks of loss, though SAC does not guarantee that no loss or damage will occur. SAC is not assuming liability, and, therefore, shall not be liable to Subscriber or any other third party for any loss, economic or non-economic, business loss or interruption, consequential damages, in contract or tort, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber or others as a result of equipment failure, human error, fire, smoke, water or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by SAC's breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for gross negligence and willful misconduct. Subscriber releases SAC from any claims for contribution, indemnity or subrogation.

17. INSURANCE / ALLOCATION OF RISK: Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Subscriber is named as insured and SAC is named as additional insured and which shall on a primary and non-contributing basis cover any loss or damage SAC's services are intended to detect to one hundred percent of the insurable value or potential risk. The parties intend that the Subscriber assume all potential risk and damage that may arise by reason of failure of the equipment, system or SAC's services and that Subscriber will look to its own insurance carrier for any loss or assume the risk of loss. SAC shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Subscriber from insurance covering such loss or damage or for such loss or damage against which Subscriber is indemnified or insured. Subscriber and all those claiming rights under Subscriber waive all rights against SAC and its subcontractors for loss or damages caused by perils intended to be detected by SAC's services or covered by insurance to be obtained by Subscriber, except such rights as Subscriber or others may have to the proceeds of insurance.

18. LIMITATION OF LIABILITY: SUBSCRIBER AGREES THAT, EXCEPT FOR SAC'S GROSS NEGLIGENCE AND WILLFUL MISCONDUCT, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF SAC AS A RESULT OF SAC'S BREACH OF CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF SAC'S OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT SAC'S LIABILITY SHALL BE LIMITED TO THE SUM OF $250.00 OR 6 TIMES THE MONTHLY PAYMENT FOR SERVICES BEING PROVIDED AT TIME OF LOSS, WHICHEVER IS GREATER. IF SUBSCRIBER WISHES TO INCREASE SAC'S AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSONANT WITH SAC'S INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE AND NOTWITHSTANDING THE FOREGOING, SAC'S LIABILITY SHALL NOT EXCEED ITS AVAILABLE INSURANCE COVERAGE.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

19. LEGAL ACTION / ARBITRATION / SECURITY INTEREST / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by SAC, the payments to be made by the Subscriber for the term of this agreement form an integral part of SAC's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix SAC's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to SAC, Subscriber shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE.

Additionally, in the event SAC retained ownership of the communication system and Subscriber breaches this agreement SAC may, at its option, either remove its Communication System or deem same sold to Subscriber for 80% the amount specified as the agreed value of the communication system. SAC may, without prior notice, suspend or terminate its services in event of Subscriber's default in performance of this agreement and shall be permitted to terminate all its services under this agreement and deactivate the System without relieving Subscriber of any obligation herein and may notify AHJ of termination. All actions or proceedings by either party must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against SAC in respect to services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement. In order to secure all indebtedness or liability of Subscriber to SAC, Subscriber hereby grants SAC a security interest in all of Subscriber's equipment, inventory and proceeds thereof, accounts receivables and cash on hand and SAC may execute and file UCC-1 statement. The prevailing party in any litigation or arbitration is entitled to recover its legal fees from the other party. The parties waive trial by jury in any action between them unless prohibited by law. In any action commenced by SAC against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. SUBSCRIBER MAY BRING CLAIMS AGAINST SAC ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, UNDER ITS ARBITRATION RULES AT WWW.ARBITRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision the parties are waiving their right to a trial before a judge or jury, waiving their right to appeal the arbitration award and waiving their right to participate in a class action. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Florida, except for arbitration which is governed by the FAA and the arbitration rules and agree that any litigation or arbitration between the parties shall be commenced and maintained in the county where SAC's principal place of business is located or Nassau County, New York.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.

20. SAC'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that SAC is authorized and permitted to subcontract any services to be provided by SAC to third parties who may be independent of SAC, and that SAC shall not be liable for any loss or damage sustained by Subscriber by reason of fire or any other cause whatsoever caused by the negligence of third parties and that Subscriber appoints SAC to act as Subscriber's agent with respect to such third parties, except that SAC shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to SAC's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of SAC.

21. MOLD, OBSTACLES AND HAZARDOUS CONDITIONS / FIRE STOP BREACH: Subscriber shall notify SAC in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event SAC discovers the presence of suspected asbestos or other hazardous material SAC shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate SAC for any additional expenses caused by the delay but not less than $1000.00 per day until work can resume. If SAC, in its sole discretion, determines that continuing the work poses a risk to SAC or its employees or agents, SAC may elect to terminate this agreement on 3-day notice to Subscriber and Subscriber shall compensate SAC for all services rendered and material provided to date of termination. SAC shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall SAC be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof. SAC shall have no liability for any breach of fire stops or for inspection or certification of integrity of fire stops in the premises.

22. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitutes the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. This agreement shall run concurrently with and shall not terminate or supersede any existing agreement between the parties unless specified herein. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

ACH RECURRING PAYMENT AND CREDIT CARD AUTHORIZATION

Here's How Recurring Payments Work: You authorize regularly scheduled charges to your checking account, savings account, or credit card. You will be charged the amount indicated on page 1 of this agreement each billing period during the initial term of your agreement and all automatic renewal terms. The charge will appear on your bank statement as an "ACH Debit" or your credit card statement. You agree that no prior notification will be provided unless the date or amount changes, in which case you will receive notice from us at least 10 days prior to the payment being collected.

Please complete the information below:

I, _____ _____, authorize SAC to charge my payment method indicated below for my recurring charges.
(first name) (last name)

Billing Address: _____

_____

City/Town: _____ State: _____ Zip Code: _____

Select payment method below:

☐ **AUTOMATED ACH FROM BANK ACCOUNT PAYMENT:**

Account Type: ☐ Checking ☐ Savings

Name on Account: _____

Bank Name: _____

Account Number: _____

Bank Routing #: _____ Bank City/State: _____

☐ **AUTOMATED CREDIT CARD PAYMENT:**

Card Type: ☐ Visa ☐ Mastercard ☐ American Express ☐ _____

Cardholder's Name: _____

Credit Card #: _____

Expiration Date: _____ Security Code: _____

I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify SAC in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted periodic payment dates fall on a weekend or holiday, I understand that the payment may be executed on the next business day. In the case of a transaction being rejected for Non-Sufficient Funds (NSF) I understand that SAC may at its discretion attempt to process the charge again within 30 days, and I agree to an additional $25.00 charge for each attempt returned NSF which will be initiated as a separate transaction from the authorized recurring payment. I acknowledge that the origination of recurring transactions to my account must comply with the provisions of U.S. Law. I agree not to dispute this recurring billing with my bank or credit card company so long as the transactions correspond to the terms indicated in this agreement and authorization. I agree that an ACH or credit card denial will constitute a breach of my payment obligation in my agreement with SAC.

SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY OF THIS AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION. READ THEM BEFORE YOU SIGN THIS AGREEMENT.

SECURITY ALARM CORPORATION:

By: Mary Beever

Dated: 8/26/2022 | 08:51 EDT

SUBSCRIBER:

Lakeside Plantation-F

Subscriber: Signature by Authorized Officer Print Name

Tax ID or EIN Address

The undersigned personally guarantees Subscriber's performance of this agreement and agrees to be bound by all terms as a party herein.

Signature (Name must be printed below) Residence Address

DocuSign Envelope ID: 2FA85EE5-64D1-41D0-BCBB-B230FFB4C832

Kenneth Kirschenbaum, Esq., Tel. No. (516) 747-6700
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License No.: EF# 0001051/EF# 20000843

SECURITY ALARM CORPORATION
Accounting@securityalarmcorp.com
17776 Toledo Blade Boulevard
Port Charlotte, FL 33948
T: (941) 625-9700
F: (941) 624-9804

SCHEDULE OF EQUIPMENT AND SERVICES

Purchase Price: $ 0

Taxes: $ 0

Total: $ 0

Down Payment: $ 0

Approximate date work to begin: 0

Estimated date work to be substantially completed: 0

Balance due upon completion of installation: $ 0

In accordance with the agreement between SECURITY ALARM CORPORATION (hereinafter referred to as "SAC") and Subscriber, which this Schedule supplements, the following equipment will be installed. Should additional devices be required by code or the AHJ then the additional devices and labor to install the additional devices will be charged at SAC's cost plus 30% and labor at $ 0 per hour per employee, (or $ 0 per device, including installation) and Subscriber agrees to pay such charges at time of installation. All provisions of the agreement govern the installation and nothing contained herein is intended to modify or terminate the agreement or any provision contained therein.

_____	Control Panel	_____	Elevator Recall
_____	Annunciator	_____	Voice Evacuation System
_____	Smoke Sensor	_____	Hood Supervisor
_____	Heat Sensor	_____	Sprinkler System Supervision
_____	Duct Mounted	_____	HVAC Shutdown
_____	Pull Stations	_____	Sprinkler Alarm
_____	Magnetic Door Holders	_____	Strobes
_____		_____	Speaker Strobes
_____		_____	Horn Strobes
_____		_____	

In the event of any changes to installation schedule required by AHJ or subscriber, unless otherwise agreed upon, Subscriber agrees to pay SAC the following schedule of charges for such extra work and material:

Labor: $_____ per hour per employee

Material: SAC's cost plus 40%

_____

_____

_____

_____

***** Subscriber has requested SAC to increase its limitation of liability and in consideration thereof Subscriber has agreed to pay an additional $_____ per month. SAC's maximum liability shall be $_____.

SECURITY ALARM CORPORATION:

By: Mary Beever
Signature

SUBSCRIBER:

_____
Signature by Authorized Officer (Name Must be printed below)

Lakeside Plantation-F
Print Name

_____
Date

Subscriber's Email address: _____

*****omit if inapplicable

SECTION F

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 1st day of September 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

LANDSCAPE MAINTENANCE PROFESSIONALS, INC., a Florida corporation, with an address of 1306 Rome Avenue, Sarasota, Florida 34243 ("**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, 2023, unless terminated earlier in accordance with the terms of this Agreement (**"Year 1"**). Thereafter, this Agreement may be renewed in additional, one (1) year terms commencing October 1st of each year, up to four (4) 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 **One Hundred Fifty-Four Thousand Thirty-Nine Dollars and Sixty-Six Cents ($154,039.66)** per year for Year 1, 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 $1,000,000 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:** Landscape Maintenance
Professionals, Inc.
~~1306 Rome Avenue~~ P.O. Box 267
~~Sarasota, Florida 34243~~ Seffner, FL 33583
Attn: ~~Account Manager~~ Scott A. Carlson

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:

By: Amanda Ferguson
☐ Secretary
☒ Assistant Secretary

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By:
☒ Chairperson
☐ Vice Chairperson

WITNESS:

By:
Its:

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

By: SCOTT A. CARLSON
Its: V.P./G.M.

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:**

i. 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-$ 1,325.00 . *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. **Turf Insect, Weed and Disease Control:**

i. 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.

ii. 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.

iv. 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 #: JF327415 Expiration Date: June 30, 2023

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 K 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.

Tl. 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 (IPM) 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.

Iv. 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.

vl. 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 274 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 IPM 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:**

1. 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 #: SCC131151667 Expiration Date: 08/31/2023

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. The Contractor shall be responsible for emptying all trash containers and dog stations on a once a week basis. New trash can and dog station liners shall be supplied by the Contractor.

d. Tracker dye shall be used with all Roundup (and comparable products) applications.

e. Contractor shall be responsible for the removal and proper disposal of any animal carcasses when the Contractor is on site or within twenty-four (24) hours of being reported if they are not on site.

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.

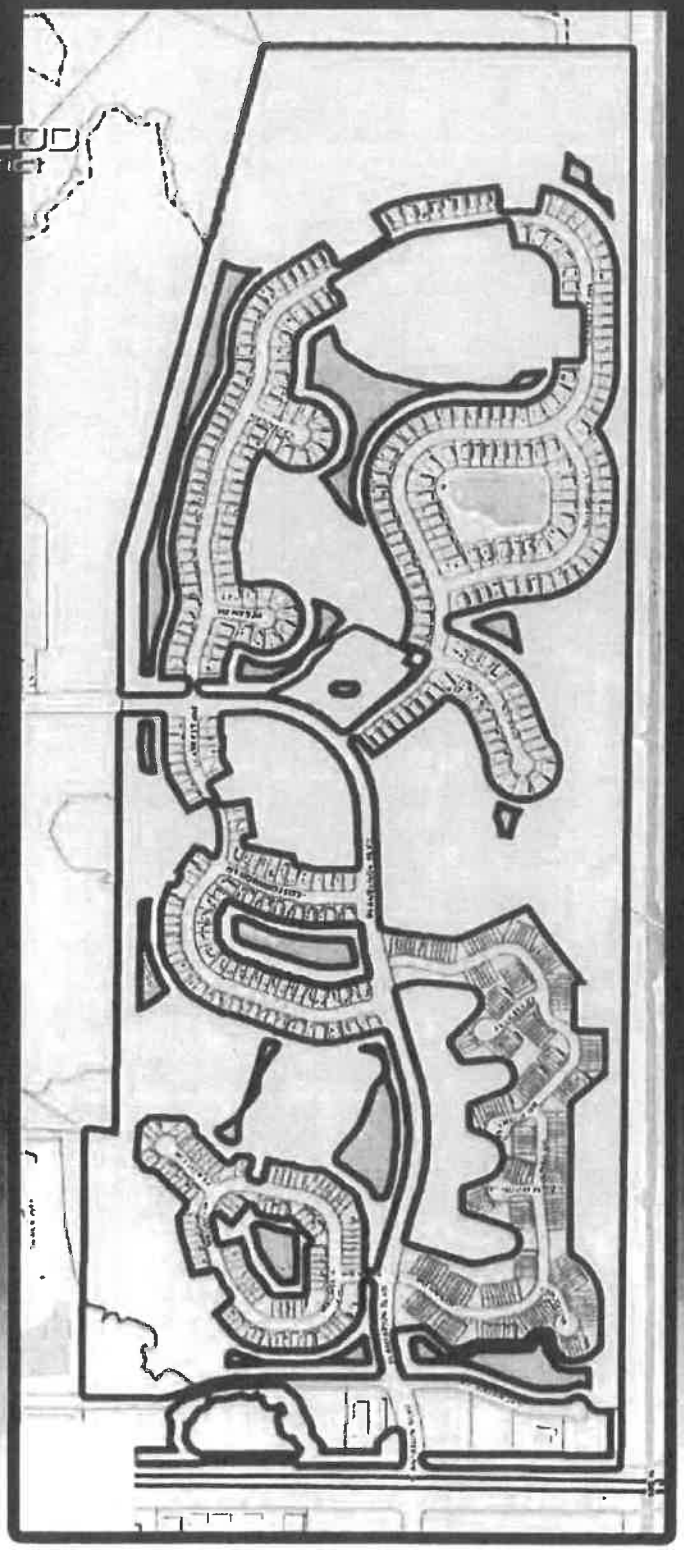
h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

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



SAC

Exhibit C: Fee Summary

LANDSCPAE 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 – YEAR 1	**$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

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

LANDSCAPE MAINTENANCE PROFESSIONALS, INC., a Florida corporation, with an address of 1306 Rome Avenue, Sarasota, Florida 34243 ("**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

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

_____
By: Scott A. Carlson
Its: V.P./G.M.

Exhibit A Proposal for Additional Services

SECTION IX

SECTION C

SECTION 1

ARCH AMENITIES GROUP

From the *experts* at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

August 2022

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

Lakeside Plantation CDD

PROGRAMMING

PROGRAM	DATE	INCOME RECEIVED	APPROXIMATE PROFIT/LOSS	COMMENTS
End of Summer/Back to School Party	August 5, 2022	$115.00	-$587.22	Free event for kids, we only charge for pizza. This event was rained out, we moved into clubhouse. Majority of funds went to Bounce house and DJ.
Coffee and Donuts	August 7, 2022	N/A	-$36.15	Free event (Publix donuts)
Bingo	August 9, 2022	N/A	N/A	Free event
Ladies Lunch Bunch	August 16, 2022	N/A	N/A	Free event
Wine and Cheese	August 19, 2022	$54.00	-$109.70	$2.00 charge for residents
Create and Sip	August 26, 2022	$120.00	-$14.08	Some supplies purchased will go toward other events.

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Exit buttons at pool faulty	Completed	Replaced with touchless exit swipes
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
Obtaining quotes for new treadmill	In progress	To be included in the September meeting
Sidewalks	Meeting with company September 15, 2022	To be discussed at the September meeting

CUSTOMER SERVICE

COMMENT	ACTION TAKEN
New Landscaping company left ruts in grass on Dixie Lane (3 separate homeowners)	Sergio and myself met with all three homeowners, LMP landscaping to fill and add sod in areas that need it

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
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

	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.

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

SECTION 3

TRUE

TRUE FITNESS TECHNOLOGY, INC.
865 Hoff Rd - St.Louis, MO 63366
Toll Free: 800-426-6570

Sales Rep: John Waggoner
Email: jwaggoner@truefitness.com
Ph: (217) 590-6677
Quote #: Q-06954

Proposal Date: 1/14/2022
Proposal #: 114202204

Proposal

Bill To:	LifeStart Wellness Network 125 S Wacker Dr Chicago, il 60606 United States	**Ship To:**	Lakeside Plantation 2200 Plantation Blvd North Port, FL 32489 USA
Contact:	Danny Dulkin	**Contact:**	
Ph:		**Ph:**	
Email:	ddulkin@lifestart.net	**Email:**	
Fax:		**Fax:**	

Qty	Item #	Description	Image	Unit Price	Extended Total
2	TC650 w/ Emerge	TC650 Treadmill w/ Emerge LED Display • 15% maximum incline • 15 MPH maximum speed with decline kit • Reversible deck • Patented HRC Cruise Control® and Soft System® deck		$4,940.00	$9,880.00
2	XC900 w/ Emerge	XC900 Elliptical w/ Emerge LED Display • 21" stride length • Self-generating capability • Soft Step cushioned foot pads • Cardio 360™ programming		$4,360.00	$8,720.00
1	RC900 w/ Emerge	RC900 Recumbent Bike w/ Emerge LED Display • Self- generating capability • Small footprint to maximize space • Reinforced walk-through design		$2,290.00	$2,290.00

Waiting for shipping price

Special Notes
*Product images may contain inaccuracies. Complete descriptions may be obtained through product specification sheets.
*Tax amount to be applied at time of invoicing where applicable.

Subtotal:	$20,890.00
Freight & Installation:	$3,342.40
Tax:	
Total:	$24,232.40

***Total in US Dollars(Tax not included)**

Remit Payment To:
TrueFitnessTechnology,Inc.| PO BOX 419161, Creve Coeur, MO 63141 | Ph: 800-426-6570 | Web: www.truefitness.com

Terms and Conditions

This proposal may be Prepaid In Full or Terms of Net 30 may be requested (subject to credit approval). Any order placed in response to this signed proposal shall be deemed an express acceptance of terms and conditions set forth in this document. **Custom orders are non-returnable and non-refundable. No refunds after 30 days. Refunds within 30 days subject to restocking fees. No refunds for freight charges. *Unless otherwise noted, freight terms are prepaid and bill.*

Signature Printed Name Date

INVOICE TERMS AND CONDITIONS
READ CAREFULLY

EACH AND EVERY TERM PRINTED HEREON IS MADE A PART OF AND INCORPORATED INTO THIS INVOICE.

1. All sales and quotations made by Seller are subject to each of the within terms and conditions. These terms and conditions shall replace all terms and conditions of Buyer's order and of any proposal or any quotation to Buyer not agreed to by Buyer and Seller prior to the date of this invoice. In the absence of Buyer's written acceptance, the first to occur: (i) an acceptance of any goods covered by Buyer's order, or (ii) Buyer's failure to object in writing to the terms of this invoice within ten (10) days following its receipt shall constitute Buyer's acceptance of these terms and conditions. No waiver, alteration or modification of these provisions shall be valid unless made in writing and signed by a duly authorized representative of Seller.

2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.

3. SELLER WARRANTS THAT THE GOODS ARE AS DESCRIBED IN THIS AGREEMENT. EXCEPT FOR A SEPARATE WRITTEN WARRANTY GIVEN BY SELLER WITH RESPECT TO CERTAINTY OF ITS GOODS, SELLER MAKES NO OTHER WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SELLER AND EXCLUDED FROM THIS WARRANTY. No agent, employee or representative of Seller has any authority to bind Seller to any affirmation, representation or warranty concerning the goods sold under this agreement, and unless affirmation, representation or warranty made by an agent, employee or representative is specifically included with this written agreement, it has not formed a part of the basis of this bargain and shall not in any way be enforceable by Buyer. Seller's liability for breach of this warranty is limited to replacing the defective goods or refunding to Buyer the purchase price for that portion of the goods which are defective, whichever remedy Seller shall so select.

4. All sales and quotations are F.O.B. Seller's O'Fallon, Missouri factory, unless otherwise stipulated. All claims of whatever nature, including but not limited to, claims for shortage, deductions and defective goods must be made in writing to Seller within fifteen (15) days of Buyer's receipt of goods. Failure to comply with the aforesaid procedure shall constitute Buyer's waiver of any such claim. Buyer must make all claims for damage or loss in transit to the transportation company. Any return of goods to Seller by Buyer must be authorized by Seller in writing. Seller will not be liable for Buyer's claims of loss, damage, cost of repairs or incidental or consequential damages of any kind whatsoever, whether such claims are based upon warranty, contract or negligence or whether such claims arise in connection with the sale, use or repair of the goods.

5. The amount of sales, excise or other taxes, if any, applicable to the goods covered by this invoice shall be added to the purchase price and shall be paid by Buyer unless Buyer timely provides Seller with an exemption certificate accepted by the taxing authorities.

6. This agreement shall be deemed for all purposes to have been made in Missouri and shall be governed by and construed in accordance with the laws of Missouri. Any cause of action arising from this contract shall be brought only in a Missouri court, which shall have sole jurisdiction over all controversies arising hereunder. Any action for breach of this contract must be commenced within two (2) years after the cause of action has accrued.

7. Seller's delivery of the goods to carrier shall constitute delivery to Buyer. All risk of loss or damage in transit shall be borne by Buyer.

8. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental actions and regulations.

9. If Buyer fails to fulfill the terms of payment on any order, Seller, in addition to all of its other legal and equitable rights and remedies, but not in limitation thereof, may defer all further shipments until such payments are made or may, at its option, cancel the order.

10. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of (i) its obligation to pay for all installments received prior to such delay and (ii) its obligation to accept remaining deliveries. Seller reserves the right, even after partial shipment on account of any order, to require satisfactory security from Buyer for performance of Buyer's obligations. Buyer's refusal to furnish such security will entitle Seller to suspend shipments until such security is furnished and will entitle Seller, at its option, to cancel the order. In such event, Buyer shall nevertheless be required to pay for such shipments as may have been received by Buyer prior to Seller's cancellation of the order.

11. Seller's failure strictly to enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right strictly to enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed cumulative and may be exercised from time to time. Any waiver of Buyer's default hereunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Cardio

Description	List Price	Customer Price	Qty	Ext. Price
TRUE TC400 TREADMILL BASE	$6,500.00	$3,945.00	2	$7,890.00
TRUE EMERGE CONSOLE (TREADMILLS/ALPINE)	$699.00	$450.00	2	$900.00
	Subtotal			$8,790.00

Services

Description	List Price	Customer Price	Qty	Ext. Price
SHIPPING CHARGES - EQUIPMENT	$648.55	$648.55	1	$648.55
INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	$600.00	$600.00	1	$600.00
THIS PROPOSAL IS PREPARED BASED ON CURRENT ECONOMIC CONDITIONS AND MANUFACTURER PRICING. PRICES MAY BE SUBJECT TO CHANGE BASED ON RISING COST OF GOODS, UNKNOWN SURCHARGES, OR ESCALATING SHIPPING AND INSTALLATION FEES.	$0.00	$0.00	1	$0.00
	Subtotal			$1,248.55

Total savings: $5,608.00

TRUE OPTION

Prepared for:	Prepared by:	Details:
LAKESIDE PLANTATION Alex Murphy 2200 PLANTATION BLVD NORTH PORT, FL 34289 amurphy@wtsinternational.com (352) 206-8249	Fitnessmith Bill Morisco (561) 529-5590 Fax bmorisco@fitnessmith.com	Proposal #: 013328 Version: 1 Delivered: 09/13/2022 Expires: 10/28/2022

Proposal Summary

Description	Amount
Cardio	$8,790.00
Services	$1,248.55
Total	$10,038.55

Payment is 50% down at time of order, 40% prior to delivery and 10% upon install.

400 SERIES

TRUE®

C400 TREADMILL

TECHNICAL SPECIFICATIONS	Power Source	120V/20A (NEMA 5-20R receptacle) 230V/15A
	Cord Length	230V/15A (NEMA 6-15R receptacle)
	Drive Motor	TRUE 4HP Max Drive AC motor
	Power Factor Correction (PFC)	Standard
	Incline Motor	1,200 lbs. of thrust
	Speed Sensor	Optical
	Deck	1" / 2.54 cm Medium Density Fiberboard
	Reversible Deck	Standard
	Belt	Lubricant Infused Siegling Multi-Ply with PVC Coating
	Rollers	3" / 8 cm w/ Shielded Bearings
	Impact System	True Soft System®
	Frame Construction	Robotically Welded Heavy-Gauge Steel
	Lubrication	Silax
	Speed Range	0.2 to 12.0 MPH / 0.3 to 19 KPH
	Incline/Decline Range	0% to 15%
	Quick Access Control	Speed, Incline, Start and Stop on Quick Access Point
	Handrail Design	Extended Handrails with Rubber, Moisture-Resistant Grips
	Contact Heart Rate Monitoring	Yes
	Wireless Heart Rate Monitoring	Polar®
AVAILABLE CONSOLES		Envision, Envision with Compass, Envision 9 , Emerge, Ignite
ASSET TRACKING		EcoFit Compatible
SAFETY	Safety Clip	Removable
	Extended Handrails	Standard
	Large Straddle Covers	Standard
	User Detection	User Present Detection™
REGULATORY APPROVALS		ETL UL1647, CSA, CE, EN957, (ISO 20957), FCC
EXTRAS	Accessories	Water Bottle Holder (2), Accessory Tray, Over Molded Reading Rack/Tablet Holder, Optional Medical Handrails
PHYSICAL SPECIFICATIONS	Footprint	79" L x 31.5" W x 62" H / 200.66 cm x 80.01 cm x 157.48 cm
	Running Surface	60" L x 22" W / 1524 cm x 55.88 cm
	Machine Weight	349 lbs / 158.3 kg
	Shipping Weight	424 lbs / 192.3 kg
	Maximum User Weight	400 lbs / 181.4 kg
	Step-Up Height	6.5" / 16.51 cm
	Portability	2 Front Transport Wheels
WARRANTY	Warranty Type	Commercial (non-dues paying facilities with less than 8 hours of usage per day)
	Frame	Lifetime
	Motor	5 Years
	Parts	5 Years (Envision[16] Console is 3 years)
	Labor	2 Years

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.

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BROCH19CTC400
REV 8-01-19

400 TREADMILL

The C400 Treadmill provides your commercial facility reliable performance and a high-quality experience with patented features like HRC Heart Rate Control® and TRUE'S low-impact Soft System®. In addition, the C400 is the ideal choice for rehabilitation use at health and medical facilities with a low speed of only .2 mph. A variety of console options provide the technology, features, and asset management needed for your facility.

FEATURES

- Minimum Speed: 0.2 MPH (0.3 KPH)
- Optional medical handrails
- Patented HRC Cruise Control® and Soft System® deck
- Multiple console options available

TRUE Soft System® Impact system

SPECIFICATIONS

DIMENSIONS (L X W X H)
79" x 31.5" x 62" / 200.66 cm x 80.01 cm x 157.48 cm

SPEED
0.2 to 12.0 MPH / 0.3 to 19 KPH

INCLINE/DECLINE LEVELS
0% to 15%

PRODUCT WEIGHT
349 lbs / 158.3 kg

COLOR
Charcoal/Black

CONSOLE OPTIONS

ENVISION

ENVISION WITH COMPASS

ENVISION 9

EMERGE

IGNITE